

# Town of Stonington

Comprehensive Zoning Regulation Rewrite

10/25/23



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# Agenda

1. Discuss Phase 1 status
2. Discuss scope of Phase 2 and review potential Phase 2 schedule
3. Discuss potential November workshop
4. Discuss draft online survey
5. Discuss priorities for Environmental Resource Protection, Sustainability, and Resilience review and amendments
6. Next steps

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# Phase 1

- The Phase 1 amendments have been adopted and will be effective November 16.
- We are making final revisions to the document to correct minor syntax issues.
- The hyperlinks will be operational in the final PDF.
- We will provide the final PDF to the Town by 10/27.

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# Phase 2: Recommended Approach

## **Organize Phase 2 effort into five discrete units:**

- 2.1: Environmental Resource Protection, Sustainability, and Resilience
- 2.2: Housing and Residential Districts and Uses
- 2.3: Commercial, Industrial, and Mixed-Use Districts and Uses
- 2.4: Site Design including Buffer Requirements, Parking, and Sign Regulations
- 2.5: Permit and Plan Requirements and Procedures and Administrative Items

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# Phase 2: Recommended Approach

## **21-month schedule: October 2023 – June 2025**

- Five 3- to 4-month work cycles, each work cycle to include:
  1. Monthly meetings (4 total except for last work cycle) with Commission.
  2. Line-by-line review and discussion of existing regulations and recommendations from FHI Studio on how to proceed
  3. In-person public workshop
  4. Draft regulation amendments
  5. Public presentation of drafted amendments
  6. Final regulation amendments for later adoption
- Public Hearing for adoption of all amendments in final month (June 2025)

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# Discovery Phase

## Weeks 1-6 of work cycle

- Line by Line review of regulations relevant to the topic and flagging of items that should be considered for amendment with recommendations for options for amendment.
- Review of plans, studies, statutory requirements, and best practices relevant to the topic.
- Preparation of PowerPoint presentation that provides a summary of findings.
- Conduct one meeting with Commission in week 4 to review findings.
- Conduct public in-person focus group workshop at end of discovery phase (week 6).

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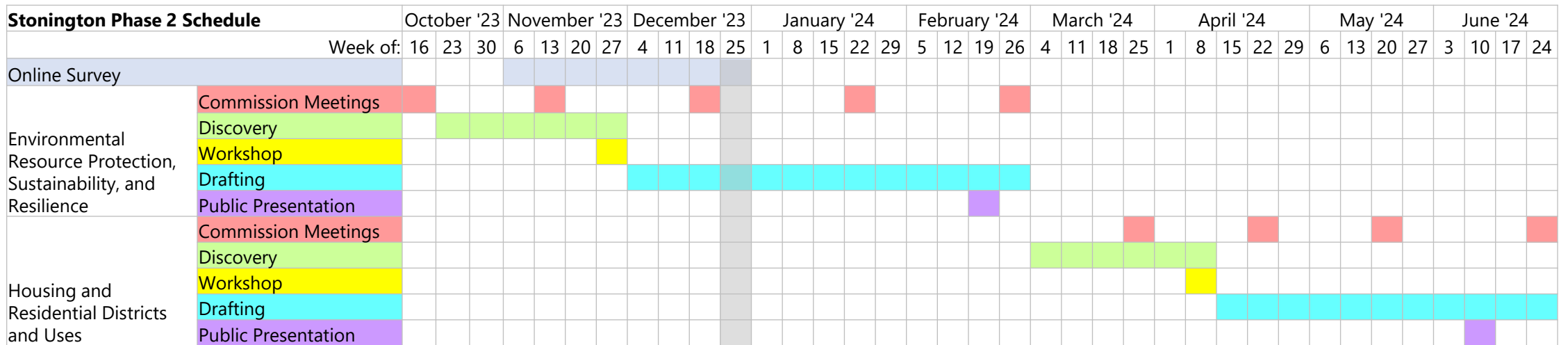
# Drafting Phase

## **Weeks 7+ of work cycle (8-13 weeks)**

- Draft regulations based upon discovery findings and input from focus group workshop
- Conduct three meetings with Commission focused on amendments
  - Meeting 1: Review feedback received from public, decide on scope and extent of work.
  - Meeting 2: Review options for draft amendments and agree to proposed amendments that will be shared with the public.
  - Meeting 3: Discuss feedback received at public presentation and decide on revisions necessary and amendments that will be forwarded for final adoption
- Conduct public presentation of recommended amendments (week 13 -18 of work cycle) between Meetings 2 and 3.

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# Phase 2 Schedule through June '24



↑ Holiday Week

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# First Workshop

- We recommend conducting the first workshop on Environmental Resource Protection, Sustainability, and Resilience issues at the end of November.
- Can we conduct the workshop on November 27<sup>th</sup> or 28<sup>th</sup>?

## NOVEMBER 2023

SUN	MON	TUE	WED	THU	FRI	SAT
29	30	31	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23 	24	25
26	27	28	29	30	1	2

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# Draft Online Survey

- Have you taken the draft survey yet?
- Feedback?
- We would like to launch by November 1st



## Stonington Zoning Regulations Update

### Welcome to the Stonington Zoning Regulations Update Survey!

The purpose of this survey is to collect information to assist the Town with a review of its zoning regulations, which control land use and development across Stonington. The Town recently completed the first phase of an update of the regulations that was focused on improving the format of the regulations and correcting inconsistencies to provide a document that is more user-friendly and compliant with Statute.

Phase 2 of the zoning update is now getting started. This phase will take a close look at issues related to environmental resource protection, residential zone regulations, commercial zone regulations, parking requirements, signage, and other aspects of the built environment that are controlled by zoning.

This survey represents the first of many opportunities you will have to provide the Town with input regarding land use and the zoning regulations. The survey will take about 10 to 20 minutes to complete.

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# Environmental Resource Protection

- Are there deficiencies in the zoning regulations related to the protection of environmental resources?
  - Wetlands and watercourses
  - Coastal resources
  - Open space
  - Forests
  - Ridges
- What are the key issues that should be discussed with the public?

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# Sustainability

- Are there deficiencies in the zoning regulations related sustainability?
  - Residential Solar
  - Electric Vehicle Charging
  - Low Impact Design
  - Invasive Species Control
  - Light Pollution
- What are the key issues that should be discussed with the public?

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# Resilience


- Are there deficiencies in the zoning regulations related resilience?
  - Coastal flooding and sea level rise
  - Non-coastal flood zones
  - Stormwater management
- What are the key issues that should be discussed with the public?

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# Next Meeting

- Our next regular meeting would be on November 22<sup>nd</sup> but this is the night before Thanksgiving.
- Can we hold our meeting on November 15<sup>th</sup> at 7:00 pm?
- November Meeting Agenda:
  - Review preliminary findings
  - Discuss workshop format

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