

***Notice to property owners, builders, architects working on Masons Island***

Of course any building or construction project on the island must conform to the zoning and permitting guidelines of the town of Stonington. In addition to town approval, plans should also be submitted to the Masons Island Company and to MIPOA/MIFD. There are certain factors specific to Masons Island and related to our roads and right-of-ways:

- There is a specific ordinance (visible on the MIPOA/MIFD website) addressing any excavation or work in or under MIFD managed roads.
- Also published on the website are very specific “technical standards for driveways and aprons” that intersect MIFD managed roads
- Most MI deeds contain Masons Island Company restrictions and covenants put in place to preserve the unique character of the island. These are things like ‘setback’ restrictions that are stricter than the town of Stonington — and that are designed to maintain a reasonable and desirable density of housing.
- Any plans for new drainage / stormwater treatment issues should be reviewed in advance by the MIFD / MIPOA facilities committee
- Any tree removal or landscaping planned on the MIPOA right of way (adjacent to all roads) should be reviewed in advance by the MIFD / MIPOA facilities committee.

To streamline your building process and avoid complications, please be sure your builder and architect are familiar with your deed, and also submit plans to the MIPOA / MIFD roads committee and the Masons Island Company, in addition to the town of Stonington.

Please submit plans or any questions to **info@mipoa.info** and they will be forwarded to the Facilities committee and the Architectural review committee.

MIPOA/MIFD