

**TOWN CENTER RE-ZONING
FREQUENTLY ASKED QUESTIONS
SUBMITTED BY PLANNING BOARD MEMBERS**

- 1.) How does form based code protect our town?
- 2.) Why did we make these changes?
- 3.) Why did we pursue this?
- 4.) What is the advantage?
- 5.) What are the benefits of FBC?
- 6.) What are some of the major differences between new and old code?
- 7.) Why did we change zoning instead of an overlay district?
- 8.) If my house is damaged can I rebuild?
- 9.) Is form-based code going to create a sudden influx of new development?
- 10.) Does form-based code require new development to be affordable housing?
- 11.) Does form-based dictate what *style* my building must be if I construct a new building or alter an existing building?
- 12.) What is the absolute worst that can happen to a homeowner in a neighborhood? (ex. multiple neighborhood sell-offs, leaving only a certain few behind - who now must deal with multiple high-density projects located near the remaining affordable smaller houses on smaller lots) ? We should be preserving all that affordable housing downtown, not encouraging smash-downs of the affordable housing we already have downtown. How to protect affordable neighborhoods? That is a good question, because these high-density projects are not "affordable", they are "market rate".
- 13.) How does the FBC work to protect neighborhoods from predatory developers/development? Be specific. What mechanisms work to protect existing residents from these types of predatory activities?
- 14.) Are you sure that eminent domain cannot be used in cases where perhaps a new street is carved out of several contiguous lots.....or if someone's yard(s) can be repurposed for a "higher use"?

- 15.) Is there a way to limit how many of these high-density projects are found in one street or one area?
- 16.) Is there anything in the works - a safeguard or guardrail - for saving and preserving these smaller homes downtown that are truly affordable, from being destroyed?
- 17.) Will there be a formal design review board to make sure the downtown is looking its best?
- 18.) I noticed there are some design specifications in the form based code. If I want to make a cosmetic update to my house (siding, windows, trim, etc.) do I need to comply with the new zoning?
- 19.) Do I need to check with the town before selling my property? Does the town need to approve a sale based on the new zoning?
- 20.) What's next after the adoption of the MBTA Communities Law/Section 3A/Form-Based Code?
- 21.) If I own property in the Section 3A-compliant districts, can the Town take my property by eminent domain for a Section 3A development?
- 22.) If I own property in a Section 3A-compliant district, if a developer solicits an offer of first refusal or offers to purchase my property, must I accept the offer?
- 23.) If I own property in the Town Center subject to the Form-Based Code, can I construct a new building?
- 24.) If I own property in the Town Center subject to the Form-Based Code, can I modify my existing building?
- 25.) If I own property in the Town Center subject to the Form-Based Code, can I change its use?
- 26.) What is a nonconformity?
- 27.) If I own property in the Town Center subject to the Form-Based Code, can I continue my existing use even if its no longer permissible?
- 28.) If I own property in the Town Center subject to the Form-Based Code, must I make my property conform to the new setback or other dimensional requirements?
- 29.) If I want to construct a building in the Town Center subject to the Form-Based Code, what are the restrictions on the types and sizes of buildings?