

**Preston Conservation and Agricultural Commission  
Preston Town Hall  
Monday, February 26, 2018  
7:30 pm.  
Regular Meeting**

**1. Call to Order**

Chairman Piszczek called the meeting to order at 7:37 pm.

**2. Roll Call**

**Regular Members**

Gary Piszczek, Chairman  
Matthew Snurkowski, Vice Chairman - *excused*  
Susan Mattern, Secretary - *excused*  
Lynwood Crary  
Margaret Gibson  
Ted Zajac

**Alternates**

Roberta Charpentier - *excused*  
Sandy Pimentel - *absent*

**Recorder**

Bekah Little

**3. Approval of the January 22, 2018 Regular Meeting minutes**

A motion was made by L. Crary and seconded by G. Piszczek to approve the January 22, 2018 Regular Meeting minutes as presented.

All in favor. Motion carries.

**4. Comments from the Public**

No public present.

**5. Communications**

a) 2018 Connecticut Land Conservation Conference - Saturday, March 17, 2018.

M. Gibson said that it was worth looking at the workshops to see if there are any having to do with issues in Preston. G. Piszczek said the conference was optional if anyone wanted to attend.

b) Letter dated January 31, 2018 from Aquarion Water Company, Bruce T. Silverstone, VP, Corporate Communications to Preston Conservation & Agriculture Commission regarding The Aquarion Environmental Champion Awards program for 2018.

G. Piszczek asked if there was anyone to nominate and no one knew of any one but with a deadline of May 1 the Commission agreed there was time to think about nominations and they would discuss it at the next meeting.

c) Avalonia Trails, Winter 2018.

M. Gibson mentioned that Avalonia has been able to write grants very successfully recently, raising \$400,000.

G. Piszczek said that he would speak with Kathy Warzecha about an Avalonia grant.

**6. Public Hearings**

None

**7. Old Business**

**a) Clustered Zoning Regulations.**

G. Piszczek said that he spoke with Kathy Warzecha and that the Commission is open to suggestions but that they are in no rush and Sue Mattern is not ready yet to follow through at this time either.

**b) Farm Dating Program / Diane Hansen, Community Based Project.**

G. Piszczek said that he'll talk to Sue Mattern about painting birdhouses in the spring and he will get back to the Commission.

**c) Hniatuk & Grossman properties – future use.**

G. Piszczek said he just mows the trails at the property. M. Gibson said that she's never been on the property and G. Piszczek said it was a nice hike that took about an hour. M. Gibson asked if there was any interest in trying to organize a brush committee and getting the bittersweet out and working on the property. G. Piszczek said it was hard to get someone out there with those kind of tools. L. Crary said that it's hard to recruit high school kids for that kind of physical work.

**d) Kendall Property.**

M. Gibson mentioned that although a \$200,000 grant was received, Kendall is still going to require raising more money. M. Gibson asked if money was still coming in for real estate deals and G. Piszczek said yes, that it was around \$50,000. G. Piszczek said the money is for the Commission to recommend but not to spend. He also said that Kathy Warzecha was open to the suggestion that the town could partner with Avalonia on the Kendall property. M. Gibson mentioned that the Preston Town Committee of Avalonia Land Conservancy did its job by going on the site walk and voting to recommend it indicating that we were a small town committee and that it was a sizeable property that needed considerable stewarding. M. Gibson said that she would contact Sue Sutherland, Head of Acquisitions and Vice President at Avalonia and ask her if she would come to a meeting and speak to the Commission. G. Piszczek said he would speak with Kathy Warzecha and ask what the protocol is and ask for her recommendations.

**e) Farm Tours.**

G. Piszczek said that a hard date should be set for the farm tours and L. Crary said sometime in May. L. Crary asked T. Zajac about the possibility of a maple syrup tour and if he had a day that would work but T. Zajac said that the weather has been spotty for boiling but that he would be happy to have people come by. M. Gibson said that there is a sugar shack on Watson Road and that T. Zajac should check it out. L. Crary said he would check with Tracy Rosiene to find out what the deadline is for publishing farm tours in the Preston Pipeline. It was mentioned that Clark Woodmansee and Ed Mattern, who make cheese and yogurt, are also open to having people come by but that they are not open yet to the public.

**f) State Hospital Development.**

G. Piszczek said that Kathy Warzecha mentioned that they're going to take out the gravel from the back and sell it and then use the fill from the buildings they're taking down to refill the gravel.

**g) Notable Tree of CT: 149 River Road.**

G. Piszczek said he's waiting for good hiking weather and that it's just too wet right now.

**h) Management update letter for Mrs. Przyborowski.**

G. Piszczek said that he is working on writing a letter to Mrs. Przyborowski.

**i) Goals for 2018**

- Getting a line of communication with Avalonia.
- Working toward more complimentary uses between the Zoning Commission, this commission and land trust organizations to save land – coordinated land use planning.

**8. Boots on the Ground – Paddles in the Water Report**

No discussion

**9. New Business**

**a) Comprehensive Zoning Regulations**

G. Piszczek said that K. Warzecha was asking how many acres per animal and the Commission agreed that 5 acres for a farm should be good. K. Warzecha is also going to provide the revised regulations for agriculture to the Commission for review and comments/recommendations. M. Gibson asked if any of the regulations have to do with the hospital property. B. Little said that she would find out from Kathy Warzecha and contact G. Piszczek with an answer to Margaret's question.

**10. Meanderings**

**11. Adjournment**

A motion was made by L. Crary and seconded by M. Gibson to adjourn the meeting at 8:30 pm.  
All in favor. Motion carries.

Respectfully submitted,

Bekah Little  
Recorder