

**Town of Preston
Planning and Zoning Commission
Tuesday, March 22, 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 Tarner
Denise Beale
Charles Raymond
Doreen Rankin
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. Special Meeting Minutes of Wednesday, February 23, 2022. Public Hearings Minutes of Wednesday, February 23, 2022.

5. Communications

- a. Letter dated March 11, 2022 from Heller, Heller & McCoy to Kathy Warzecha and PZC regarding revisions to Blue Camp CT, LLC Special Exception and Site Plan Applications #2022-01.
- b. Letter dated March 9, 2022 from Benesch to Kathy Warzecha, Preston Town Planner regarding SCCOG review of Blue Water Recreational Campground Resort on Avery Pond.
- c. Letter dated February 23, 2022 from Deanna Rhodes, City of Norwich to Preston Town Clerk regarding Text Amendments to Zoning Regulations.
- d. Letter dated February 28, 2022 from Deanna Rhodes, City of Norwich, City of Norwich to Preston Town Clerk regarding Rescinding Referral of prior Text Amendment to Zoning Regulations.
- e. Zoning Bulletin, January 10, 2022.
- f. Zoning Bulletin January 25, 2022.
- g. Zoning Bulletin February 10, 2022.

6. Public Hearing

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; 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

None

9. Other Matters

- a) Affordable Housing Plan

10. Public Comment

11. Adjournment