

**Town of Preston  
Planning and Zoning Commission  
Tuesday, June 28, 2022  
7:00 P.M.  
Town of Preston  
Preston Plains Middle School  
1 Route 164, 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 Tarner  
Mike Sinko

*Alternates*

Nate Koniecko  
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 May 24, 2022.

**5. Communications**

- a) **Zoning Permit Application #2022-02**, Matthew & Jaime Gauthier, Applicants/Owners for property located at 12 North Shore Road; Short Term Rental.
- b) **Zoning Permit Application #2022-03**, Briana Cabral, Applicant/Owner for property located at 260 Route 2; Short Term Rental.
- c) **Zoning Permit Application #2022-04**, Paul & Mary Smith, Applicants and Paul Smith, Owner for property located at 32 Krug Road; Short Term Rental.
- d) Letter dated June 2, 2022 from Pat Lewis, Planning & Zoning Secretary of North Stonington to Jill Keith, Town Clerk, Town of Preston regarding proposed Regulation Text Change on Cannabis.
- e) Letter dated June 7, 2022 from Jackie Andersen of Halco Energy LLC to the Planning and Zoning Commission requesting the release of \$10,000.00 bond for Site Plan #2017-02 and property located at 113 Route 2; Installation of fueling terminal.
- f) Zoning Bulletin, April 10, 2022.
- g) Zoning Bulletin, April 25, 2022.
- h) Zoning Bulletin, May 10, 2022.

**6. Public Hearing**

None

## **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**

- a) **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.

### **Zoning Permit**

- (a) **Zoning Permit Application #2022-01**, Emmanuel Ku, 30 Spicer, LLC, Applicant/Owner for property located at 30 Spicer Road; Short Term Rental.

## **8. New Business**

### **Zoning Permit**

- a) **Zoning Permit Application #2022-02**, Matthew & Jaime Gauthier, Applicants/Owners for property located at 12 North Shore Road; Short Term Rental.
- b) **Zoning Permit Application #2022-03**, Briana Cabral, Applicant/Owner for property located at 260 Route 2; Short Term Rental.
- c) **Zoning Permit Application #2022-04**, Paul & Mary Smith, Applicants and Paul Smith, Owner for property located at 32 Krug Road; Short Term Rental.

## **9. Other Matters**

- a) Approve release of \$10,000.00 bond to Jacquelyn Andersen regarding Site Plan #2017-02 for property located at 113 Route 2; Installation of fueling terminal.
- b) Cannabis Regulations

## **10. Public Comment**

## **11. Executive Session**

- 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.

## **12. Adjournment**