

**AMENDED AGENDA  
Planning and Zoning Commission  
Tuesday, January 27, 2026  
7:00 P.M.**

**Town Hall, Lower - Level Conference Room  
Preston Town Hall at 389 Route 2  
Regular Meeting Agenda**

**1. Call to Order**

**2. Roll Call**

*Members*

Arthur Moran, Jr. – Chairman  
Denise Beale – V. Chairman  
Fred Eddy  
Charles Raymond  
Victoria Shulz  
Anne Sabrowski  
Kayla Thompson

*Alternates*

Terri Eickel  
Matthew Gauthier  
Thomas Wright  
  
Kathy Warzecha – Town Planner  
Alicia Dyer – Recorder

**3. Determination of Quorum**

**4. Public Comment -Public Comment and Question Session: Each individual will be limited to 3 minutes, and the entire session will last no more than 15 minutes. All comments and questions must be germane to the agency's business. No individual may yield his/her time to another individual. (Town Ordinance: 03.06.08)**

**5. Approval of Minutes**

**a. November 25, 2025, Regular Meeting Minutes**

**6. Election of Officers – Chairman, Vice Chair, Secretary**

**7. Correspondence**

**a. Quinlan: Zoning Bulletin – October 25, 2025: Vol. 19 Issue 20**

**b. Quinlan: Zoning Bulletin – November 10, 2025: Vol. 19 Issue 21**

**c. Quinlan: Zoning Bulletin – November 25, 2025: Vol. 19 Issue 22**

**d. Email: Dec. 11, 2025: Forwarded Sandra Allyn-Gauthier, from Claire Stadtmueller regarding Home Rule to protect rural towns.**

**e. Email: Dec. 15, 2025: From Sultan Javed to Kathy Warzecha regarding a Bond Release for 212 Route 2**

**f. Quinlan: Zoning Bulletin – October 10, 2025: Vol. 19 Issue 19**

**g. Letter: Dec. 16, 2025 – Town of Montville: Zoning Regulation Changes**

**h. Letter: Dec. 18, 2025 – Town of Norwich: Zoning Regulation Changes**

**i. Letter: Jan. 13, 2026 – CT Federation of Planning & Zoning Agencies: Quarterly Newsletter**

**j. 2026-2027 Planning and Zoning Department Budget**

**k. Zoning Permit #2025-05 Application for Lai Metzger 8 Pequot Street STR modification to existing STR**

**l. Zoning Permit #2026-01 Application for Keith Clinton 203 Old Jewett City Home Occupation for Home Based Fire Arms License**

**m. Spec. Exception #2026-01 – Loureiro Engineering Associates, Inc., Applicant; Shetucket Recycling, LLC, Owner for the property located at 31 Route 2, Preston, CT; Use of property to temporarily stockpile material from an offsite project.**

**n. Site Plan #2026-01 – Loureiro Engineering Associates, Inc., Applicant; Shetucket Recycling, LLC, Owner for the property located at 31 Route 2, Preston, CT; Use of property to temporarily stockpile material from an offsite project.**

**o. ZEO Report**

**p. Town Planner report on Agenda Items**

## **8. ZEO Report**

## **9. Public Hearing – *continued from Nov. 25, 2025***

**a. Zoning Text Amendment #2025-07: AN AMENDMENT TO THE PRESTON ZONING REGULATIONS REGARDING THE REQUIREMENTS FOR CREATING A FIRST SPLIT**

**b. Spec. Exception #2026-01 – Loureiro Engineering Associates, Inc., Applicant; Shetucket Recycling, LLC, Owner for the property located at 31 Route 2, Preston, CT; Use of property to temporarily stockpile material from an offsite project.**

## **10. Old Business**

### **Zoning Text Amendments**

**a. Zoning Text Amendment #2025-07: AN AMENDMENT TO THE PRESTON ZONING REGULATIONS REGARDING THE REQUIREMENTS FOR CREATING A FIRST SPLIT**

## **11. New Business**

### **Zoning Permits**

**a. ZP #2025-05: Lai Metzger, Applicant/Owner for property located at 8 Pequot Street – STR an additional bedroom to an existing STR.**

**b. ZP #2026-01: Keith Clinton, Applicant; Keith and Alicia Clinton, Owner for property located at 203 Old Jewett City Rd. – Home Occupation – home based federal firearms license change of address – online firearms sale.**

### **Special Exceptions**

**a. Spec. Exception #2026-01 – Loureiro Engineering Associates, Inc., Applicant; Shetucket Recycling, LLC, Owner for the property located at 31 Route 2, Preston, CT; Use of property to temporarily stockpile material from an offsite project.**

### **Site Plans**

**a. Site Plan #2026-01 – Loureiro Engineering Associates, Inc., Applicant; Shetucket Recycling, LLC, Owner for the property located at 31 Route 2, Preston, CT; Use of property to temporarily stockpile material from an offsite project.**

## **12. Administrative Review - None**

## **13. Other Matters**

**a. An Act Concerning Housing Growth, Bill 8002**

**b. SP #2019-01, Sultan Ali Javad, 212 Route 2, gas station, review of trailer removal and bond release.**

c. 2026-2027 Planning and Zoning Department Budget

**14. Adjournment**

**PZC Membership List w/ terms**

**Regular Members**

Arthur Moran, Jr. – 11/16/2027  
Kayla Thompson – 11/20/2029  
Denise Beale – 11/16/2027  
Charles Raymond – 11/20/2029  
Victoria Schulz – 11/20/2029  
Fred Eddy – 11/16/2027  
Anne Sabrowski – 11/16/2027

**Alternate(s)**

Matthew Gauthier – 11/16/2027  
Terri Eickel – 11/20/2029  
Vacancy – 11/16/2027

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Cindy Palmer  
PRESTON TOWN CLERK

Asst.