

## **Zoning Ordinance Review Committee**

**Meeting Date: September 15, 2011**

Attendees: Kathy Corson, Doug Eastman, Barb McEvoy, John Hauschildt, Sylvia von Aulock, Frank Ferraro, Mary Dupre, Pam Gjetum, Pete Richardson, Kristen Murphy, and Pete Cameron

Special Guests: Jeff Hyland, Julie LaBranche (RPC)

### **Meeting Notes**

1. Presentation of Form Based Codes (Jeff Hyland with input from Julie LaBranche and discussion with attendees.
  - a. Brief comparison between form based codes and standard zoning.
  - b. Why consider form based codes (FBC) as an alternative innovative zoning method.
  - c. Definition of FBC including the regulating plan (a master plan for form based codes), streetscape sections, point system menu, examples of what you want to achieve, etc.
  - d. Development examples that might result from form based code process.
  - e. Steps in creating form based codes.
  - f. Process differences- very public design process, graphically based.
  - g. Where FBC are desirable, infill, mixed use and in general urban settings.
  - h. Discussion of local examples of FBC and of hybrid examples.
  - i. Discussion that Exeter's downtown was used as a guideline for what Stratham wants for their gateway.
  - j. Suggested topics for next meeting (see agenda following notes) and suggestion of self guided tours on Epping and Portsmouth Ave prior to next meeting. Also invited Julie and Jeff back, payment – brownies.
2. Mention of BOS signage progress and desire to get zoning regs in-sync. (Frank Ferraro)

**Next meeting will be on Wednesday, Sept. 28<sup>th</sup> at 8:15. Agenda for next meeting below:**

#### Form Based Code

Continuation of last meeting with a focus on Portsmouth Ave and possibly Epping Road.

#### Talking Points:

- What do we want to achieve?
- What is our vision for the corridor?
- Is our existing zoning an obstacle for the above two items?
- Examples of a "Gateway District" (Stratham and Portsmouth)
- If we provide zoning options, what would the process look like?
- Should there be incentives or will the option sell itself?

#### Other Topics:

- Signage update and coordination with Town Ord.
- ZBA wetlands issues and concerns,
- C1 dwelling unit req'd square footage
- Schedule next meeting