

**Town of Preston
Planning and Zoning Commission
Tuesday, April 26, 2022
7:00 P.M.
PRESTON PLAINS MIDDLE SCHOOL
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 Turner
Denise Beale
Charles Raymond
Doreen Rankin - Secretary
Mike Sinko

Alternates

Nate Koniacko
Fred Eddy
Terri Eickel

Kathy Warzecha – Town Planner
Kimberly Lang – Recorder

3. Determination of Quorum

4. Approval of the Minutes

a. Regular Meeting Minutes of Tuesday, March 22, 2022. Public Hearing Minutes of Tuesday, March 22, 2022.

5. Communications

- a) **Resubdivision Application #2022-01**, Timothy Bowles, Applicant/Owner for property located at 115 River Road; One lot resubdivision.
- b) **Zoning Permit Application #2022-01**, Brendan Mansaka, Applicant and 30 Spicer, LLC, Owner for property located at 30 Spicer Road; Short Term Rental.
- c) Letter dated April 8, 2022 from State of Connecticut, Department of Transportation, Carlos M. Wimberly, Bureau of Highway Operations to Preston Planning & Zoning regarding Poquetanuck Cove Bridge Water Main Crossing, Route 12.
- d) Letter dated April 12, 2022 from Heller, Heller & McCoy to Preston Planning & Zoning commission and Kathy B. Warzecha, regarding Benesch's response to Town Planner.
- e) Letter dated April 12, 2022 to the Honorable U.S. Congressman Joseph Courtney from Kathy B. Warzecha, Preston Town Planner regarding a grant application.
- f) Zoning Bulletin February 25, 2022.
- g) Draft Affordable Housing Plan (to be emailed – hard copies provided at the meeting)
- h) Town Planner Spreadsheet regarding Blue Camp Application compliance with Zoning Regulations.

6. Public Hearings

- a. **Resubdivision Application #2022-01**, Timothy Bowles, Applicant/Owner for property located at 115 River Road; One lot resubdivision.

Action on Resubdivision Application #2022-01, Timothy Bowles, Applicant/Owner for property located at 115 River Road; One lot resubdivision

Continued Public Hearing

- b. **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; Development of comprehensive luxury recreational campground pursuant to Section 10.4.11 "Vacation Resorts" which includes recreational campgrounds in accordance with Section 18.11.

7. 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 pursuant to Section 10.4.11 "Vacation Resorts" which includes recreational campgrounds in accordance with Section 18.11.

Site Plan

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 pursuant to Section 10.4.11 "Vacation Resorts" which includes recreational campgrounds in accordance with Section 18.11.

8. New Business

Zoning Permit

- a) **Zoning Permit Application #2022-01**, Brendan Mansaka, Applicant and 30 Spicer, LLC, Owner for property located at 30 Spicer Road; Short Term Rental.

9. Other Matters

- a) Bond Release for Henry Watson, Applicant/Owner for property located at 52 Hollowell Road; Excavation & Deposit of Fill.
- b) Revision for façade at Bestway Gas Station & Market, **Site Plan #2019-01** located at 212 Route 2, Sultan Ali Javed, Applicant and Hussan Ali, LLC, Owner.
- c) Affordable Housing Plan update and meeting on May 9, 2022.

10. Public Comment

11. Adjournment