

## Special Meeting

The 1711<sup>th</sup> meeting of the Town of Stonington's Planning and Zoning Commission was held virtually via WebEx on Tuesday, November 22, 2022. The meeting was called to order at 6:30pm by Chairman Ben Philbrick. Also present for the meeting were Commissioners Lynn Conway, Ryan Deasy, Fred Deichmann and Charles Sheehan, Alternates Gary Belke and Andy Meek and Town Planner Keith Brynes. Alternate Marjorie Selinger was 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 Review Use Summary table

Task 1.4 Develop format prototypes and supplemental graphics

Task 1.5 Reformat regulations

FHI Studio Project Manager, Francisco Gomes, showed a presentation to the Commission. Proposed definitions were reviewed that needed additional clarity from the Commission. Hyperlinks will be used to link term references in the definitions section to the actual definitions. Ms. Conway cautioned that links will have to be maintained long term. Mr. Gomes stated that the contract includes training on using and maintaining the document for town staff. FHI will explore whether adding hyperlinks to all definitions throughout the entire document is feasible or cost prohibitive.

Consensus of the Commission included the following:

- Eliminating existing definition of "Certificate of Erosion and Sediment Control."
- Amend or add new definition of "New Construction" to a more common understanding of the term. Current definition specifically relates to flood hazard regulations.
- Definitions of "excavation," "excavation operations," "filling" and "landfill and filling operations" should be amended to clarify the process of excavation and filling for development vs. excavation and filling operations. Section 6.6.7 of the regulations will also need to be clarified.
- Definition of "aquaculture" will include kelp farming.
- Definition and use of "packing" or "packaging" is not needed. Can fit under "warehousing."
- Definition of "live entertainment" can eliminate patron dancing. Section 6.6.16 can be amended to include pre-recorded music and any other dancefloor concerns.
- Definition of "trailer park" or "mobile home park" needed. No standards anywhere in regulations despite allowance in certain districts.

Mr. Gomes presented recommended changes for several "MacKenzie Conflicts" in the current regulations. These are instances in which the regulations appear to violate the CT Supreme Court decision in the case MacKenzie vs. Town of Monroe which reinforced the notion that a Zoning Commission cannot waive its own regulations.

Consensus of the Commission included the following:

- Section 4.9.4.6, HI-60 Zone: Eliminate ability to reduce buffer requirements.
- Section 4.9.4.9, HI-60 Zone: Reword section as recommended.
- Section 4.9.6.1, HI-60 Zone: Reword section as recommended.
- Section 4.9.9.2.1, HI-60 Zone: Reword section as recommended.
- Section 4.9.9.2.2, HI-60 Zone: Reword section as recommended.
- Section 4.9.9.3, HI-60 Zone: Reword section as recommended.

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- Section 6.6.2.4.2.3, Congregate Living Facilities: Eliminate 2<sup>nd</sup> paragraph and keep building offset requirements.
- Section 6.6.14, Rehabilitation of Existing Buildings: Additional discussion required.
- Section 6.6.22.5.2, Open Space Developments: Reword to allow no more than 2 unconnected open space areas with the smaller area of the 2 being a minimum of 20% of the total open space area.
- Section 7.10.2.1, Insufficient Parking: Reword as recommended.
- Section 7.10.2.2, Excessive/Phased Parking: Reword as recommended
- Section 7.10.2.3, Parking Reductions: Additional discussion required.
- Section 7.10.2.4, Dedicated Off-Site Parking: Reword as recommended.
- Section 7.10.5.2, Off-Street Loading: Reword as recommended.
- Section 7.10.6.4, Parking Lot Buffers: Reword as recommended.
- Section 7.17.6, Telecommunications Facilities: Reword as recommended.

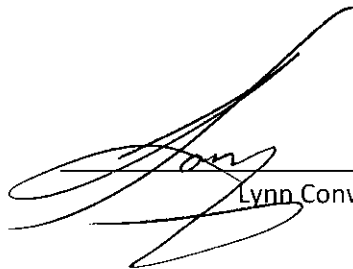
Examples of modified graphics were presented to the Commission with discussion of additional graphics. Drafts of Articles 1 and 2 in the new regulation format should be completed by the next meeting with drafts of Articles 3-6 prepared in January.

Next steps include:

- Continue organization of document in new format.
- Continue to flag items that will require discussion with, and input from, the Commission.
- Develop supplemental graphics.

Next virtual workshop meeting is scheduled for Tuesday 12/27, 6:30PM.

Mr. Philbrick motioned to adjourn; seconded by Mr. Deasy. The motion was unanimously approved. The meeting was adjourned at 9:07PM.



Lynn Conway, Secretary