

Special Meeting

The 1724th meeting of the Town of Stonington's Planning and Zoning Commission was held virtually via Microsoft Team Meeting on Wednesday, April 26, 2023. The meeting was called to order at 7:00 pm by Chairman Ben Philbrick. Also present for the meeting were Commissioners Charles Sheehan, Ryan Deasy and Fred Deichmann, Alternate Gary Belke, and Francisco Gomes, project leader from the Commission's consulting firm, FHI Studios. Commissioner Lynn Conway, Alternates Marjorie Selinger and Andy Meek, and Interim Town Planner Samuel Alexander from the Southeastern Connecticut Council of Governments were absent.

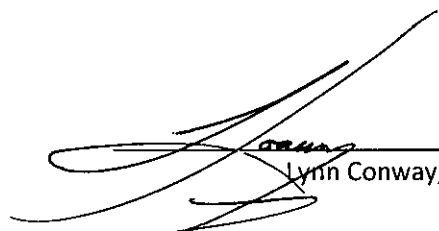
This meeting was devoted to the ongoing development of the Zoning Regulations Rewrite Project. On the agenda was a workshop discussion of Comprehensive Zoning Rewrite Project with consultant, FHI Studio, and specifically:

- a. Review Record of Amendments Document (change log)
- b. Discuss comments from Zoning Enforcement Officer
- c. Discuss comments from Commissioners
- d. Discuss next steps

Note: No land use applications were discussed at this meeting.

- A. The Commissioners briefly discussed the "change log" prepared by FHI Studio and, subject to any changes resulting from the additional agenda items, approved the "change log" for use by the Commission and the public in understanding the results of Phase 1 of the Rewrite Project.
- B. Suggestions from the Zoning Enforcement Officer were discussed. Those suggestions and the Commission's decisions with respect thereto were:
 1. That the Commission develop regulations with respect to the storage of landscaper equipment in residential zones. Such regulations, if any, are to be discussed in Phase 2 of the Rewrite Project.
 2. The Commissioners discussed the current requirement that accessory dwelling units be restricted in floor area to not larger than 33% of the primary structure, determined that that limit was likely discouraging the development of ADUs and resolved to change that limit to 50%.
 3. The Commission also decided that floor area of ADUs include only space that is 6' 6" in height or greater to conform that standard to the general residential standard.
- C. & D The Commission discussed and approved the sharing of the Phase 1 draft regulations with the Town's ARDB and ZBA and with the SCCOG, DEEP and perhaps FEMA, to solicit any comments and suggestions those bodies may have. The Commission also discussed arrangements for and the timing of a Public Hearing were discussed and decided to proceed with such a hearing to be held sometime in June 2023 dependent upon the availability of appropriate meeting space. Comments and suggestions from those bodies invited to review the draft regulations will be addressed in Phase 2 in order to move ahead with public involvement at the earliest possible date.

Mr. Deasy motioned to adjourn, seconded by Mr. Deichmann, all in favor, 5-0. Meeting adjourned at 8:12pm.



Lynn Conway, Secretary