

CITY COUNCIL MEETING

MUNICIPAL COMPLEX, EILEEN DONDERO FOLEY COUNCIL CHAMBERS, PORTSMOUTH, NH
DATE: MONDAY, APRIL 15, 2013 TIME: 7:00PM

AGENDA

- 6:30PM – ANTICIPATED “NON-MEETING” – CONSULTATION WITH LEGAL COUNSEL – RSA 91-A:2 I (b)

- I. CALL TO ORDER [7:00PM or thereafter]
- II. ROLL CALL
- III. INVOCATION
- IV. PLEDGE OF ALLEGIANCE

PROCLAMATIONS

1. Earth Day
2. Poet Laureate (*Proclamation will be handed out to City Council on Monday evening*)

PRESENTATIONS

1. Presentation Re: Clipper Foundation – Stuart Levenson and Phil Pettis
2. Presentation Re: Proposal to Portsmouth City Council for Study Circle Dialogue on Transportation – Jim Noucas

V. ACCEPTANCE OF MINUTES – APRIL 1, 2013 & APRIL 8, 2013

VI. PUBLIC COMMENT SESSION

VII. PUBLIC HEARING

- A. RESOLUTION AUTHORIZING THE BORROWING OF UP TO THREE MILLION THREE HUNDRED THOUSAND DOLLARS (\$3,300,000.00) THROUGH THE ISSUE OF BONDS AND NOTES FOR ADDITIONAL COSTS FOR THE CONSTRUCTION, EXPANSION AND RENOVATION OF THE PORTSMOUTH MIDDLE SCHOOL

VIII. APPROVAL OF GRANTS/DONATIONS

There are no items on under this section of the agenda

IX. CONSIDERATION OF RESOLUTIONS AND ORDINANCES

- A. Adoption of Resolution Authorizing the Borrowing of up to Three Million Three Hundred Thousand Dollars (\$3,300,000.00) through the Issue of Bonds and Notes for Additional Costs for the Construction, Expansion and Renovation of the Portsmouth Middle School (***Sample Motion – move to adopt the \$3.3 Million Dollar Bond Authorization, as presented***) (***A two-thirds vote is required by the City Council for adoption***)

- B. Third and Final Reading of Proposed Amendments to Chapter 10 – Zoning Ordinance – Article 12 – Signs, Section 10.1230 – Sign Districts, Section 10.1240 – Permitted Sign Types; Section 10.1250 – Sign Dimensional Standards, Section 10.1290 – Sign Definitions, and Section 10.1270 – Additional Sign Regulation (**Sample Motion – move to pass third and final reading on the proposed Ordinance, as presented**)
- C. Third and Final Reading of Proposed Amendments to Chapter 10 – Zoning Ordinance – Article 5 – Dimensional and Intensity Standards, Section 10.515 – Measurement Rules, Section 10.516 – Exceptions to Yard Requirements and Article 15 – Definitions, Section 10.1530 – Term of General Applicability (**Sample Motion – move to pass third and final reading on the proposed Ordinance, as presented**)
- D. Third and Final Reading of Proposed Amendments to Chapter 10 – Zoning Ordinance – Article 6 – Overlay Districts, Section 10.630 - Historic District and Section 10.635.20 – Work Sessions (**Sample Motion – move to pass third and final reading on the proposed Ordinance, as presented**)

X. CONSENT AGENDA

A MOTION WOULD BE IN ORDER TO ADOPT THE CONSENT AGENDA

- A. Letter from Josh Pierce, Seacoast Area Bike Routes, requesting permission to hold the Bike/Walk to Work Day in the Seacoast on Friday, May 17, 2013 (**Anticipated action – move to refer to the City Manager with power**)
- B. *Acceptance of Donations for Art-Speak
 - Catherine V. Sununu - \$150.00
 - Robin Lurie-Meyerkopf - \$150.00(**Anticipated action – move to accept and approve the donations to Art-Speak for the General Administration line item, as presented**)
- C. *Acceptance of Donations to Fire Department
 - Kearsarge Historical SFE - \$2,661.19
 - Anonymous - \$15.00(**Anticipated action – move to approve and accept the donations to the Portsmouth Fire Department, as listed**)
- D. *Acceptance of Donation to Recreation Department
 - Jodi L. and Mark C. Stone - \$250.00(**Anticipated action – move to approve and accept the donation to the Portsmouth Recreation Department, as listed**)
- E. Second 2013 Omnibus Sidewalk Obstruction Renewals – See Attached Listings (**Anticipated action – move to refer to the City Manager with power**)

XI. PRESENTATION & CONSIDERATION OF WRITTEN COMMUNICATIONS & PETITIONS

- A. Letter from Ben Hayman, Oceana, requesting permission to hold a public demonstration event on Saturday, April 20, 2013 from 12:00 p.m. – 2:00 p.m. in the stage area of the Vaughan Mall (***Sample motion – move to refer to the City Manager with power***)
- B. Letter from Ryan Glen Hirsch, NH Green Party, Idle No More, Occupy New England, requesting permission to hold an Environmental March in downtown on Sunday, April 28, 2013 at Noon

XII. REPORTS AND COMMUNICATIONS FROM CITY OFFICIALS

A. CITY MANAGER

Items Which Require Action Under Other Sections of the Agenda

- 1. Public Hearing and Adoption of Bonding Resolution:
 - 1.1 Public Hearing and Adoption of Proposed Bonding Resolution Authorizing the Borrowing of up to Three Million Three Hundred Thousand Dollars (\$3,300,000.00) through the Issue of Bonds and Notes for Additional Costs for the Construction, Expansion and Renovation of the Portsmouth Middle School (***Action on this matter should take place under Section IX of the Agenda***)
- 2. Third and Final Reading of Proposed Resolution and Ordinance Amendments:
 - 2.1 Third and Final Reading of Proposed Amendments to Chapter 10 – Zoning Ordinance – Article 12 – Signs (***Action on this matter should take place under Section IX of the Agenda***)
 - 2.2. Third and Final Reading of Proposed Amendments to Chapter 10 – Zoning Ordinance – Article 5 – Dimensional and Intensity Standards and Article 15 – Definitions (***Action on this matter should take place under Section IX of the Agenda***)
 - 2.3 Third and Final Reading of Proposed Amendments to Chapter 10 – Zoning Ordinance – Article 6 – Overlay Districts, Section 10.630 - Historic District and Section 10.635.20 – Work Sessions (***Action on this matter should take place under Section IX of the Agenda***)

City Manager's Items Which Require Action

- 1. Proposed Amendment to the Memorial Bridge Illumination Trust
- 2. Application for Sidewalk Café Providing Alcohol Service
 - a) The District Restaurant

3. Request for Restoration of Involuntary Merged Lots Re: 79 Lois Street
4. Request for License Re: 70 State Street

Informational Items

1. Events Listing
2. Spring 2013 Household Hazardous Waste Day
3. Project Update Re: Form-Based Zoning

B. MAYOR SPEAR

1. Appointments to be Considered:
 - Jay Leduc – Appointment as an Alternate to the Planning Board
 - Todd Henley – Reappointment to the Recreation Board
 - Christine Lukacz – Reappointment to the Portsmouth Housing Endowment Fund
2. Appointment to be Voted:
Michael Barker – Appointment to the Taxi Commission
3. Resignation of Ed DelValle from the Recreation Board
4. *Public Input Session Re: Parking – Monday, June 17, 2013

C. COUNCILOR SMITH

1. Proposed Work Session to Review Transportation Policy Committee Report (***Sample motion – move to establish a Work Session for June 10, 2013 at 6:30 p.m. to Review the Transportation Policy Committee Report***) (*The Transportation Policy Committee Report may be found on the inside cover of your Council Binder*)

XIII. MISCELLANEOUS/UNFINISHED BUSINESS

XIV. ADJOURNMENT [AT 10:00PM OR EARLIER]

**KELLI L. BARNABY, CMC/CNHMC
CITY CLERK**

**Indicates Verbal Report*


INFORMATIONAL ITEMS

1. Notification that the Board of Adjustment Minutes of the January 15, 2013 meeting are available on the City's website for your review

NOTICE TO THE PUBLIC WHO ARE HEARING IMPAIRED: Please contact Dianna Fogarty at 603-610-7270 one-week prior to the meeting for assistance.

**CITY OF PORTSMOUTH
PORTSMOUTH, NH 03801**

Office of the City Manager

Date: April 11, 2013
To: Honorable Mayor Eric Spear and City Council Members
From: John P. Bohenko, City Manager 
Re: City Manager's Comments on April 15, 2013 City Council Agenda

6:30 p.m. – Non-meeting with counsel.

For details on this matter, please refer to the confidential envelope inserted in the inside pocket of your binder.

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Presentation:

1. **Presentation Re: Clipper Foundation.** On Monday evening, Stuart Levenson and Phil Pettis will be giving an update regarding the Clipper Foundation and their fundraising activities to date. Attached are a Clipper Foundation overview and brochure, as well as a Portsmouth Herald editorial.
2. **Presentation Re: Proposal to Portsmouth City Council for Study Circle Dialogue on Transportation.** Attached is a proposal to the Portsmouth City Council regarding a Study Circle Dialogue on Transportation. Jim Noucas will be at Monday evening's meeting to make a presentation regarding this matter.

Items Which Require Action Under Other Sections of the Agenda:

1. **Public Hearing and Adoption of Bonding Resolution:**
 - 1.1 **Public Hearing and Adoption of Proposed Bonding Resolution Authorizing the Borrowing of up to Three Million Three Hundred Thousand Dollars (\$3,300,000) through the Issue of Bonds and Notes for Additional Costs for the Construction, Expansion and Renovation of the Portsmouth Middle School.** As a result of the April 1st City Council meeting, under Section VII of the Agenda, I am bringing back for public hearing and adoption the attached

[Bonding Resolution](#) authorizing an additional \$3.3 million dollars for the construction, expansion and renovation of the Portsmouth Middle School. I have also attached a copy of the [amortization schedule](#) that I provided to you at the last meeting. Further, I have attached a [correspondence from Steve Bartlett, School Business Administrator](#), indicating that the State has confirmed the City's reimbursement if additional funds are bonded up to a maximum of \$40,855,000. Therefore, this means the City will receive the same reimbursement for principle as it has with the previous appropriation of \$37.5 million dollars.

Prior to the public hearing, Jim LaPosta from JCJ Architecture, will be making a presentation regarding this request. In addition, Edward McDonough, Superintendent of Schools, as well as the Co-Chairs of the Joint Building Committee, will be available to answer questions regarding this request.

I would recommend the City Council move to adopt the \$3.3 Million Dollar Bond Authorization, as presented. Action on this matter should take place under Section IX of the Agenda. Please note that this requires a two-thirds vote of the City Council.

2. **Third and Final Reading of Proposed Resolution and Ordinance Amendments:**

2.1 **Third and Final Reading of Proposed Amendments to Chapter 10 - Zoning Ordinance - Signs.** As a result of the April 1st City Council meeting, under Section IX of the Agenda, I am bringing back for third and final reading the attached proposed amendments to Chapter 10 - Zoning Ordinance relating to sign regulations.

The existing Zoning Ordinance divides the City into six sign districts. Each of the City's zoning districts fall into one of these six sign districts. Presently, Sign District 3 includes the Business, Central Business A and Central Business B Zoning Districts. The scale of development in the Business District is significantly different from the Central Business Districts. For this reason, the recommended amendment would move the Business Zoning District to Sign District 4, grouping it with the Office Research Zoning District.

The next proposed amendment modifies the standards for wall signs and parapet signs to allow expansion of their use in more situations than at present. The existing Ordinance restricts wall or parapet signs to ground-floor uses and single-use buildings. The amendment would allow one such sign above the first floor as long as it is related to the use.

The existing Ordinance sets standards for maximum aggregate sign area based on both lot frontage and building frontage. The proposed amendment deletes the standard for maximum aggregate sign area based on lot frontage and also

excludes permitted freestanding signs from the computation of aggregate sign area.

The existing Ordinance controls the size of projecting signs through a combination of a maximum allowed sign area and allowed projection from the building over the sidewalk. The proposed 12 sq. ft. maximum sign area for projecting signs is larger than all but a few signs in the Central Business Districts, while the maximum allowed projection can be overly restrictive on certain streets with narrow sidewalks. By reducing the maximum sign area to a level consistent with the character of the downtown and relaxing the maximum allowed projection, the Ordinance can provide more flexibility for businesses to design signs that meet the City's objective of maintaining appropriately scaled signs while being appropriate to their specific location.

Finally, the proposed amendment adds language to clarify how to determine the maximum area allowed for wall signs located on buildings with more than one facade.

At its meeting on January 24, 2013, the Planning Board voted unanimously to recommend that the Zoning Ordinance be amended as presented.

I would recommend the City Council move to pass third and final reading, as presented. Action on this matter should take place under Section IX of the Agenda.

2.2 **Third and Final Reading of Proposed Amendments to Chapter 10 - Zoning Ordinance, Article 5 – Dimensional and Intensity Standards and Article 15 – Definitions.** As a result of the April 1st City Council meeting, under Section IX of the Agenda, I am bringing back for third and final reading the attached proposed amendments Chapter 10 - Zoning Ordinance, Article 5 – Dimensional and Intensity Standards and Article 15 - Definitions.

The first change is related to building coverage and yards. The amendment would exempt small ground-mounted mechanical equipment from calculations of building coverage and yards. Many dwellings throughout the City are already out of compliance with current building coverage limits. The proposed amendment would exempt owners of such properties from having to obtain variances for the installation of a ground-mounted HVAC unit or generator in a side or rear yard and would relieve all property owners of the burden of computing existing building coverage whenever such equipment is proposed.

The second change is related to projections into required yards. The amendment would add a new section allowing specified building elements (balconies, bay windows, decks, steps, roof eaves, fire escapes, etc.) to project into required yards. This change is proposed to promote architectural variety by accommodating limited projections of some building elements into yards where

the main walls of a building comply with the yard requirements of the zoning district.

At its meeting on January 24, 2013, the Planning Board voted unanimously to recommend that the Zoning Ordinance be amended as presented.

I would recommend the City Council move to pass third and final reading, as presented. Action on this matter should take place under Section IX of the Agenda.

- 2.3 **Third and Final Reading of Proposed Amendments to Chapter 10 - Zoning Ordinance – Article 6 – Overlay Districts, Section 10.630 - Historic District and Section 10.635.20 - Work Sessions.** As a result of the April 1st City Council meeting, under Section IX of the Agenda, I am bringing back for third and final reading the attached proposed amendments to Chapter 10 – Zoning Ordinance – Article 6 – Overlay Districts, Section 10.630 - Historic District and Section 10.635.20 – Work Sessions.

Currently, there is no requirement for an applicant to provide the Planning Department and Historic District Commission with any conceptual planning or design prior to a requested work session. The proposed zoning amendment would specify that a conceptual site plan and design information must be submitted with a request for a work session with the HDC. This proposed change is intended to give Commissioners and staff an opportunity to review concept plans in preparation for work sessions.

At its meeting on January 24, 2013, the Planning Board voted unanimously to recommend that the Zoning Ordinance be amended as set forth.

I would recommend the City Council move to pass third and final reading, as presented. Action on this matter should take place under Section IX of the Agenda.

Consent Agenda:

1. **Acceptance of Donations for Art-Speak.** Art-Speak requests that the following donations to support Art-Speak’s General Administration line item be accepted by the City Council on behalf of Art-Speak:

- Catherine V. Sununu \$150.00
- Robin Lurie-Meyerkopf \$150.00

I would recommend the City Council move to accept and approve the donations to Art-Speak for the General Administration line item, as presented. Action on this matter should take place under Section X of the Agenda.

2. **Acceptance of Donations to Fire Department.** The Fire Department has received the following donations to the Fire Donation Account:

- Kearsarge Historical SFE \$2,661.19
- Anonymous \$ 15.00

I would recommend that the City Council move to approve and accept the donations to the Portsmouth Fire Department, as listed. Action on this matter should take place under Section X of the Agenda.

3. **Acceptance of Donation to Recreation Department.** The City of Portsmouth Recreation Department has received the following donation in memory of Thomas Leary:

- Jodi L. and Mark C. Stone \$250.00

I would recommend the City Council move to approve and accept the donation to the Portsmouth Recreation Department, as listed. Action on this matter should take place under Section X of the Agenda.

City Manager's Items Which Require Action:

1. **Proposed Amendment to the Memorial Bridge Illumination Trust.** As you recall, in November of 2012, the City Council approved a Memorial Bridge Illumination Trust which would include the Town of Kittery's participation in this Trust. Subsequent to the City Council's approval, I sent the trust document to then Town Manager, Robert Markel. In an e-mail back to me, he indicated that the Kittery Council approved the agreement on November 26, 2012, with minor changes. We made the changes he asked for and sent it back to Kittery.

As you are aware, there was a change in administration in Kittery and apparently the trust document was never signed. The City Attorney's Office contacted the Acting Town Manager, Maryann Place, to see if a signature could be secured for the trust document which we believed was approved by the Kittery Town Council in November 2012. It appears that in reviewing this, the Acting Town Manager, Maryann Place, indicated to us that the Kittery Town Council never finalized action on this document. We asked her to bring this before the Kittery Council, which she did on April 1st, and as you may know, from the news article in *The Portsmouth Herald* on April 2nd, the Kittery Town Council did not adopt this trust document.

The Memorial Bridge Illumination Committee is well along on their fundraising for this project. In order to proceed with this project, I would recommend the City Council amend the Trust ([see attached Trust document](#)) to require only the signature from the City of Portsmouth so that the funds that have been raised can be placed in the Trust in order to proceed with the installation of the lighting.

It would be my intent to work with the Town of Kittery to try to establish a separate memorandum of understanding for the shared expenses on the operation and maintenance of the lights.

As you know, the plan is to have the Trust fund the first five years of the operation and maintenance and then after that time I would recommend a Memorandum of Understanding between the Town of Kittery and City of Portsmouth to equally share those expenses. See attached proposed Memorandum of Understanding.

I am requesting that the City Council amend the Trust document for the Memorial Bridge Illumination, as presented.

2. **Application for Sidewalk Cafe Providing Alcohol Service.** In 2012, the City Council adopted City Council Policy 2012-02 titled “Policy Regarding Use of City Property for Sidewalk Café’s providing Alcohol Service”, a copy of which is attached. That policy allows Restaurants to apply for an Annual Service Agreement to occupy a defined portion of City sidewalk space for the purpose of creating a sidewalk café with the ability to serve alcohol. The policy outlines the criteria for both the application and the operations of the sidewalk café’s and calls for a 6 month term, typically running from mid April through mid October. The policy limits the number of sidewalk café’s in the City to six (6).

At the City Council meeting of April 1, 2013, Agreements were approved at four locations; State Street Saloon, Popovers, Surf and Ri Ra. Please note that I had City Staff work with Ri Ra and they will be reconfiguring their area to maintain a minimum 3 foot buffer between their fence and the bench as required by the City Council vote.

This past week the City received the application from The District for a Sidewalk Café Area Service Agreement. City staff representatives from Police, Fire, Public Works, Building Inspection, Health, and Code Enforcement have reviewed the application and recommend issuance of the Area Service Agreement in accordance with City Council Policy 2012-02.

- a) I am bringing forward for City Council action the attached Area Service Agreement for The District Restaurant located at 103 Daniel Street for the 2013 season. Please note that the “Area” to be used by The District Restaurant, along with a table-chair layout, is included as an attachment to the Agreement. The particulars of this application are as follows:

17 top tables
34 chairs
Area: 467 square feet
Area Service Fee: \$4,670

I would recommend the City Council Authorize the City Manager to enter into an Area Service Agreement with The District Restaurant for outdoor alcohol service on City land for the 2013 season subject to City Council Policy No. 2012-02 regarding use of City property for sidewalk cafes providing alcohol service.

3. **Request for Restoration of Involuntarily Merged Lots Re: 79 Lois Street.** On April 1st the City Council postponed this matter. On Monday evening, Attorney Paul McEachern will be in attendance at the City Council meeting to answer any questions you may have regarding this request in accordance with RSA 674:39-aa. I have attached a copy of Attorney McEachern's original request as well as Rick Taintor's memorandum.

Action on this item should take place subsequent to the presentation of Attorney McEachern.

Motion on this matter will be subject to the outcome of this discussion.

4. **Request for License Re: 70 State Street.** McNabb Properties and B&M Wharf, LLC request a license to encumber the sidewalks and certain parking spaces abutting 70 State Street to complete renovations of the Rosa Restaurant. See attached letter from Barbara Allen and attached picture of the area to be encumbered. The encumbrance of the sidewalk would be intermittent when lifts are required to complete certain exterior work. The applicant also seeks to encumber three parking spaces on State Street to facilitate the activities and seeks a license through June 28, 2013.

Renovation work at the Rosa Restaurant is currently being completed under an encumbrance permit which is due to expire April 17, 2013. Staff has no objection to the granting of a license provided that it includes terms and conditions similar to those already contained in the encumbrance permit to protect pedestrians when lifts are in operation, require clean up of debris, payment for parking spaces and related conditions.

I would recommend the City Council move to authorize the City Manager to negotiate and enter into a license with McNabb Properties/B&M Wharf LLC to facilitate construction activities at 70 State Street.

Informational Items:

1. **Events Listing.** For your information, attached is a copy of the Events Listing updated after the last City Council meeting on April 1, 2013. In addition, this now can be found on the City's website.
2. **Spring 2013 Household Hazardous Waste Day.** For your information, attached is a news release regarding Spring 2013 Household Hazardous Waste Collection Day, scheduled for Saturday, May 4, 2013 from 8:00 a.m. to noon.

3. **Project Update Re: Form-Based Zoning.** In response to increasing concern about the scale and character of development in Portsmouth's historic downtown area, the City's Planning Department is managing a planning process to consider the concept of a "form-based" zoning code regulatory framework as an alternative to the existing zoning regulations that apply in this area.

Compared to conventional zoning, form-based zoning codes place more emphasis on building placement, scale and design, and are less prescriptive about individual land uses. Integral to the form-based zoning code, the core issues of downtown building height, volume, scale, massing and design will be addressed in the project. Work on this project began in February and is expected to be completed by the end of the year.

The City received a NH Community Planning Grant for \$43,845 for this project and has contracted with Town Planning and Urban Design Collaborative (TPUDC) to assist planning staff. The TPUDC staff has extensive experience with form based zoning code and recent project experience working with communities in New Hampshire on projects of similar scale. With the consultant team's assistance, the project scope of work will include:

- (1) a comprehensive inventory of the existing buildings and streetscapes within the project area;
- (2) a public engagement process including a multi-day public charrette (workshop) in June;
- (3) a proposed form-based zoning code that includes a regulating plan, building form standards, architectural design standards, and public street and park standards.

In order to reach a successful solution, this project will incorporate an extensive public engagement process that is transparent and accessible and is designed to generate interest about the project, raise awareness and educate the public and city leaders about form based zoning codes, and engage a broad segment of the community.

TPUDC will be attending a joint work session / public meeting of the Planning Board and Historic District Commission on May 2nd to introduce form-based code concepts and discuss the project scope of services. Following that introductory presentation, the consultant will facilitate a discussion with Board and Commission members as well as members of the public in attendance. This will be an opportunity for participants to ask questions about the process and to discuss issues related to the scale and character of development in the downtown area. Beginning on May 2nd, TPUDC will also be scheduling individual interviews with key community policy makers, including all members of the City Council.

As part of the public engagement process, TPUDC will be conducting an intensive five-day charrette (workshop) and visioning process to produce a community vision plan and a draft form-based code for the downtown. The charrette process is designed to encourage an open and public forum so that all stakeholders can have a voice in the

future of Portsmouth. The multi-day charrette will begin on Thursday, June 6th and conclude on Monday, June 10th.

During that time, the consultant team will set up a studio space on Daniel Street which will function as an office, public meeting room, and gallery. It will be open to the public from morning through night. Because stakeholders differ in their times of availability, the open studio will ensure that everyone can find a time to engage in the process and contribute their ideas between the formal public presentation and workshop events.

DAY 1 (June 6th) - PUBLIC PRESENTATION and HANDS-ON WORKSHOP (City Hall)

On the first evening, TPUDC will deliver an introductory presentation describing the innovative planning tool of form-based code and outlining the five-day charrette process moving forward. This portion of the meeting will also provide an opportunity for the public to ask questions and help frame the key issues, concerns, and opportunities. Following the presentation, TPUDC will facilitate a hands-on workshop where the public will be invited to contribute their ideas, working over base maps to identify how they might like to see downtown Portsmouth evolve in the future, what areas they like and don't like, and any other concerns or ideas they may have relating to the study area.

DAY 2 (June 7th) - ROUND TABLE MEETINGS & CONCEPTUAL DESIGN (143 Daniel St – old Connie Bean Center)

During the second day of the charrette, round-table meetings will be held with representatives from business, preservation, land use and other stakeholder groups. The input gathered from these meetings will help inform TPUDC in developing the alternative vision plans for discussion.

DAY 3 (June 8th) - PIN-UP & REVIEW STUDIO (143 Daniel St)

Mid-way through the charrette, TPUDC will conduct a pin-up and review workshop to present preliminary plan alternatives and gather feedback from the public. Based on feedback, a final plan will be prepared during the remaining days of the charrette.

DAY 4 (June 9th) - FORM-BASED CODE PRODUCTION (143 Daniel St)

The consultant team will incorporate the comments from the Pin-Up & Review session and develop a draft form-based code.

DAY 5 (June 10th) - DRAFT PRESENTATION OF FORM-BASED CODE (Public Library – Levenson Room)

On the final evening of the charrette, TPUDC will give a work-in-progress presentation that describes the process to date, explains the main elements of the vision plan and a first draft of the form-based zoning code. This is another opportunity for the public to provide

feedback and shape the direction of the final vision plan for downtown and the form-based code.

DRAFT STUDY AREA

The project area is an approximately 60 acre area of the downtown generally bounded by the Piscataqua River and the streets of Hanover, Maplewood, Middle, and Court. The area's current zoning is a mix of Central Business A / B and Mixed Residential Office and includes portions of the Historic District and the Downtown Overlay District.

