

Special Meeting

The 1727th meeting of the Town of Stonington's Planning and Zoning Commission was held virtually via Microsoft Teams software on Wednesday, May 24, 2023. The meeting was called to order at 7:00 pm by Chairman Ben Philbrick. Also present for the meeting were Commissioners Fred Deichmann and Lynn Conway and Town Planner Clifton Iler. Commissioners Charles Sheehan and Ryan Deasy and Alternates Gary Belke, Marjorie Selinger and Andy Meek were absent. Also present was Francisco Gomes, project leader from the Commission's consulting firm, FHI Studios.

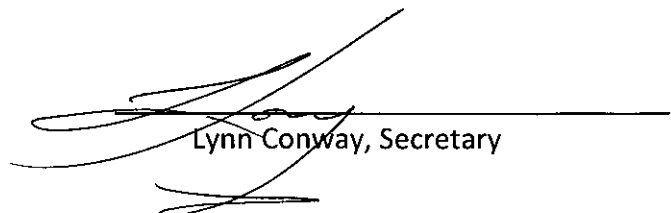
This meeting was devoted to the ongoing development of Phase 1 and preliminary discussion of Phase 2 of the Zoning Regulations Rewrite Project. On the agenda was a workshop discussion of Comprehensive Zoning Rewrite Project with consultant, FHI Studio, and specifically:

- a. Discussion/update on status of draft plan
- b. Discussion of public hearing for Phase 1 adoption
- c. Discussion of Phase 2
- d. Discuss next steps

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

- A. The Commissioners briefly discussed the reviews required to move Phase 1 to a public hearing, specifically those of the Zoning Board of Appeals, the Architectural Design and Review Board, the Department of Energy and Environmental Protection and the Southern Connecticut Council of Governments. It was noted that the latter would only review the document within 30 days prior to an established public hearing date. The Chairman and FHI consultant will initiate those reviews as soon as practicable.
- B. The Commission discussed possible arrangements for moving Phase 1 to a public hearing. After some discussion it was determined that a virtual public meeting presentation of Phase 1 on Wednesday, July 26, 2023 would serve as an introduction to the public. That would be followed by a formal public hearing of the Commission (tentatively scheduled for Thursday August 17, 2023 at the Board of Education building at 40 Field Street, Pawcatuck) for further discussion and to bring the matter to a vote. The Chairman will work with Town officials to confirm the public hearing date.
- C. Given review requirements and public hearing requirements, it was determined that the Commission will likely review comments and suggestions from the various bodies (see A above) at its June 28th meeting followed by the virtual public informational meeting on July 26th and the Public Hearing in mid-August as those arrangements are finalized.
- D. A preliminary discussion of how and when the Commission would move into Phase 2 was held with no definitive conclusions.

Upon motion duly made by Mr. Deichmann and seconded by Ms. Conway, the meeting adjourned at 8:00 pm.



Lynn Conway, Secretary