

Planning and Zoning Commission
Tuesday, February 24, 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 - Secretary
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. January 27, 2026 Regular Meeting Minutes

6. Correspondence

a. Subdivision #2026-01 – John Hardy, Applicant; Hardy Home Builders, LLC, Owner for the property located at 180 Route 2, Preston, CT; 6-Lot Subdivision

b. Letter: January 30, 2026 -CT Federation of Planning & Zoning Agencies – Annual Conference Information/Registration

c. Concept and draft for amendments to the Zoning Regulations addressing HB 8002

d. PZC Application Status Report

e. ZEO Report

f. Town Planner report on Agenda Items

7. ZEO Report

8. Public Hearing –

a. Subdivision #2026-01 – John Hardy, Applicant; Hardy Home Builders, LLC, Owner for the property located at 180 Route 2, Preston, CT; 6-Lot Subdivision

9. Old Business

10. New Business

Subdivision

- a. **Subdivision #2026-01** – John Hardy, Applicant; Hardy Home Builders, LLC, Owner for the property located at 180 Route 2, Preston, CT; 6-Lot Subdivision

11. Administrative Review - None

12. Other Matters

- a. SP #2019-01, Sultan Ali Javad, 212 Route 2, gas station, review of trailer removal and bond release. *(bond release motion needs to state who the bond is release to and the amount to be released OR that a Passbook is to be released, see prepared motion)*
- b. HB 8002 – addressing Middle Housing, parking, and summary review.

13. 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
Thomas Wright – 11/16/2027

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2026 FEB 17 P 3:40

Asst. Cindy Palmer
PRESTON TOWN CLERK