

Special Meeting

The 1700th meeting of the Town of Stonington's Planning and Zoning Commission was held virtually via WebEx on Tuesday, July 26, 2022. The meeting was called to order at 6:05pm by Chairman Ben Philbrick. Also present for the meeting were Commissioners Lynn Conway, Ryan Deasy, Fred Deichmann and Chuck Sheehan; Alternates Gary Belke and Andy Meek; and Town Planner Keith Brynes. Alternate Marjorie Selinger was not present.

Seated for the meeting were Ben Philbrick, Lynn Conway, Ryan Deasy, Fred Deichmann and Chuck Sheehan.

Initial discussion of Comprehensive Zoning Rewrite Project with consultant, FHI Studio.

FHI Studio Project Manager, Francisco Gomes, showed a presentation introducing the scope of the project. The project will be split into 2 phases. Phase 1 will consist of repairing and reformatting the existing regulations without substantive changes to the town's rules and regulations. Sections that do not comply with State law will be addressed in this phase. Phase 2 will include more substantive changes to rules, regulations and the Zoning Map.

Phase 1 will include its own public input session and public hearing on adoption. The goal is for the reformatted regulations to be officially adopted before the work on substantive changes begins. Once Phase 1 is complete, a training session will be offered for Department of Planning staff and the Commission.

Phase 1 specific tasks include:

- Task 1.1 – Review relevant plans and documents
- Task 1.2 – Line by line review of regulations
- Task 1.3 – Use summary table
- Task 1.4 – Develop format prototypes and supplemental graphics
- Task 1.5 – Reformat regulations
- Task 1.6 – Adoption of revised zoning regulations document (including public meeting and public hearing)
- Task 1.7 – Training session

Phase 2 will include more robust public engagement. Phase 2 will include a community engagement campaign including an online survey, up to 5 focus group meetings (based on topic or geography) and 2 public meetings prior to the public hearing. Each phase will take approximately 9 months with expected completion by the end of 2023. Every proposed change will be tracked for maximum transparency.

Phase 2 specific tasks include:

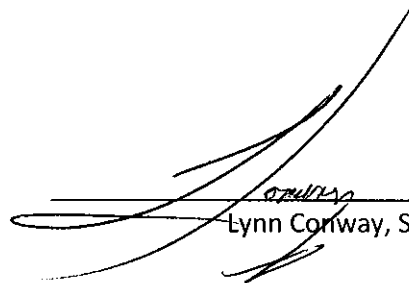
- Task 2.1 – Community engagement campaign
- Task 2.2 – Allowed uses and permit requirements
- Task 2.3 – Bulk / area / height regulations
- Task 2.4 – Residential zoning review
- Task 2.5 – Parking regulations
- Task 2.6 – Sign regulations
- Task 2.7 – Commercial, industrial and mixed-use zoning review and design guidelines
- Task 2.8 – Inland wetlands, aquifer protection, MS4 compliance, flood plain regulations and coastal resilience

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- Task 2.9 – Amended Zoning Regulations and Zoning Map Atlas updates
- Task 2.10 – Contingency (potential issues yet to arise)
- Task 2.11 – Adoption of amendments (including public meeting and public hearing)

Monthly virtual workshops with the Commission will keep the project on track. These will be separate from the Commission's standard meetings. These meetings will be scheduled for the 4th Tuesday of each month at 7:00PM with the next meeting on Tuesday August 23, 2022. All meetings are open to the public.

The meeting was adjourned at 7:34PM.



Lynn Conway, Secretary