

TOWN OF SEABROOK ISLAND

DSO Advisory Committee Meeting

January 28, 2021 – 2:00 PM

Virtual Meeting Hosted via Zoom

[Live Streamed on YouTube](#)



MINUTES

Present: Skip Crane (Chair), Wayne Billian, Katrina Burrell, Bob Driscoll, Ava Kleinman, Walter Sewell, Roger Steel, Ed Williams, Joe Cronin (Town Administrator)

Absent: Gary Quigley

Guests: Paul LeBlanc (PLB Planning Group), John Gregg (Mayor)

Chairman Crane called the meeting of the DSO Advisory Committee to order at 2:00 PM. Chairman Crane confirmed that the requirements of the Freedom of Information Act were fulfilled, and the meeting agenda was properly posted.

APPROVAL OF MINUTES

1. **DSO Advisory Committee Meeting: November 19, 2020:** Mr. Williams made a motion to approve the minutes from the November 19, 2020, meeting, as submitted. Mr. Steel seconded the motion. The motion was **APPROVED** by a vote of 8-0.

ITEMS FOR DISCUSSION

1. **Review and Discussion of Draft DSO:** Mr. LeBlanc provided committee members with a summary of the major changes made to each of the articles over the prior year and a half. Those changes were incorporated into a new master document (Version 2-A) containing all of the articles and sections making up the new DSO. Members of the committee reviewed and provided feedback on the revised language. A detailed discussion took place regarding the following topics:

- Lighting: lanterns / LED / athletic and recreational lighting
- Encroachments: fire pits / decks
- Building heights
- Conservation districts: new camp district
- Residential districts: eliminated Village district / different standards for new and existing residential developments
- Mixed use district: density bonuses for additional open space
- SI Road overlay district: specifying what a TIA must include
- Conditional uses: added STR and Vacation Club Unit (per Ord. 2020-14)

- Environmental standards: marsh area requirements
- Landscaping and buffering: tree preservation requirements
- Signage: yard signs / content-based regulations (Reed v. Gilbert)
- Qualifications for a variance: criteria / self-created hardship / revise per state statute
- Nonconforming structures: 50% rule eliminated for zoning non-conformities / 66 2/3% rule maintained
- Definitions: family / str / small wireless facilities / special event (deleted)
- Appendix D: updated plant materials

The committee's comments and suggestions will be incorporated into a new version (Version 2-B), which will be made available for public review and comment. Town Administrator Cronin stated that a virtual town hall would be scheduled, at which time the consultant and staff will present the new document to the community. The town will also solicit comments on the new document from key stakeholders and the public. Depending on the volume and nature of comments received, an additional advisory committee meeting may be warranted before the final document moves into the adoption phase.

ADJOURN

There being no further business, Mr. Steel made a motion to adjourn the meeting. Ms. Kleinman seconded the motion. The motion was **APPROVED** by a vote of 8-0 and the meeting was adjourned at 3:52 PM.

Minutes Approved: November 15, 2021



Joseph M. Cronin
Town Administrator