

Stonington Ordinance Focus Group #1



The Musson Group
October 16, 2025



What Has Been Done So Far?

- Taken stock of what you already have in place
- Formulate general recommendations
- Developing a clearer picture of the current development climate in Stonington
- Working with Planning Board to craft new unified ordinance structure
- Initial drafting of ordinance provisions



Roundtable Discussion

What is Happening Now?

- What are the current barriers to development in town?
- What changes are taking place in Stonington? Are market development priorities shifting?
- What development do you like to see? Dislike? Unsure about?
- What development is needed to support a year-round community?

A Vision for Stonington

- What makes the Town unique?
- What values does the Town want to embody?
- How do these images and ideals help or hinder the Town's continued success?
- What role can development play in supporting a successful Stonington of tomorrow?
- What are you willing to give up to keep what is most important?

Roundtable Discussion Cont.

Tell Me About...

- Your current or past experiences with the existing ordinances.
- The message the Town is communicating through the existing regulations.
- If you don't have experience with the current ordinances, what might your expectations be if you were a developer?

Possible Solutions

- A Town like Stonington may have capacity issues to handle certain concerns. Increasing staff or providing more services would increase taxes significantly.
- As a community, how can we work together to address some of these issues?
- What other tools or resources can the Town and partners provide to developers and residents to ensure the continuity of character?
- Are increased taxes a fair trade off? Development fees?
- National Historic District for Downtown

The Role of Ordinances

Will Ordinance Amendments Guarantee a Thriving and Successful Stonington?

- **NO!**

Ordinances are **a tool** available to a community to communicate their goals, priorities, and concerns to those wishing to join the community through development.

They provide:

- Guidance
- Instructions
- Standards

They do not provide:

- The ideals described earlier
- Partnerships
- Courage

ADMINISTRATION

- Applicability/Purpose
- Application Deadlines
- Who Oversees What?
- Shared Procedures (e.g. Abutter Notices, Waiver Requests, etc.)

SITE PLAN REVIEW

- Review Procedures
- Application Submission Requirements
- General Review Criteria
- Additional Procedures and Review Criteria for Certain Structures
- Post-Approval Requirements
- Amendments to Approved Site Plans

SUBDIVISION REGULATIONS

Review Types (Major/Minor Subdivisions, Land/Structure/Both/Revisions)

Review Procedures

Sketch Plan Review

- Application Submission Requirements—Preliminary Subdivision Plan
- Application Submission Requirements—Final Subdivision Plan
- General Review Criteria
- Additional Review Criteria for Mobile Home Parks
- Post-Approval Requirements; Amendments to Approved Subdivision Plans

BUILDING PERMITS

- When is a Building Permit Required
- Review Standards

What's next

- Take the survey on the Town's website!
The link to the landing page is the pop-up box when you first enter the website.
- Incorporate feedback into discussions with Planning Board
- Continued communication



Thank you!

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