

Zoning Ordinance Review Subcommittee for Form Based Codes

Meeting Date: October 5, 2011

Attendees: Kathy Corson, John Hauschildt, Sylvia von Aulock, John Merkle, and Julie Gilman

Special Guest: Julie LaBranche (RPC)

Meeting Notes

1. John H. reviewed several documents he had found on the FBCI (Form Based Code Institute) web site. He will also set up a Google Docs Suppository site for the group to add items such as the ones he shared for our discussions.
2. The group discussed a plan of action for the subcommittee including:
 - a. Goals
 - b. Vision for gateways and other potential areas in town
 - c. Needs Assessment
 - d. Zoning Audit
 - e. Once our work was complete, a presentation to Planning Board and inviting various boards and committees and well as DPW for their input.
 - f. Legal counsel review
 - g. How to build changes into existing regs, likely within the Site/Subdivision Regulations due to the design nature of FBC. Also, FBCs would likely be linked to a Conditional Use Permit with Planning Board approval process if an applicant would request forgiveness from all or portions of the regulations.
3. Discussion of possible locations
 - a. Commercial Gateways: Portsmouth Ave, Epping Rd. Considered to be the top priority based on the amount of development, basically something coming every other year.
 - b. Other Gateways: Hampton Road
 - c. Downtown and Historic District
 - d. Lincoln Street and the "West Ex" Area
4. Consideration of FBC and its associated design process
 - a. Julie LaBranche reminded the group of the earlier discussion of what works and doesn't work within these various districts, pedestrian access is difficult, vehicle and pedestrian conflicts, too many curb cuts, not enough landscaping throughout the road, and signage considerations.
 - b. This led to discussion that Portsmouth Ave is under a design process with DPW now. Syl suggested we get more information from DPW on the project.
5. Thought on whether we need FBCs or adjustments to our existing zoning Ord or site/sub regs

- a. John M. suggested an alternative to FBC would be a Heritage District, similar to Portsmouth's Atlantic Heights District.
6. Assignment to be done before next meeting.
 - a. Walk Portsmouth Ave.
 - b. Make note of things you like as well as things you don't like.
 - c. Share thoughts and photos on Google docs. that John H. sets up.
7. Next Subcommittee Meeting, Wed. Oct19th at 8:15

Next meeting of ZORC will be on Wednesday, Oct 12th at 8:15.

Draft Agenda:

1. Form Based Code
 - Talking Points:
 - o Review of subcommittee process on FBC, and what we want to achieve?
2. Other Topics:
 - Guest, DPW staff to present the Portsmouth Ave Project.
 - Signage update and coordination with Town Ord.
 - ZBA wetlands issues and concerns,
 - C1 dwelling unit req'd square footage
 - Schedule next meeting