

## Special Meeting

The 1706<sup>th</sup> meeting of the Town of Stonington's Planning and Zoning Commission was held virtually via WebEx on Tuesday, September 27, 2022. The meeting was called to order at 7:00pm by Chairman Ben Philbrick. Also present for the meeting were Commissioners Ryan Deasy and Fred Deichmann, Alternates Gary Belke and Marjorie Selinger and Town Planner Keith Brynes. Members Lynn Conway, Charles Sheehan and Andy Meek were not present.

### **Discussion of Comprehensive Zoning Rewrite Project with consultant, FHI Studio**

Task 1.1 Review relevant plans and documents

Task 1.2 Line by line review of regulations

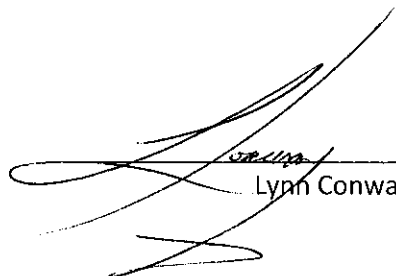
Task 1.3 Use summary table

Task 1.4 Develop format prototypes and supplemental graphics

FHI Studio Project Manager, Francisco Gomes, showed a presentation to the Commission. FHI is currently engaged in project tasks 1.1 – 1.4. Line by line review is almost complete. Work has begun on a new definitions section which includes several terms that are undefined in the current regulations. "Zoning terminology definitions" will be listed separately and other related terms, such as flood hazard definitions, will be nested together for ease of use. Mr. Gomes described several general changes to be explored during Phase 1. Many changes are needed to comply with state statutes, relevant case law and to eliminate conflicts in the regulation. Potential document organization was discussed. The goal is for relevant sections to be grouped together in logical order. The Use Chart will now function as the primary way permitted uses are communicated, allowing for elimination of several pages that currently list uses for each zoning district.

Mr. Gomes presented various nomenclature templates that could be used in Stonington's regulations. Consensus of the Commission was to use the Woodbury example presented with colored bars for headings and color footers to identify the relevant Articles.

Next steps include continuing line by line review, begin reorganization into the new format, begin work on supplemental graphics and flag items that will require Commission discussion. Next virtual special meeting on this topic is scheduled for Tuesday 10/25. Mr. Philbrick motioned to amend the meeting time to 6:30PM; seconded by Mr. Deasy. The motion passed 5-0. The meeting adjourned at 8:45PM.



Lynn Conway, Secretary