

Special Meeting

The 1732nd meeting of the Town of Stonington's Planning and Zoning Commission was held virtually via Microsoft Team Meeting on Thursday, July 20, 2023. The meeting was called to order at 7:01 pm by Chairman Ben Philbrick. Also present for the meeting were Commissioners Charles Sheehan, Ryan Deasy, Gary Belke, and Francisco Gomes, project leader from the Commission's consulting firm, FHI Studios. Alternates Andy Meek and Bennett Brissette and Town Planner Clifton Iler were also present.

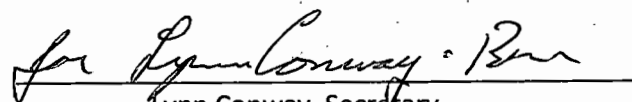
This meeting was devoted to the ongoing development of the Zoning Regulations Rewrite Project. On the agenda was a workshop discussion of Comprehensive Zoning Rewrite Project with consultant, FHI Studio, and specifically:

- a. Discuss feedback received to date regarding the virtual public meeting and/pr draft zoning regulations
- b. Review updated Zoning Permit requirements
- c. Review and discuss presentation and agenda for virtual public meeting

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

- A. FHI Studio asked if the Commission or Town Planner have received any feedback from other agencies, boards, or commissions regarding the draft regulations. To date, no additional comments have been received.
- B. FHI Studio briefly presented new additions to the draft regulations following discussion with the Zoning Enforcement Officer. Those items were:
 1. Requiring the staking of improvements and certified site plans.
 2. Requiring as-built plans to be provided to the Zoning Enforcement Officer prior to receipt of a Certificate of Zoning Compliance.
 3. Compliance with application and revocation of permits that are not in compliance with the approved application.
- C. FHI Studio presented the draft public meeting presentation for the Virtual Public Meeting to be held on Wednesday, July 26, 2023. The Commission provided comment and edits to the presentation. The Commission also held a discussion on Phase 2 elements, meeting dates, and meeting formats in anticipation of potential questions from the general public.
 - a. Commissioner Belke asked if short-term rentals would be up for discussion as part of the Phase 2 rewrite. The Commission and FHI Studio discussed potentially leaving this element out of Phase 2 because it is a highly-charged topic that would otherwise dominate the other topics to be discussed. Planner Iler confirmed he will discuss with the First Selectman's office on how to proceed.

Mr. Sheehan motioned to adjourn, seconded by Mr. Deasy, all in favor, 5-0. Meeting adjourned at 7:50pm.


Lynn Conway, Secretary
