

## Special Meeting

The 1709<sup>th</sup> meeting of the Town of Stonington's Planning and Zoning Commission was held virtually via WebEx on Tuesday, October 25, 2022. The meeting was called to order at 6:30pm by Chairman Ben Philbrick. Also present for the meeting were Commissioners Ryan Deasy and Fred Deichmann, Alternates Gary Belke, Andy Meek and Marjorie Selinger and Town Planner Keith Brynes. Members Lynn Conway and Charles Sheehan 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 Review 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 – 1.5. Line by line review is complete and will be forwarded to the Town Planner. Mr. Gomes presented the draft format of the document. Consensus of the Commission was to utilize this format with the Segoe font. Mr. Gomes reviewed the proposed format for the Definitions section. Definitions would be in 2 categories "Zoning Terminology Definitions" and "Use Definitions." Various related terms are nested together for ease of use. The draft highlights definitions that need input from staff and the Commission. Some definitions are typical terms in Zoning Regulations that do not necessarily appear in the regulations but that may be helpful. These may not be included in the final draft unless there is a specific reason to define these terms. Consensus of the Commission was to approve of the format of the definitions section. Mr. Gomes asked for input on specific highlighted definitions over the next 2-3 weeks. Members will send any individual comments through the Town Planner. New cannabis definitions will be added. Definitions shaded as yellow require the most input.

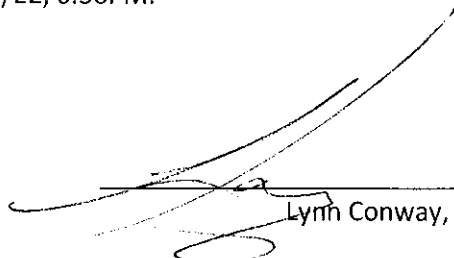
Mr. Gomes reviewed "MacKenzie Conflicts" in the current regulations. These are instances in which the regulations appear to violate the CT Supreme Court decision in the case MacKenzie vs. Town of Monroe which reinforced the notion that a Zoning Commission cannot waive its own regulations. Some of these sections can be reworded to achieve the same results, and some can be eliminated without harming the intent of the regulations. Mr. Gomes will prepare a draft of recommended changes. Mr. Brynes will consult with the State Floodplain Manager on the language regarding Flood Hazard Variances.

Next steps include:

- Continue organization of document in new format
- Address "MacKenzie conflicts"
- Continue to flag items that will require discussion with, and input from, the Commission
- Begin development of supplemental graphics

Next virtual meeting is scheduled for Tuesday 11/22, 6:30PM.

The meeting was adjourned at 8:05PM.



Lynn Conway, Secretary