

# DRAFT

## Stonington Planning Board Minutes 17 October 2024

**Present:** Renée Sewell, Bob Winters, Ben Jackson, Tom Gotwals

**Public:** Brian Billings, René Colson, Sue Toder, Roger Olsen, Mary Roche, John Berry

Meeting was brought to order by the Chair at 6:30pm. A quorum was present.

A motion was made to accept the minutes of the September 19<sup>th</sup> PB meeting as written.

Motion: Gotwals

Second: Sewell

Approved by vote: 4:0

Item 1: Healthy Island Project (aka HIP), 91 Burnt Cove Road, Map 4B Lot 8, New ownership and commercial change of use.

A Public Hearing was called to order to present plans for a change of use, converting the former Church of Christ to a new headquarters and activity center for HIP. Application was presented for initial review, discussed and accepted as complete by the PB at its Sept 19<sup>th</sup> meeting. HIP Board Members described the project. There were no changes to the plan since the last meeting. The State Fire Marshall has since approved use of the building for public events. Additions to upgrade kitchen equipment for commercial use are underway. There was little discussion and a motion was made to close the Public Hearing.

Motion: Gotwals

Second: Winters

Vote to Approve: 3:0

One PB member abstained. He was not present at the Sept 19<sup>th</sup> meeting to participate in discussions.

A motion was then made to Approve the application.

Motion: Winters

Second: Gotwals

Approved by vote: 3:0

New Business:

Remaining time was given to suggesting possible changes or additions to existing Town ordinances prior to the annual Town Meeting.

- Shoreland Zoning Ordinance: Pg 7: c(i): Change limitation of “1000 square feet” to “1000 cubic feet”. The use of square feet on an existing footprint signals no reference to the height of the structure. The use of cubic feet will imply a corresponding change in volume and height.
- Subdivision Ordinance: Suggested that we increase width requirements for new private roads to 60’. If the Town was to take over maintenance at some point, we would need to ensure enough room for emergency vehicles and school busses.
- Year-round Rentals: Suggested we add a requirement for ample parking for the renter, in close proximity to the property.
- Short Term Rental Ordinance: Stated parking requirements are vague. Suggested that ample parking needs to be in close proximity to the rental property and that Town parking areas are unacceptable and not to be considered.
- Short Term Rentals: Existing ordinance does not consider what should happen when a property changes ownership. This should be made clear, as an addition to the existing ordinance. It was noted that the STR Ordinance, as it stands, is not meeting one of its objectives. We are not seeing a corresponding rise in the number of long term rentals and that, in time, attrition will result in an overall loss of STR’s.

With no further comments, a motion was made to adjourn the meeting at 7:40pm.

Motion: Jackson

Second: Sewell

Approved by vote: 4:0

Next meeting scheduled for Thursday, November 21<sup>st</sup>.

Respectfully submitted,

RN Winters - Secretary