

**Town of Preston  
Planning and Zoning Commission  
Tuesday, April 25, 2023  
7:00 P.M.**

**Town of Preston**

**Preston Plains Middle School Cafeteria**

**Regular Meeting Agenda**

**1. Call to Order**

**2. Roll Call**

*Members*

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

*Alternates*

Fred Eddy  
Terri Eickel  
Anne Sabrowski

Kathy Warzecha – Town Planner  
Kimberly Lang – 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. March 28, 2023 Regular Meeting**
- b. March 28, 2023 Public Hearing**

**6. Correspondence**

- ARC News Spring 2023 – copies at meeting
- ESRI News Winter 2023 – copies at meeting
- Zoning Bulletin, February 25, 2023
- Email dated April 15,2023: from John Waggoner regarding 43 Lynn Drive
- Email dated April 16,2023: from John Waggoner regarding 43 Lynn Drive
- Email dated April 13, 2023: from Kathy Warzecha to Sultan Ali regarding 212 Route 2 (FYI)
- PZC Application Status Report

**7. Public Hearing – continuation of March Public Hearing**

- a. Subdivision #2023-01, Zachary and Rachel Turner, Applicant/Owner for property located at 5 Deerbrook Road; 3-lot Re-subdivision (one existing house and 2 new building lots).**

**8. Old Business  
Subdivisions**

- a. Subdivision #2023-01, Zachary and Rachel Turner, Applicant/Owner for property located at 5 Deerbrook Road; 3-lot Re-subdivision (one existing house and 2 new building lots).**

**Zoning Permit**

- a. **Zoning Permit #2023-01**, Alicia Capano for property located at 43 Lynn Drive; 4-bedroom Short-Term Rental
- b. **Zoning Permit #2023-02**, Kathleen and Robert Lucas for property located at 172 Route 2A; Accessory Apartment – The applicant has withdrawn this application.
- c. **Zoning Permit #2023-03**, William Buckley for property located at 88 Hollowell Road; 4-bedroom Short-Term Rental (Plus a 2-bedroom apartment on the property.)

**9. New Business**

**10. Other Matters**

- a. **Poquetanuck Traffic Calming Project**
  - 1. **LOTICIP update**
  - 2. **CIF update**
  
- b. **Recreational Trail Grant**
  
- c. **POCD 2024 Draft**
  - 1. **Final Survey**
- d. **Revision to Section 21 of the Regulations**
- e. **Short Term Rental (NEW) Definition**

**11. Adjournment**

**PZC Membership List w/ terms**

**Regular Members**

Art Moran, Jr. – 11/21/2023  
Richard Chalifoux – 11/21/2023  
Doreen Rankin – 11/18/2025  
Denise Beale – 11/21/2023  
Charles Raymond – 11/18/2025  
Zach Tarner – 12/31/2025  
Mike Sinko – 11/21/2023

**Alternate(s)**

Fred Eddy – 11/18/2025  
Terri Eickel – 11/18/2025  
Anne Sabrowski – 11/23/2023

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*Cindy L Palmer*  
Asst PRESTON TOWN CLERK