

**Town of Preston  
Planning and Zoning Commission  
Tuesday, January 25, 2022  
7:00 P.M.  
PRESTON PLAINS MIDDLE SCHOOL  
(Universal Indoor Mask Requirement)  
Cafeteria  
1 Route 164  
Preston, CT 06365  
Regular Meeting Agenda**

**1. Call to Order**

**2. Roll Call**

*Members*

Art Moran, Jr. – Chairman  
Richard Chalifoux – Vice Chairman  
Zach Tarner  
Denise Beale  
Charles Raymond  
Doreen Rankin  
Mike Sinko

*Alternates*

Nate Koniecko  
Fred Eddy  
Terri Eickel  
  
Kathy Warzecha – Town Planner  
Kimberly Lang – Recorder

**3. Determination of Quorum**

**4. Election of Officers**

**5. Approval of the Minutes**

a. Regular Meeting Minutes of Tuesday, December 28, 2021. Workshop Meeting Minutes of January 11, 2022.

**6. Communications**

- a. SCCOG Short Term Rental Regulation in Connecticut prepared by Justin LaFountain, September 2019 (updated December 2021).
- b. SCCOG Public Act 21-1 and “Navigable Waterways” prepared by Samuel Alexander, December, 2021, including Public Act 21-29 Modifications to C.G.S. Section 8-2.
- c. Land Use Training Guidelines Overview regarding Section 9 of Public Act 21-29 that includes new requirements for training guidelines and reporting on training compliance.
- d. Letter dated January 18, 2021 from Heller, Heller & McCoy to Kathy Warzecha, Town Planner regarding granting an extension for 35 days of the period to schedule a hearing and postponement of Blue Camp CT, LLC public hearing on January 25, 2022.
- e. Zoning Bulletin, December 10, 2021

**7. Extension**

a. Letter dated January 18, 2021 from Heller, Heller & McCoy to Kathy Warzecha, Town Planner regarding granting an extension for 35 days of the period to schedule a hearing and postponement of Blue Camp CT, LLC public hearing on January 25, 2022.

**8. Public Hearing**

- a. Special Exception Application #2021-03 and Site Plan Application #2021-02, Blue Camp CT, LLC, Applicant and Mashantucket Pequot Tribal Nation, Owner for property located at 451, 455 & 495 Route 2; Development of comprehensive luxury recreational campground.

**TO BE RESCHEDULED TO WEDNESDAY, FEBRUARY 23, 2022**

**9. Old Business**

**Special Exception**

- a. **Special Exception Application #2021-03**, Blue Camp CT, LLC, Applicant and Mashantucket Pequot Tribal Nation, Owner for property located at 451, 455 & 495 Route 2; Comprehensive luxury recreational campground.

**Site Plan**

- b. **Site Plan Application #2021-02**, Blue Camp CT, LLC, Applicant and Mashantucket Pequot Tribal Nation, Owner for property located at 451, 455 & 495 Route 2; Comprehensive luxury recreational campground.

**Zoning Permit**

- c. **Zoning Permit Application #2021-06**, Amanda Migliaccio, Applicant and Taylor Woodmansee, Owner for property located at 57 Krug Road; Accessory Building as kitchen for baked goods.

**10. New Business**

None

**11. Other Matters**

- a. Cannabis Follow-up  
b. Affordable Housing Plan  
c. 2022 – 2023 Planning and Zoning Budget

**12. Public Comment**

**13. Adjournment**

**REMINDER THAT THE FEBRUARY REGULAR PZC MEETING HAS BEEN RESCHEDULED FROM TUESDAY, FEBRUARY 22, 2022 TO WEDNESDAY, FEBRUARY 23, 2022**