

## **CITY COUNCIL WORKSHOP**

### **Form Based Code, Zoning Ordinance Change Presentation by the City's Consultant, Steve Whitman from Resilience Planning & Design, Inc.**

**June 3, 2019 at 6:00pm**

Councilors Pepin, Vincent, Sprague, Dumont, Austin, Witham, Cameron, and Levasseur were present.

Mayor Hilliard opened the workshop at 6:00pm by welcoming Steve Whitman from Resilience Planning & Design, Inc.

Mr. Whitman shared a presentation outlining what Form Based Code is and the Project Overview.

City Manager Belmore asked Mr. Whitman to discuss the previous projects they were involved in.

Mr. Whitman said they assisted in creating the Form Based Codes in Dover and Lancaster; two totally different communities. They are now working on a third phase with Dover to incorporate street scaping and details.

Following the presentation, Council had the following questions.

Councilor Pepin expressed his concerns regarding parking. Things have changed in the downtown area over the years from when the Railroad was the primary form of transportation. Mr. Whitman stated that the parking concerns can be addressed, and that there are options.

Councilor Sprague asked, regarding the inventory, did they find anything more challenging or appealing.

Mr. Whitman stated that there was nothing more challenging. As they move forward and the Form Based Code is a standard, it will be easier as it goes along.

Councilor Sprague went on to ask about the Plaza area. He would like to see that built out to Main Street. He expressed his concern about the consideration of other properties; overshadowing, shading or dark atmosphere of other buildings in the area.

Mr. Whitman stated that the Form Base Code will recreate the area around the Plaza. There will be a visual line along the Main Street.

Councilor Dumont stated that Dover tore down some old buildings. It was amazing what has been done. Conway went into faux fronts that are appealing and attractive.

Councilor Vincent asked of zoning would be changing, and stated that this could add more value to the home.

Mr. Whitman said if there was any rezoning, the current properties would be grandfathered.

City Manager Belmore said they would not be changing the type of zoning (residential to commercial, for example). They are looking to change the standard of development in zoning areas.

Mr. Whitman stated that the changes are up to Council. They are looking at simplification of uses, which usually encourages mix use in buildings.

Councilor Pepin stated that the Urban Renewal threw people out of the downtown area. He does not want to see a ghost town where people will not buy property. He likes the idea of mixed use. We have some nice stores downtown and they struggle because there is not a dense population downtown.

With no further questions or comments from Council, the Workshop adjourned at 6:32pm

Respectfully submitted,

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Trish Harris, City Clerk