

Town of Stonington ORDINANCE RE-WRITE

New Unified Structure

The existing development ordinances (Build Permits, Subdivision, and Commerical Site Plan) have been combined into one Unified Development Ordinance. This ordinance provides a place for shared standards and processes in a logical flow.

If a type of review has specialized steps or performance standards, these are also outlined. It will act as a one-stop-shop for developing within Stonington. The ordinance structure will also allow for future flexibility to insert new provisions and tools as the legal landscape within the town changes. Deadlines, application materials, and review steps are clearly outlined.

Subdivision Changes

There are new categories of Major and Minor subdivisions that are treated differently during review. More intensive subdivisions will have more review requirements, while smaller, less impactful subdivisions won't have as much

Housing Updates

Some initial improvements that may make housing development easier:

1. Broad waiver authority for the Planning Board and Code Officer to take into account physical limitations of lots, but still allow for productive projects.
2. Sketch Plan processes will allow developers to meet with the Board for a low stakes meeting and share thier ideas early on in the planning process.
3. More standards that allow the Board to judge when more information is necessary. Reduces upfront costs to developer.

Other Economic Development Tools

1. New Occupancy inspection to help secure funding from lenders.
2. Clarified commercial requirement on first floors on Main Street.

Keep An Eye Out For Upcoming Events Dec-Jan

- Informational Workshop to Showcase New Ordinance
- Final Planning Board Review to Reccomend Amendments to Selectboard
- Selectboard Presentation

For more information visit:
<https://www.stoningtonmaine.org/development-ordinances/>

OR

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