

# ***Built to Belong: The Next Generation of Mixed-Use Neighborhood Developments***

Plan NH Fall Conference | Tuesday, September 15, 2026 | Rivermill at Dover Landing, Dover, NH

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## **OUR SPEAKERS**

**Donald Powers**, AIA, CNU, LEED-AP, founded Union Studio Architecture & Community Design in 2001 with a mission to use architecture and urban design to strengthen the civic and social health of communities. In his 35 years as an architect, he has helped establish placemaking, walkability, and human scale as fundamental principles of community design. With more than two decades of involvement in the Congress for the New Urbanism and frequent collaboration with leading design firms and developers across the country, Donald brings deep expertise in creating livable communities and cherished places. His work spans individual buildings, neighborhoods, and masterplans, including urban and town planning, commercial and institutional buildings, affordable housing, and historic restoration. A frequent regional and national speaker on neighborhood design and community revitalization, Donald is a member of the Congress for the New Urbanism and serves on the board of GrowSmart RI. He holds a B.S. in Architecture from the University of Virginia and a Master of Architecture from Harvard University.

**Donna Benton, AICP**, is the Director of Planning and Community Development for Dover, NH and President of the New Hampshire Planners Association. She has worked in Dover in multiple roles since 2015. Past projects she is most proud of include: shepherding partnerships for new and redevelopments, revamping and expanding the Community Trail, partnering with COAST and Northeast Passenger Rail Authority, revising the city's Capital Improvement Program, overseeing the creation of the Dover Customer Service Center, bringing arts and culture into a Master Plan Chapter and zoning ordinance, updating the Transfer of Development Rights ordinance, expanding the Community Trail, and welcoming Inspection Services to the Planning Department. She holds a Masters of Public Administration, a Bachelor of Science in Tourism Planning and Development and Minors in Community and Environmental Planning and Environmental Resource Economics. She resides in the seacoast with her husband and two children.

**Tyler Carmichael** is the Assistant Director of Planning and Community Development for the City of Laconia, where he works on land use planning, zoning, housing development and community development initiatives. He provides staff support to the City's land use boards and commissions and has helped advance numerous development projects and regulatory reforms. Since joining the City, Tyler has helped guide the approval of more than 2,700 housing units, supporting Laconia's efforts to address housing needs and encourage economic growth. Prior to joining the City of Laconia, Tyler served with the New Hampshire Department of Military Affairs and Veterans Services, where he supported the New Hampshire Army National Guard through energy management, infrastructure planning, regulatory compliance, and capital project development. He also serves as a Commissioner and Secretary of the Executive Board for the Lakes Region Planning Commission. Tyler is currently pursuing a Master of Public Administration at UNH and holds a Bachelor of Arts in Political Science from the University of Central Florida.

**Bob Duval** serves as the Director of Special Projects for TFMoran and has over 46 years of experience in the engineering and construction industry. His multi-disciplinary background enables him to execute complex projects including civil, structural, and traffic engineering challenges. His project experience includes civil and structural design of public buildings, public parks and athletic facilities, schools, courthouses, fire stations, and public utility structures; marine engineering projects, traffic engineering and design of local, state, and federal highway projects. He earned a Bachelor of Science in Meteorology from McGill University and studied Structural Engineering at the University of New Orleans. Bob is a registered Professional Engineer (Structural, Civil, and Highway) in NH, MA, ME, VT, and CT. He is a LEED (Leadership in Energy and Environmental Design) Accredited Professional, a member of the Steel Structures Painting Council, and part of the Institute of Transportation Engineers' Pedestrian/Bicycle Council, among other credentials.

**John Farrell** has extensive civic leadership experience, including 15 years on the Londonderry Town Council, serving a decade as Council Chairman. In addition to guiding local governance, John spent 12 years on the Londonderry Planning Board driving thoughtful municipal development, and served 2 years as Chairman of the New Hampshire Water Council overseeing critical state water policy and resource management. John's professional background includes 35 years of sales and management leadership in the software technology industry.

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**Norm Fracassa Jr.** is a landscape architect based here in Dover along with his residential design company - Fracassa Designworks. He has served on the Cochecho Waterfront Development Advisory Committee since 2005 and is the chair for the last few years overseeing the construction phase of Nebi Park and the community pavilion. A consistent volunteer with a passion for public spaces, he has helped design significant improvements to Park Street Park, Waldron Courtyard, The Children's Museum of NH, and updated the city's Recreation Master Plan.

**Jackie Huber** oversees multifamily and mixed-use portfolios at Cathartes With over 13 years at the company, she's been instrumental in establishing and growing the multifamily asset management division. Jackie's expertise has led to the success of 600 residential units and 50,000 square feet of commercial space, solidifying Cathartes' reputation in real estate. During her tenure, Jackie introduced Cathartes' Smart Living mission. This mission focuses on making life better for residents by emphasizing wellness, balance, sustainability, and community in their living spaces. Jackie earned her bachelor's degree at Florida State University and is an active member of industry organizations like the National Multifamily Housing Council (NMHC) and the National Association of Industrial and Office Properties (NAIOP). Her dedication to both her company and the industry showcases her as a driving force in multi-family asset management, committed to improving the living experience for residents.

**Dana Lynch** has been a dedicated supporter of the Dover waterfront for more than 30 years. Dana was one of the original citizens appointed by the Dover City Council to serve on CWDAC in 2005. He served as a diligent and respected Chair of the committee from 2018 to 2023, a crucial period when the project transitioned from design to planning and construction. A civil engineer, and former owner of Civilworks, Inc., his professional background helped the committee navigate the design and development of the waterfront project. This lengthy process involved a collaboration of scientists, professional designers, city staff, city elected officials, and citizens. His experience and knowledge proved invaluable in mentoring the committee members to face complex design, permitting and process issues to bring the waterfront redevelopment into fruition. In recognition of his contributions to the waterfront project and other endeavors that benefited Dover, Dana was named Volunteer of the Year by the Greater Dover Chamber of Commerce twice, in 1998 and 2023.

**Rob Mora** has more than 20 years of experience in municipal planning, military planning, real property management, and public administration, Rob leads the City of Laconia's planning, zoning, economic development, and community development programs. Throughout his career with the City of Laconia, he has played a key role in updating land use regulations, supporting development review processes, and implementing long-range planning initiatives. Since joining the City, Rob has helped guide the approval of more than 3,000 housing units, supporting Laconia's efforts to address housing needs and encourage economic growth. Prior to serving as Director, Rob worked as Assistant Planner for the City of Laconia and held planning and real property leadership positions with the New Hampshire Department of Military Affairs and Veterans Services, where he managed planning, facility development, and real property programs supporting the New Hampshire Army National Guard.

**Kevin Smith** is the owner of Smith Horizon, LLC, a real estate development consulting business that helps developers efficiently navigate the local, state, and federal permitting and entitlement processes. Smith Horizon's expertise spans residential, large-scale mixed-use, industrial, and commercial projects of all sizes. Before founding Smith Horizon, Kevin served as Town Manager of Londonderry, New Hampshire for nine years. During his tenure, Londonderry became the fastest-growing community in the state, adding nearly \$250 million in new commercial and industrial value. He was also recognized with the Home Matters in NH Award for his outstanding efforts in promoting diversified housing opportunities. Kevin was previously appointed as Chairman of the Pease Development Authority by Governor Chris Sununu for five years and has also worked as a Special Assistant to both Governor Craig Benson and U.S. Senator Bob Smith. He resides in Londonderry with his wife, Suzy, and their three children.

**Rob Simmons** is a seasoned real estate development professional, currently holding the role of Director of Development at Cathartes. In this position, he oversees various aspects of development, such as acquisitions, entitlements, and design and construction. With more than 17 years of experience, Rob has a solid track record. He has played a pivotal role in bringing to life over 700 housing units, 500 hotel rooms, and 50,000 square feet of commercial space. These projects have a combined value of over \$800 million. Rob holds a bachelor's degree from Providence College and actively participates in industry groups like the Urban Land Institute and NAIOP. Outside of work, he enjoys coaching his children's sports teams in South Boston, showing his commitment to both his profession and his family.