

TOWN OF STONINGTON  
SPECIAL TOWN MEETING  
February 27, 2023

A Special Town Meeting of the Town of Stonington was called to order at 7:01 p.m. on February 27, 2023 at the Stonington High School, by First Selectman Danielle Chesebrough. Also, in attendance was Selectwoman June Strunk. Selectwoman Deborah Downie was on speaker phone, dialing in due to sickness. Town Attorney Jeffrey Londregan was also present.

First Selectman Chesebrough asked all to stand for the Pledge of Allegiance. She then asked for nominations for Moderator. Selectwoman Strunk nominated Eric Janney and being properly seconded by Linda Camelio, Mr. Janney was unanimously elected Moderator of the meeting. Town Clerk, Sally Duplice served as Clerk.

The Moderator described how the Town Meeting will proceed. Everyone must check in, show identification and be either an elector or a citizen qualified to vote in Town Meetings in order to receive a paper ballot. For the four (4) items on the agenda for which a vote is being taken, the voting will occur immediately following the discussion of all four (4) items being considered and will be tallied during the discussion on the Fifth item on the agenda, after which the results will be read.

Without objection, the Moderator dispensed with the reading of the Call of the Meeting recorded immediately preceding this page. The Moderator, without objection, dispensed with the reading of the full text of the **FIRST** item on the Call of the Meeting (see full text of Resolution 1 at end of minutes). The First item on the Agenda is a Resolution **To consider and vote on a resolution to adopt an Ordinance of the Town of Stonington, Connecticut, providing for two (2) alternate members to be added to the Town's Flood Prevention, Climate Resilience and Erosion Control Board.**

For the purpose of discussion, the Moderator asked for a motion to approve the Resolution. Motion to approve was made by Linda Camelio and seconded by Bob O'Shaughnessy. The motion passed unanimously.

Before opening the floor to discussion, the Moderator called on First Selectman Chesebrough who gave a briefing and background on the First Resolution. The Moderator then opened the floor to discussion. Hearing none, the Moderator reminded the audience that the vote will be taken after all resolutions are heard. Participants must be checked in and verified to receive a paper ballot.

Without objection, the Moderator dispensed with the reading of the full text of the **SECOND** item on the Call of the Meeting (see full text of Resolution 2 at end of minutes). The Second item on the Agenda is a Resolution **To consider and vote on a resolution to adopt an Ordinance of the Town of Stonington, Connecticut, providing for updates to the Parking and Traffic Regulations to include Town right-of-ways, to authorize the Board of Police Commissioners to install parking meters, to authorize the Board of Police Commissioners to receive and utilize funds from the parking meters and to increase the fines for violation from Twenty-Five Dollars (\$25.00) to Fifty Dollars (\$50.00).**

For the purpose of discussion, the Moderator asked for a motion to approve the Resolution. Motion to approve was made by Linda Camelio and seconded by

Bob Tabor. The motion passed unanimously.

Before opening the floor to discussion, the Moderator called on the Chairman of the Police Commission, Bob O'Shaughnessy, regarding this resolution, which he briefly discussed. The Moderator then opened the floor to discussion. Matthew Beaudoin and Chris Regan spoke lukewarmly in favor of the resolution. Heather Devine and Martin Rutchik also spoke.

The Moderator reminded the audience that the vote will be taken after all resolutions are heard. Participants must be checked in and verified to receive a paper ballot.

Without objection, the Moderator dispensed with the reading of the full text of the **THIRD** item on the Call of the Meeting (see full text of Resolution 3 at end of minutes). The Third item on the Agenda is a Resolution **To consider and vote on a resolution to adopt an Ordinance of the Town of Stonington, Connecticut, establishing two (2) Cultural Districts within Town and establishing a Cultural District Commission.**

For the purpose of discussion, the Moderator asked for a motion to approve the Resolution. Motion to approve was made by First Selectman Chesebrough and seconded by Paul Geise. The motion passed unanimously.

Before opening the floor to discussion, the Moderator first called on Susan Cullen, Director of Economic and Community Development, who gave a brief overview and Wendy Bury, Executive Director of the Southeastern Connecticut Cultural Coalition, who gave a slide presentation regarding this resolution. The Moderator then opened the floor to discussion. Heather Devine, Robert Tabor, Matthew Beaudoin, Jim Tennant and Paul Geise all spoke.

The Moderator reminded the audience that the vote will be taken after all resolutions are heard. Participants must be checked in and verified to receive a paper ballot.

Without objection, the Moderator dispensed with the reading of the full text of the **FOURTH** item on the Call of the Meeting (see full text of Resolution 4 at end of minutes). The Fourth item on the Agenda is a Resolution **To consider and vote on a resolution to adopt an Ordinance of the Town of Stonington, Connecticut, providing for the establishment of a Housing Opportunities Commission.**

For the purpose of discussion, the Moderator asked for a motion to approve the Resolution. Motion to approve was made by Lynn Young and seconded by Wendy Bury. The motion passed unanimously.

Before opening the floor to discussion, the Moderator called on Susan Cullen, Director of Economic and Community Development, regarding this Resolution, who touched upon the background and statistics in Stonington concerning the need for affordable housing. The Moderator then opened the floor to discussion. David Brown and Dennis Meyers came forth with questions which were answered by Susan.

With no further discussion on the floor, the Moderator proceeded to a vote on the four (4) Resolutions moved and seconded by this Town Meeting. Electors and citizens qualified to vote in Town Meetings came forward to cast their vote by paper ballot for the four (4) items on the Call of the Meeting and then returned to their seats.

While the votes were being tallied by Stacey Haskell, Executive Administrative Assistant, and Susan Cullen, without objection, the Moderator dispensed with the reading of the full text of the **FIFTH** item on the Call of the Meeting (see full text of Resolution 5 at end of minutes). The Fifth item on the Agenda is a Resolution **To consider and vote on a resolution to adopt an Ordinance of the Town of Stonington, Connecticut, providing for regulating the operation of short-term rentals in Town.**

Pursuant to the terms of the Stonington Town Charter, the Board of Selectmen have passed a Resolution to automatically send this item to a town-wide referendum vote which will be held on March 13, 2023. As a result of that decision, for the purposes of discussion ONLY, the Moderator asked for a motion to approve the Resolution. Motion to approve was made by Matthew Beaudoin and seconded by Lynn Young. The motion passed unanimously.

The Moderator recognized Town Clerk Sally Duplice who read the following letter:

February 15, 2023

Ms. Sally Duplice  
Stonington Town Hall  
Stonington, CT 06378

Dear Ms. Duplice:

Pursuant to Connecticut General Statutes §7-7, the Board of Selectmen, at its meeting held on February 15, 2023 voted to remove the fifth item on the call for the February 27, 2023 Special Town Meeting for submission to the voters and sets the date for referendum on Monday, March 13, 2023 to be held in the following voting places between the hours of 12:00 p.m. and 8:00 p.m.:

First, Fourth & Fifth District Stonington Fire Station, 100 Main St., Stonington  
Second & Third District Former Pawcatuck Middle School, 40 Field St, Pawcatuck

The wording for the question will be as follows:

**“SHALL THE TOWN OF STONINGTON ADOPT AN ORDINANCE OF THE TOWN OF STONINGTON, CONNECTICUT, PROVIDING FOR REGULATING THE OPERATION OF SHORT-TERM RENTALS IN TOWN AS PROPOSED?”**

Those voting in favor of said item will vote **“YES”**, and those voting against said item will vote **“NO”**.

The Registrar of Voters will receive and record the vote on March 13, 2023 at 8:30 p.m. at Stonington Town Hall.

Thank you for your assistance and cooperation. If you have any questions, please feel free to contact this office.

Warm regards,  
/s/ Danielle Chesebrough

Cc: Registrar of Voters

The Moderator explained that no vote may be taken as this item is going to referendum.

Before opening the floor to discussion, the Moderator first called on First Selectman Chesebrough and who spoke a few words on the background of short-term rentals, bringing it up to this point and finding the right balance at this time. He then called on Jeffrey Londregan, Town Attorney, for a brief overview. The Moderator then opened the floor to discussion. Discussion ranged from intrusion into property rights, enforcement of permits, doesn't go far enough, why limit to short term rentals and not long term to appreciating registration. Speakers included Bryan Bentz, Stephen Hobaica, Glenn Frishman, Attorney Rob Avena representing Van Winkle clients, Joann Appleton, Dennis Meyers, Paul Goetz, Jean Schweid, Chris Regan, Wendy Canty, Philip Behney, Heather Devine and Matthew Beaudoin.

Upon the conclusion of the discussion on the short-term rental ordinance, the Moderator announced the results of the voting for each resolution as follows:

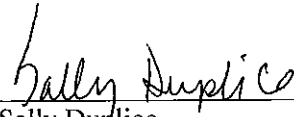
First Resolution:	Yes – 126	No – 11
Second Resolution:	Yes – 65	No – 71
Third Resolution:	Yes – 99	No – 38
Fourth Resolution:	Yes – 101	No – 36

The Moderator declared the First, Third and Fourth Resolutions as passed and the Second Resolution as failed.

There being no further business on the Call, the Moderator asked for a motion to adjourn. Motion was made by Linda Camelio and seconded by Selectwoman Strunk. The motion passed unanimously and the Moderator declared the meeting adjourned at 8:25 p.m.

/s/ Sally Duplice  
Clerk of the meeting

Received for record this 2nd day of March, 2023.

  
Sally Duplice  
Town Clerk

**Flood Prevention, Climate Resilience and Erosion Control Board**

ORDINANCE CREATING A FLOOD PREVENTION, CLIMATE RESILIENCE AND EROSION CONTROL BOARD AND ADOPTING THE METHOD OF SELECTION OF THE MEMBERS:

Section 1. There shall be a Flood Prevention, Climate Resilience and Erosion Control Board in the Town of Stonington consisting of five (5) members and two (2) alternate members, all of whom shall be electors of the Town, and who shall serve without compensation.

Section 2. The Board of Selectmen shall appoint five (5) regular members to serve on said Flood Prevention, Climate Resilience and Erosion Control Board, one (1) member shall be initially appointed for a term of one (1) year, one (1) member for a term of two (2) years, one (1) member for a term of three (3) years, one (1) member for a term of four (4) years and one (1) member for a term of five (5) years; and shall appoint two (2) alternate members, one (1) alternate member shall be initially appointed for a term of two (2) years and one (1) alternate member shall be initially appointed for a term of three (3) years. Annually upon the expiration of said terms of office, the Board of Selectmen shall appoint members of said Board for five (5) year terms. Any vacancy arising in said Board shall be filled by appointment of the Selectmen for the unexpired portion of the term.

Section 3. The Board shall have all the powers granted to Flood Prevention, Climate Resilience and Erosion Control Boards by the Statutes of the State of Connecticut.

Section 4. This ordinance shall become effective fifteen (15) days after its publication in a newspaper having a circulation in the Town.

Adopted: December 28, 1961

*\*Revised on 2/17/23 to update a typo in section 5B to change wording from twenty-five to fifty\**

## PARKING AND TRAFFIC REGULATIONS

### ORDINANCE RE: TRAFFIC AND REGULATING THE USE OF PUBLIC STREETS AND MUNICIPALLY OWNED PARKING LOTS IN THE TOWN OF STONINGTON.

An ordinance relating to traffic and regulating the use of public streets, right of ways and municipally owned parking lots in the Town of Stonington, prescribing regulations relative to the parking of vehicles upon such streets, right of ways and lots for the purpose of enhancing the free flow of traffic by providing regulations regarding the parking of vehicles on public streets, town right of ways and municipally controlled lots. To encourage the utilization of commuter parking lots by restricting their usage to that of commuters and to keep the town right of ways clear of obstructions. Furthermore, to authorize the installation of parking meters in the event the Board of Police Commissioners deems said installation to be required, to authorize the Board of Police Commissioners to receive funds from said parking meters and to establish regulations relating to parking meters.

#### Section 1. Definitions.

Whenever, in this ordinance, the following terms are used, they shall have the meaning respectively ascribed to them in this section:

- (a) VEHICLE: Any device suitable for the conveyance, drawing or other transportation of persons or property, whether operated on wheels, runners, cushion of air between it and the surface or by any other means, except those propelled or drawn by human power or those used exclusively upon tracks.
- (b) PARKED VEHICLE: Any vehicle in a stationary position within the limits of a public highway or a municipally owned parking lot.
- (c) HIGHWAY: Includes any state or public highway, road, street, avenue, alley, driveway, parkway or place, under the control of the state or town, dedicated, appropriated or open to public travel or other use.
- (d) MUNICIPAL PARKING LOT: An area under the control of the Town of Stonington which is dedicated to and posted for the parking of motor vehicles.
- (e) TOWN RIGHT OF WAY: The Town right-of-way is the area of property between opposing street lines that is owned and maintained by the Town, and also includes right-of-way as shown on a map of an approved subdivision, whether the streets within such subdivision have yet been accepted by the Town.

#### Section 2. Liability of Owner.

Whenever there occurs a violation of this ordinance, proof of registration number of any motor vehicle involved shall be prima facie evidence, in any criminal action or in any action based on an infraction or parking ticket, that the owner was the operator of said motor vehicle except, in the case of a leased or rented motor vehicle, such proof shall be prima facie evidence that the lessee was the operator thereof.

### Section 3. General Parking Restrictions.

A. No vehicle shall be parking in the following manner on a highway or a municipal parking lot in the Town of Stonington:

1. Upon a Highway:

- a. Within ten feet (10') of any fire hydrant.
- b. Parallel and adjacent to a vehicle already parked in a particular area.
- c. Upon any public sidewalk except when in the process of crossing said sidewalk or when necessary to perform sidewalk construction, maintenance or snow removal or when other emergency circumstances require.
- d. In such manner as to obstruct or interfere with the ingress or egress from a private driveway or alleyway, except with the permission of the owner of such private driveway or alleyway.
- e. Upon the traveled portion of any highway except upon the right-hand side of such highway in the direction in which such vehicle is headed.
- f. With the right-hand wheels further than twelve inches (12") from the curb or edge of the highway.
- g. Within twenty-five feet (25') of any intersection marked crosswalk or stop sign.
- h. At a bus stop, taxi-stand, loading and unloading zones except vehicles performing the intended purpose in those designated areas.
- i. In such manner as to obstruct the flow of traffic.
- j. In violation of any sign posted by the Legal Traffic Authority of the Town of Stonington, the Borough of Stonington or the State of Connecticut which prohibits, limits or regulates the parking of vehicles within the Town of Stonington.

2. In a Municipal Parking Lot:

- a. In violation of any restrictions posted by order of the Board of Selectmen or the Legal Traffic Authority of the Town of Stonington.

- b. In such manner as to obstruct or interfere with the ingress or egress from the lot.
- c. In such a manner as to obstruct or prevent the movement of other parked vehicles within the lot.

#### Section 4. Parking Meters

Whenever because of traffic conditions or otherwise the parking of vehicles on any public street or part thereof cannot in the opinion of the Board of Police Commissioners as the traffic authority of the Town of Stonington be adequately and efficiently regulated and controlled, the Commission may authorize the installation of parking meters, fix the parking fee and the legal parking time in such zone, and also fix the hours during which the use of parking meters shall be required, and in accordance therewith cause lines or markers to be placed upon the curb or pavement, or both, of the street adjacent to each parking meter in such zone designating the parking meter space for which said meter is to be used. The Board of Police Commissioners shall be authorized to receive funds from the collection of revenues and fines from the parking meters in order to maintain and replace said meters. The Board of Police Commissioners shall be further authorized establish additional regulations regarding parking meters as it deems necessary.

When any vehicle remains parked in any such parking meter space beyond the parking time limit fixed for such parking meter space it shall be deemed a violation of this article and subject to the remedies outlined in Section 5.

#### Section 5. Enforcement & Penalties.

A. Enforcement - Any patrol officer, or other designated representative of the Chief of Police may attach to any vehicle found in violation of any of the regulations outlined in the foregoing sections, a notice to the owner or operator that such vehicle has been parked in violation of law, which such notice shall indicate the nature of the violation and instruct such owner or operator to pay the penalty for such violation, by appearing in person at Stonington Police Headquarters or by mailing such notice, with the amount of the penalty, to the Stonington Department of Police Services.

B. Penalties - The penalty for any violation of Section 3 or 4 shall be ~~twenty-five~~ fifty dollars (\$50.00).

#### Section 6. Collection & Disbursement of Funds Received as Penalties.

The Chief of Police is authorized and empowered to accept payment of the penalties provided in this ordinance from any person found to be in violation of this ordinance. The Chief of Police is empowered to take such action as is required to cause such payment and shall keep a record of all such penalties paid to him for such violations and the registration information of all such vehicles found to be in violation and present the same to the Board of Selectmen at the first meeting of said Board in each month thereafter. Such report shall be kept for record in the Town Hall in Stonington.

#### Section 7. Effective Date.



This ordinance shall become effective fifteen (15) days after publication in a newspaper having a circulation in the Town of Stonington.

Adopted December 17, 1984

Effective January 10, 1985

Amended Section 4 May 20, 1985

Effective June 10, 1985

Amended Section 4 November 28, 1994

**AN ORDINANCE OF THE TOWN OF STONINGTON, CONNECTICUT, PROVIDING FOR THE ESTABLISHMENT OF CULTURAL DISTRICTS.**

WHEREAS, the Town of Stonington, including the Borough of Stonington (hereinafter "Town") is fortunate to have many cultural facilities, activities and assets within its limits; both for profit and nonprofit; and

WHEREAS, the areas of the Town where said cultural facilities, activities and assets are located are walkable, compact areas that are easy for visitors to recognize; and

WHEREAS, the areas of the Town where said cultural facilities, activities and assets are located are places where community members congregate, and visitors may enjoy said facilities, activities and assets; and

WHEREAS, Connecticut Public Act 19-143 authorizes the Town to establish a municipal Cultural District; and

WHEREAS, the Town wishes to establish two Cultural Districts.

NOW THEREFORE, BE IT HEREBY ORDAINED BY THE LEGAL VOTERS OF THE TOWN OF STONINGTON IN LAWFUL TOWN MEETING DULY ASSEMBLED THAT:

**Section 1.** That the Code of Ordinances of the Town of Stonington be amended by adding a new ordinance to read as follows:

A. There is hereby established within the Town of Stonington, two Cultural Districts which shall have the following physical boundaries:

1. Stonington Village Cultural District - Beginning and including 22 Bayview Avenue, where the Velvet Mill is located, going west to the intersection of Bayview Avenue and Elm Street, turn left, south on Elm Street, west on Cutler Street, to the intersection of Water Street, turn left, south over the viaduct on Water Street, then continue south through the business area to the Stonington Point, including the historic lighthouse and museum. When leaving the point go north until able to turn right at Cannon Square, then left onto Main Street. At High Street turn left (west) to 1 High Street, the location of the historic Town Dock (which is included) then return on High Street to the intersection with Water Street and to the north with the viaduct again. It is assumed that properties located on both sides of streets are included in the district. One unusual feature of this district is the elevated pedestrian walkway over the railroad tracks which is

accessed at the intersection of Elm Street and Cutler Street. On the south side of the tracks, Elm Street continues to the intersection of Main Street.

2. Mystic Bridge Cultural District - Beginning at the Mystic Seaport, located at 75 Greenmanville Ave on Route 27, going south, then turn right onto Holmes Street, then at the intersection of Route 1, turn east (left) going through the business area and around the round-about continue on Route 1 to the Mystic train station. At the intersection of Route 27 go north (left) to finish the triangle shaped district, ending back at the Mystic Seaport. It is assumed that properties located on both sides of streets are included in the district.

B. The Town, through its Cultural District Commission, shall prepare a map, which shall show the boundaries of each of the Cultural Districts set forth in Subsection A of this ordinance, and shall identify and inventory all cultural assets located within said Districts, which assets shall include but not be limited too, all cultural facilities, artistic spaces, creative businesses, historic sites and locations of cultural activities, both indoor and outdoor.

C. The Town hereby establishes a Cultural District Commission to satisfy the following requirements:

1. It shall be made up of a minimum of seven (7) members, at least six (6) of whom must represent the Town's arts and culture community, and at least four (4) of whom must live or work within the Cultural Districts described in Subsection A of this ordinance. At its inception, two (2) members shall be appointed for one-year terms, two (2) members shall be appointed for two-year terms, and three (3) members shall be appointed for three (3) year terms. Thereafter, members shall be appointed for three (3) year terms.

2. As reasonably possible, the members should include a representative of the following categories: a member from a local cultural or arts council; a member from an historical society, museum or ethnic heritage organization; an artist who lives or works in one of the two Districts; a local business owner; and a for-profit creative business.

3. Provide annual reports to the Board of Selectmen and the Borough Warden and Burgesses.

D. Powers. The Cultural District Commission shall carry out the provisions of Public Act 19-143 in promoting the educational, cultural, economic and general welfare of the public

through the marketing of arts and culture attractions, the encouragement of artists and artistic and cultural enterprises and the promotion of tourism. Additionally, the Commission shall be authorized to consult and collaborate with the Commissioner of the Connecticut Department of Economic and Community Development and regional service organizations for any assistance, and shall be authorized to apply for or solicit and accept any grant contribution, gift, bequest, devise or other donation from any source, provided that all requirements of the Town Charter are followed for purposes of accepting and appropriating said funding.

E. Duties and Procedures. In addition to the Powers set forth in Subsection D herein, Cultural District Commission shall develop goals and objectives for the Districts, management plan, a cultural assets maps and inventory, a marketing plan in conjunction with the Connecticut Department of Economic and Community Development, and a list of goals and success measures for the Districts.

## **Section 2.**

A. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

B. If any provision of this ordinance or the application thereof to any person or circumstances is held to be invalid, such invalidity shall not affect other provisions or applications of any other part of this ordinance that can be given effect without the invalid provisions or applications; and to this end, the provisions of this ordinance and the various applications thereof are declared to be severable.

B. This ordinance shall become effective fifteen (15) days after Notice of its passage is duly published in a newspaper having a general circulation in the Town of Stonington.

**Stonington Housing Opportunities Commission Ordinance**

WHEREAS, planning to ensure a full range of housing choices for households of all incomes, ages and abilities, is foundational to maintaining a vibrant and prosperous community; and

WHEREAS, the Town of Stonington recognizes the need for a coordinated, collaborative approach to address the complex issue of housing affordability; and

WHEREAS, the Town should be a leader in developing innovative strategies and approaches to addressing housing need,

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE LEGAL VOTERS OF THE TOWN OF STONINGTON IN LAWFUL TOWN MEETING DULY ASSEMBLED THAT:

**Section 1.** That the Code of Ordinances of the Town of Stonington be amended by adding a new ordinance to read as follows:

- A. **Establishment.** The Town hereby establishes a Housing Opportunities Commission.
- B. **Purpose.** The Housing Opportunities Commission will serve as a planning and advisory body, and as a center of expertise and communication, with the objective to ensure Stonington offers a full range of housing choices for all households. The Commission will work through the Board of Selectmen, in coordination with other boards, commissions, and departments, while also engaging businesses, organizations and residents on matters pertaining to housing affordability.
- C. **Terms of office.** The Commission shall be composed of five regular members and two alternate members who will serve staggered three-year terms, appointed by the Board of Selectman. The initial appointments by the Board of Selectmen shall be for one-, two- and three-year terms, and thereafter all terms shall be for three years.
- D. **Membership.** All Commission members and alternate members shall be electors of the Town of Stonington. The Commission should have diverse representation and views, along with relevant areas of expertise. When possible, preference should be given to ensure membership includes: one member with experience in real estate/housing; one from the social services field, and one with planning and land use experience. The additional seats should be given to those who will help ensure the balanced and diverse views needed to build collaboration on these complex issues.
- E. **Powers and duties.** The Commission shall, among other things:
  - i. Work in a collaborative manner to evaluate, define, and monitor the need for affordable housing, and identify approaches to meet those needs. The term

“Affordable Housing” shall be as defined by Connecticut General Statute Section 8-39a, as may be amended.

- ii. Prepare an updated Affordable Housing Plan for Stonington, and continue to perform periodic updates at least every five years, according to the provisions of Connecticut General Statute Section 8-30j, as may be amended.
- iii. Make recommendations on housing policies and practices designed to meet the need for affordable housing in Stonington, related to both home ownership and rentals, including possible changes to zoning regulations and ordinances, as well as exploring the potential for a local Housing Trust Fund. These recommendations should be developed in collaboration with relevant staff and Boards/Commissions. On no less than a semi-annual basis, an update should be shared with the Board of Selectman.
- iv. Work with Planning and Zoning, Economic Development, Human Services and other town functions as appropriate, on matters related to affordable housing. Similarly, ensure proactive engagement of relevant Boards/Commissions.
- v. Monitor legislation and regulations relevant to affordable housing. When applicable, work with the Board of Selectmen on outreach and advocacy related to relevant public policy.
- vi. Monitor the availability of grants, programs, partnerships and other resources to support affordable housing planning and development.
- vii. Develop and maintain a program of public engagement, communication, and education on the topic of affordable housing for the residents of Stonington, and, when applicable, stakeholders from around the region or state.
- viii. Other responsibilities relevant to affordable housing as determined by the Board of Selectmen.

## Section 2.

- A. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.
- B. This ordinance shall become effective fifteen (15) days after the date of publication of notice of its passage, per Connecticut General Statute § 7-157 (a).

## ORDINANCE REGULATING SHORT-TERM RENTALS IN STONINGTON, CT

1. **PURPOSE.** It is the intent of this Ordinance to accommodate Stonington property owners who want the option to rent their residential dwelling on a short-term basis, while establishing appropriate measures to mitigate current and future challenges that short-term rentals may have on neighborhoods and the community as a whole.
2. **DEFINITIONS.** For the purpose of this Ordinance, the following words and phrases shall have the meaning respectively ascribed to them:
  - A. **Dwelling Unit:** Any single structure, or part thereof, providing complete independent living facilities for one or more persons, with permanent provisions for living, cooking, sleeping, bathing and sanitary facilities.
  - B. **Property Owner ("Owner"):** Each and every record title owner who is a natural person, or that single designated natural person designated by a corporate or trust owner of the subject property.
  - C. **Owner's Agent:** A person age eighteen (18) or older who has been identified by the Property Owner as a local contact.
  - D. **Short-Term Rental:** The use of a dwelling unit, in whole or in part, for transient lodging for compensation by Renters, for less than thirty (30) days. This definition does not include rentals approved by the Planning and Zoning Commission as "hotels," "motels," "recreational camps" or "bed and breakfast" uses, or those that are legally non-conforming as such.
  - E. **Short-Term Rental Guests ("Renters"):** Persons who rent a Short-Term Rental.
  - F. **Town:** The Town of Stonington.
  - G. **Permit:** The approval of a registration by the Town in accordance with Section 4 of this Ordinance.
  - H. **CITATION HEARING OFFICER:** A person or persons appointed by the First Selectman as an officer, as defined in and pursuant to Connecticut General Statutes § 7-152c, to serve as the Citation Hearing Officer. Such officer shall be other than any individual who issues citations and shall serve for terms of two years, unless removed for cause.
3. **STANDARDS.** All Short-Term Rentals located within the Town are required to follow the standards described within this Section 3.
  - A. To register a Short-Term Rental and obtain a Permit as outlined in Section 4 of this Ordinance.

- B. The following information shall be made available at the Short-Term Rental by the Owner, and shall be provided to the Renter in writing:
- i. Information on maximum occupancy, excluding children under the age of 12. While max occupancy can be established by the owner, it may be confirmed by the applicable Fire Marshal for the property. If requested by said Fire Marshal, Owner agrees to permit the Fire Marshal to do an inspection of the property at reasonable times to confirm maximum occupancy is not exceeded.
  - ii. Applicable noise and use restrictions, including the Town's noise & Short-Term Rental ordinance.
  - iii. Information regarding the Town's Yellow and Green Bag Program and solid waste related information, including collection schedule.
  - iv. Contact information for the Owner(s) or Owner's Agent(s).
  - v. Emergency information, including but not limited to, Stonington Police Department address & phone numbers (emergency and non-emergency); directions to nearest medical facilities, such as hospitals & urgent care centers; evacuation routes; and fire safety information.
  - vi. A statement that Renters will use their best efforts to ensure that their use of the premises will not disrupt the neighborhood, and will not interfere with the rights of neighboring property owners to the quiet enjoyment of their properties. This shall include notification that there is a 24 hours a day, 7 days a week, hotline that neighbors and other residents are able to call to report any possible infractions of the Short-Term Rental agreement or this Ordinance.
- C. When requested by a police officer, fire district official, Town official or appointee of the Town, the Owner(s) or Owner's Agent(s) whose name appears on the Short-Term Rental registration must be on the Short-Term Rental premises, or be responsive over the phone or text, within sixty (60) minutes after receiving a request.
- 4. REGISTRATION.** Renting, or offering for rent, a Short-Term Rental without complying with the registration requirement outlined within the Section 4 is prohibited.
- A. The Owner of a Short-Term Rental must register annually with the Town through a platform specified by the Town in order to be issued a Permit.
  - B. Short-Term Rental registration must include the following information:
    - a. Name of the Property Owner(s) and address of the Short-Term Rental.



- b. Contact information for the Owner and, when applicable, Owner's Agent who has the authority and responsibility to respond to complaints in person, over the phone or text, 24 hours a day, 7 days a week, within 60 minutes of being contacted.
  - c. Sworn statement from the Owner that the Short-Term Rental will contain operating smoke and carbon monoxide detectors that meet the requirements for said detectors as set forth by the Town's Building and Fire Codes.
  - d. An Owner's agreement that confirms they will use their best efforts to assure that use of the premises by Renters will not disrupt the neighborhood, and will not interfere with the rights of neighboring property owners to the quiet enjoyment of their properties.
- C. Upon approval of a Permit, the Town will provide a Short-Term Rental registration number for each Short-Term Rental registered. The Short-Term Rental registration number should be included in any listings.
  - D. If there is a change in the information required in subsection B of this Section, the Owner must complete a new registration and submit it to the Town within ten (10) days of said change.
  - E. The Owner must pay the annual Permit fee in full at the time of application. The fee shall be established by resolution of the Board of Selectmen to cover the costs associated with this Ordinance.

## 5. PENALTIES

- A. The remedies herein are cumulative and the Town may proceed under one or more.
- B. Any Owner, Agent, or Renter who causes, permits, facilitates, aids, or abets any violation of any provision of this Ordinance, or who fails to perform any act or duty required by this Ordinance, is subject to a potential range of civil sanction as follows:
  - I. Penalties for violations of all remaining areas of the Ordinance are as follows:
    - First offense, written warning.
    - Second offense within 12-month period, \$250.00.
    - Third offense within 12-month period, loss of a Short-Term Rental permit for one (1) year. Upon reapproval of any Permit, if there is a new offense, it will result in the permanent loss of the Short-Term Rental Permit for that Owner.
  - II. Penalties for not registering or completing fraudulent registrations are as follows:

- First offense, written warning noting the date of recorded violation and giving ten (10) business days to register or contest the alleged violation, along with a \$250.00 fine.
  - If not addressed within that timeframe, a second letter will be sent, allowing for an additional five (5) business days, along with a fine of \$250.00 a day until the registration is made true and accurate.
  - If a third violation is issued, without any appeal to the Hearing Officer in accordance with Section 6 of this Ordinance, that Property cannot be issued a Short-Term Rental Permit for one (1) year, and further use as a Short-Term Rental without a Permit will result in accumulating \$250.00 a day fines until the unpermitted use has ceased. Fines will be put on hold when violations are contested by an appeal to the Hearing Officer in accordance with Section 6 of this Ordinance, until a final determination has been made.
- C. Anyone wishing to appeal any penalty shall go through the process set forth in Section 6 of this Ordinance.
- D. In addition to the penalties listed above, the Town has the right to refer potential nuisance or safety issues to relevant enforcement agents including the police, fire, zoning, building or health district at any time.

## **6. CITATION HEARING PROCESS**

- A. The Town hereby establishes a hearing procedure pursuant to General Statute Section 7-152c, as may be amended, for the enforcement and/or appeals of any civil fine and penalties issued pursuant to this Ordinance.

## **7. MISCELLANEOUS PROVISIONS**

- A. Each day on which a violation occurs or continues after the time for correction of violation given in any order has elapsed shall be considered a separate violation of this ordinance.
- B. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.
- C. If any provision of this ordinance or the application thereof to any person or circumstances is held to be invalid, such invalidity shall not affect other provisions or applications of any other part of this ordinance that can be given effect without the invalid provisions or applications; and to this end, the provision of this ordinance and the various applications thereof are declared to be severable.
- D. The Town acknowledges the Borough of Stonington retains the right, if it so chooses, to regulate short-term rentals by exercise of its zoning powers.