

**Town of Preston  
Planning and Zoning Commission  
Tuesday, September 27, 2022  
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 Tarner  
Mike Sinko

*Alternates*

Fred Eddy  
Terri Eickel  
  
Kathy Warzecha – Town Planner  
Kimberly Lang – Recorder

**3. Determination of Quorum**

**4. Public Comment**

**5. Approval of the Minutes**

- a. Regular Meeting Minutes of August 23, 2022.

**6. Communications**

- a) Zoning Bulletin, July 10, 2022
- b) Zoning Bulletin, July 25, 2022
- c) “*Zone of Contention*” by Michael Catarevas in *Connecticut Magazine*
- d) Marijuana Dispensing and Production Regulations
- e) **Zoning Permit Application #2022-05**, Lisa Neundorf, Applicant; and Victor O’Laughlen, Jr., Owner for property located at 249 Route 2; Short Term Rental.
- f) **Site Plan Application #2022-02**, Kenneth Zachem, Applicant/Owner for property located at 356 Route 2; commercial building to be used as a package store, restaurant, and associated parking.
- g) **Site Plan Application #2022-03**, Eduard Mayer, Applicant/Owner for the property located at 39/43 Pierce Road; one day events.
- h) **Special Exception Application #2022-02**, Eduard Mayer, Applicant/Owner for the property located at 39/43 Pierce Road; one day events.
- i) Application Status Report

**7. Membership –**

Nate Koniecko has officially resigned and the appropriate State officials have been notified.

**8. Public Hearing**

**Subdivision**

- a. **Subdivision Application #2022-02**, Nicholas Rice and Steven Rice Applicants/Owners for the property located at 39 Doolittle Road; 6 lot subdivision.

**Zoning Text Amendment**

a. **SECTION 2 OF THE ZONING REGULATIONS ADDING ADDITIONAL DEFINITIONS AS FOLLOWS: ADULT-USE MARIJUANA DISPENSARY FACILITY, HYBRID-USE DISPENSARY FACILITY, MEDICAL MARIJUANA DESPENSAY FACILITY, ADULT-USE MARIJUANA PRODUCTION FACILITY, HYBRID- MARIJUANA PRODUCTION FACILTY, AND MEDICAL MARIJUANA PRODUCTION; SECTION 18, SPECIAL EXCEPTION CRITERIA ADDING SECTION 18.25 OUTLINING SPECIAL EXCEPTION REQUIREMENTS FOR ADULT-USE MARIJUANA DISPENSARY AND ADULT-USE MARIJUANA PRODUCTION FACILITY; SECTION 9.2 SPECIAL EXCEPTIONS IN PLANNED INDUSTRIAL DISTRICT, ADDING SECTION 9.2.17 ALLOWING ADULT-USE MARIJUANA PRODUCTION FACILITY; SECTION 10.4, SPECIAL EXCEPTIONS IN RESORT COMMERCIAL DISTRICTS, ADDING SECTION 10.4.16 ALLOWING ADULT-USE MARIJUANA DISPENSARY FACILITY; SECTION 11.7.1 THAMES RIVER DEVELOPMENT OVERLAY DISTRICT, ADDING SECTION 11.7.1.24 ALLOWING ADULT-USE MARIJUANA DISPENSARY FACILITY**

**9. Old Business**

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- a. **Subdivision Application #2022-02**, Nicholas Rice and Steven Rice Applicants/Owners for the property located at 39 Doolittle Road; 6 lot subdivision.

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**Zoning Permit**

- a. **Zoning Permit Application #2022-03**, Briana Cabral, Applicant/Owner for property located at 260 Route 2; Short Term Rental.

**10. New Business**

**Zoning Permit**

- a. **Zoning Permit Application #2022-05**, Lisa Neundorf, Applicant; and Victor O’Laughlen, Jr., Owner for property located at 249 Route 2; Short Term Rental.

**Site Plan**

- a. **Site Plan Application #2022-02**, Kenneth Zachem, Applicant/Owner for property located at 356 Route 2; commercial building to be used as a package store, restaurant, and associated Parking.

**b. Site Plan Application #2022-03**, Eduard Mayer, Applicant/Owner for property located at 39/43 Pierce Road; day event use. *This will be tabled as the application is incomplete.*

**Special Exception**

**a. Special Exception Application #2022**, Eduard Mayer, Applicant/Owner for property located at 39/43 Pierce Road; day event use. *This will be tabled as the application is incomplete.*

**11. Other Matters**

- a) **PZC Schedule Planner**
- b) **Number of STR in town – Richard Chalifoux’s concern**
- c) **Poquetanuck Village Traffic Calming Grant Project**

**12. Adjournment**