

Stonington Development Ordinances Workshop



*Technical Standards
Organization and Formatting
Increased Clarity and Guidance for Planning Board and Developers*

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Site Plan Review And Subdivision Review

- Combine Site Plan & Subdivision review into one development ordinance (dep. on feedback)
- Incorporate Major and Minor reviews.
- Allow for varying standards for subdivisions of land and structures
- Allow for Sketch Plan review, Preliminary Plan review, and Final Plan review.
- Establish clear timelines and deadlines.
- Ensure clear waiver provisions are established.

Site Plan Review And Subdivision Review (Cont.)

- Outline process for post-approval enforcement and procedures for amending the ordinance.
- Clean up definitions.
- Clarify technical standards (e.g. parking, lighting, financial capacity etc.).
- Clear section titles and labeling of information.
- Set up fee schedule.
- Formalize notice requirements for abutters if feasible.
- Draft provisions for Site Plan Amendments.

Additional Suggestions From the Inter-Local Housing Taskforce

- Update terminology/definitions for items such as “Low to Moderate Income Housing” to match HUD terminology.
- Explore idea of dimensional requirements that combine minimum lot size and unit/acre density.
- Revise Building Permit Ordinance for clarity.
- Examine necessity of strict groundwater provisions.
- Compare with Deer Isle and Blue Hill ordinances to have some regional consistency.
- Re-examine cluster subdivisions and explore other tools could achieve a similar goal.



Shoreland Zoning Ordinance

- Does the Town want stricter standards than DEP suggests? If so, do the current stricter standards make sense?
- Review allowed uses table and see if they still fit the goals of the most recent Comprehensive Plan.
- If the town ever adopts townwide zoning, this ordinance could move to the larger development ordinance.



Water Supply Protection Ordinance



- Work with Water Company manager and engineer to create a new overlay for water supply protection zone.
- Use science-based approach and consider potential new town well sites.
- Explore need/interest in impact fee for water to allow more housing, but offset short-term costs for town to keep up with water demand in peak season.

Listening Session

- What do you think works about Stonington's current ordinances?
- What are common themes discussed about potential improvements?
- What goals should guide the ordinance re-write process?



Zoning

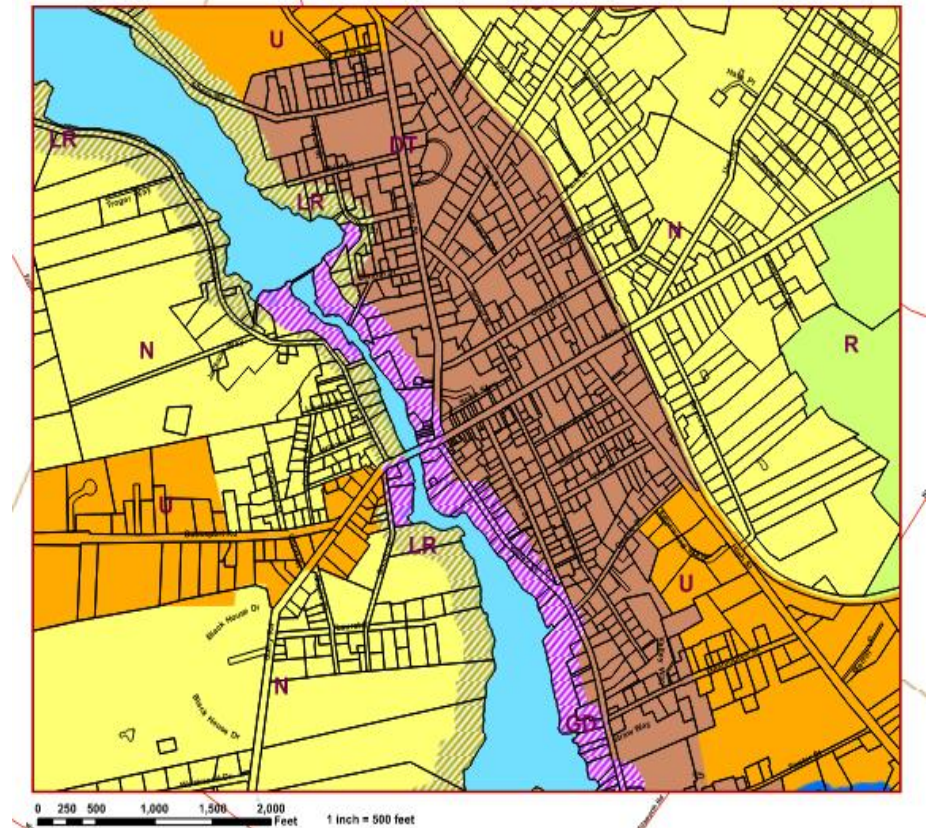
Organizing Your Community What You Want, Where You Want it



What is Zoning?

- A division of a municipality into different districts also called “zones.”
- These zones are meant to reflect the community’s goals and allow for development where the community deems it makes sense.
- Zoning is NOT land use. Zoning sets the rules of how land can be used and land use is the outcome.

Downtown Area Inset



City of Ellsworth Downtown Zoning

Major Types of Zoning

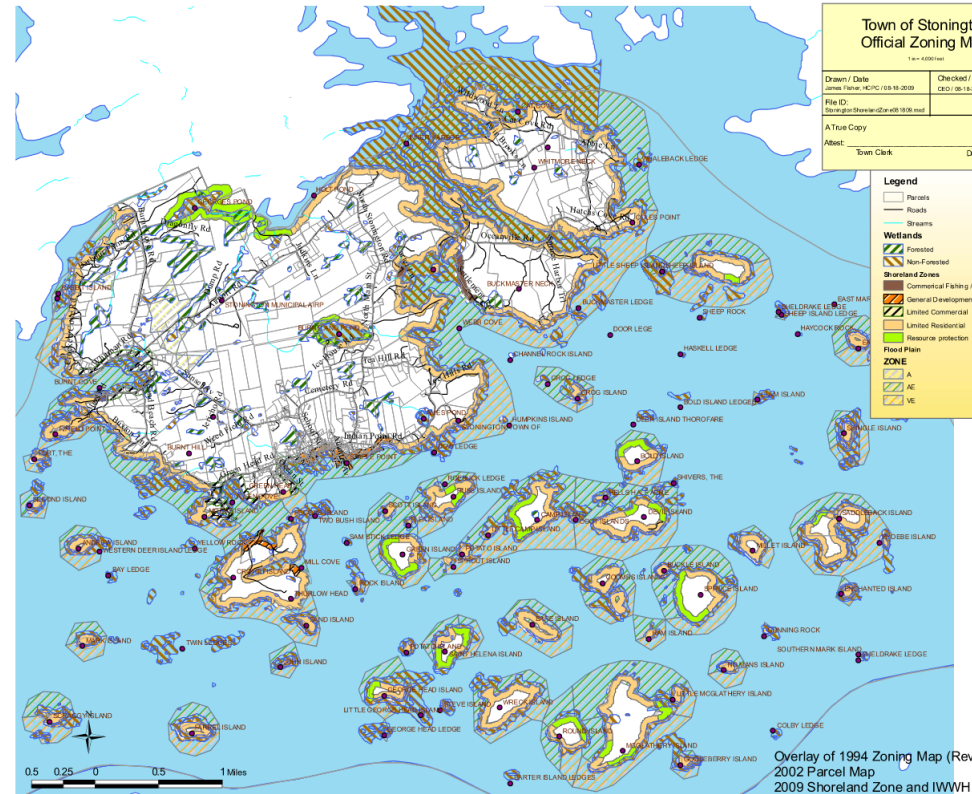
- **Euclidean Zoning:** Most traditional type of zoning. Separates land uses and tries to concentrate similar land uses into the same geographic areas.
- **Performance Zoning:** Regulates activities based on impacts and effects rather than what the activity is. Examples include density, noise, and vehicle trips.
- **Hybrid Zoning:** Zoning regulations that combine aspects of multiple zoning methods. Hybrid zoning attempts to create flexibility, but can sometimes become complicated if not designed properly.
- **Form-Based Code:** Code based on the character and visual appearance of a place and how the built environment interacts with public spaces. Used more for dense urban environments.
- **Negotiated or Contract Zoning:** Is an offset of Euclidean zoning. Euclidean zoning can be rigid and can make it difficult to allow for creative land uses and negotiated zoning allows for a use that is typically not allowed in a zone to exist if it complies with varying performance standards.

Benefits of Zoning

- Promotes orderly and predictable development.
- Supports property values.
- Has goals of protecting health and safety.
- Allows for varying aspects of a community's character to coexist.
- Can protect natural resources and public space.
- Should be focused on increasing quality of life for all.
- Creates clarity for businesses and developers, thus increases economic development.

Zoning in Stonington

- Shoreland Zoning: State mandated zoning that governs activity along water bodies, streams, Great Ponds, and wetlands (type of Euclidian Zoning).
- Subdivision and Commercial Site Plan performance standards (close to Performance Zoning).
- Water Supply Protection Ordinance (Hybrid Zoning containing elements of Euclidean and Performance Zoning).



Thank you!

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