

**Town of Preston
Planning and Zoning Commission
Tuesday, October 25, 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 September 27, 2022
- b. Public Hearing Minutes of September 27, 2022

6. Communications

- a) Zoning Bulletin, August 10, 2022
- b) Zoning Bulletin, August 25, 2022
- c) **Zoning Permit Application #2022-06**, Jean & Paula, Applicant/Owner for property located at 28 Tanglewood Drive Ext.; Short Term Rental.
- d) Marijuana Regulations – for your binder
- e) Email: Sept. 28, 2022 – from Jill S. Keith regarding Short-Term Rentals.
- f) Email: Sept. 27, 2022 – from Lauren Jurczyk regarding re-subdivision at 39 Doolittle Road.
- g) Email: Sept. 27, 2022 – from Carrie Fernandes regarding re-subdivision at 39 Doolittle Road.
- h) Email: Sept. 28, 2022 – from Victoria Shotts regarding re-subdivision at 39 Doolittle Road.
- i) 2023 Calendar of Meetings
- j) Draft of Survey for the POCD
- k) Application Status Report

7. Membership

8. Public Hearing

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

9. Old Business

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 Permit

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

Site Plan

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.*

10. New Business

Zoning Permit

a. Zoning Permit Application #2022-06, Jean & Paula Martinelli, Applicant/Owner for property located at 28 Tanglewood Drive Ext.; Short Term Rental.

11. Other Matters

- a) **PZC Schedule Planner**
- b) **Poquetanuck Village Traffic Calming Grant Project**
- c) **POCD**
- d) *Executive Session: Pursuant to Conn. Gen. Stat. Section 1-200(6)(E) and 1-210(b)(1) – Discussion of Blue Camp Lawsuit and Litigation, it being hereby determined by the Planning and Zoning Commission that the public interest in withholding such a discussion clearly outweighs the public interest disclosure.*

12. Adjournment