

**Board of Selectmen
Regular Meeting
Wednesday, January 14, 2026
Preston Town Hall - Lower-level Conference Room**

Call to Order - Sandra Allyn-Gauthier called the meeting to order at 6:00 P.M.

Roll Call

Sandra Allyn-Gauthier
Jerry Grabarek
Ken Zachem

Also Present

Sean Nugent - PRA Chairman
Kimberly Lang - Recording Secretary

Public - 3

Acceptance of Previous Meeting Minutes

December 17, 2025 - Regular Meeting

Ken Zachem motioned to approve the December 17, 2025 Regular Meeting Minutes as presented. Jerry Grabarek seconded the motion. The motion was carried unanimously.

December 17, 2025 - Special Meeting/ Executive Session

Jerry Grabarek motioned to approve the December 17, 2025 Special Meeting Minutes as presented. Ken Zachem seconded the motion. The motion was carried unanimously.

Correspondence - None

Reports - None

Appointments and/or Resignations

**Reappointment for Inland Wetlands & Watercourses Commission Regular Members
Chuck Bartnicki and Henry Wrigley, both with terms ending January 1, 2032.**

It was noted that both men have been active members of the Commission and regularly attend meetings. And that it is with the recommendation of the Inland Wetlands & Watercourses Commission that they be reappointed. Both men were thanked for their willingness to continue to serve the Town in this capacity.

Jerry Grabarek motioned to approve the reappointment of both Chuck Bartnicki and Henry Wrigley to Inland Wetlands & Watercourses Commission as Regular Members both with

terms ending January 1, 2032. Ken Zachem seconded the motion. The motion was carried unanimously.

Business

1. Zoning and Blight Violations - Route 117 and 2A

Board members reviewed the reports from Jennifer Lindo, Zoning Enforcement Office regarding the ongoing blight issues at 11 Route 117 and 212 Route 2A. The reports outlined the steps taken over the past year by Ms. Lindo to resolve the issues. The reports also showed with pictures the owners lack of response to rectify the situations. In both cases the ZEO feels that she has exhausted all her resources to solve the blight issues at both addresses and recommends the matter be forwarded to the Town's Attorney to pursue legal action against the owners.

Ken Zachem motioned to approve that the matter of Zoning and Blight Violation for 11 Route 117 be forwarded to the Town's Attorney to pursue legal action against the owner. Jerry Grabarek seconded the motion. The motion was carried unanimously.

Ken Zachem motioned to approve that the matter of Zoning and Blight Violation for 212 Route 2A be forwarded to the Town's Attorney to pursue legal action against the owner. Jerry Grabarek seconded the motion. The motion was carried unanimously.

2. Southeastern Connecticut Council of Governments (SECOG) and Connecticut Conference of Municipalities (CCM) - Drafts of Legislative Agenda for 2026 Session, The General Assembly

Ms. Allyn-Gauthier shared the Drafts of Legislative Agenda for 2026 Session, to the General Assembly with the Board members. Key points they will pursue are:

- Early voting - requesting a reduction of both days and hours; and to make hours consistent to help eliminate confusion as to when to vote
- Unfunded mandates - there are presently 1,400 unfunded mandates from the State. It is suggested that fiscal impact of mandates be present prior to voting on mandates and for every new mandate the removal of 2 mandates to stem further financial burden on towns and cities.
- State Aid - this has remained flat for several years not taking inflation into account, thus reducing State Aid
- Pilot Funding
- Solid Waste issues especially with DEEP Permit Process - looking at regional solutions and looking to use LEP (3rd party) to expedite permitting process.
- Veteran's Exemptions - the impact has been far greater than expected and what was passed was not what was proposed; the request is a revision of the law

3. Grants Updates

The Town has once again applied for the Eastern Regional Tourism Grant and this year will partner with Voluntown. The Grant is for \$10,000 and will be used to promote Preston destinations and activities when visiting the area. The various campgrounds Strawberry Park, Hidden Acres, and Amos Lake; Corn Maze, Wicked Picnic, and Preston Ridge Winery will be highlighted in media posts.

The awarding of this grant should be done on or before February 14th.

4. Resolution - First Amendment to the Assistance Agreement for the Preston Riverwalk Brownfield Project Part II/III

Sean Nugent shared that this is the next step in the bureaucratic red tape from Hartford for the shifting of funds. He also mentioned that outside council will review this document, the Town will pay for the review, and only then will it become official.

Ken Zachem motioned to approve the Resolution regarding the Resolution - First Amendment to the Assistance Agreement for the Preston Riverwalk Brownfield Project Part II/III as presented. Jerry Grabarek seconded the motion. The motion was carried unanimously.

Tax Refunds

1. Serena Tam	2024-03-0055057	\$888.14
2. Toyota Lease Trust	2024-03-0055212	\$296.45
3. Ally Financial Charlotte PPC	2024-03-0055297.....	\$348.70
4. Nissan Motor Acceptance Corp	2023-03-0053684	\$266.52
5. Nissan Motor Acceptance Corp	2023-03-0053685	\$222.28

Jerry Grabarek motioned to approve the following tax refunds:

- *Serena Tam* 2024-03-0055057 *\$888.14*
- *Toyota Lease Trust* 2024-03-0055212 *\$296.45*
- *Ally Financial Charlotte PPC* 2024-03-0055297..... *\$348.70*
- *Nissan Motor Acceptance Corp* 2023-03-0053684 *\$266.52*
- *Nissan Motor Acceptance Corp* 2023-03-0053685 *\$222.28*

Ken Zachem seconded the motion. The motion was carried unanimously.

Public Comment and Questions

Claire Stadtmueller, 79 Cooktown Road, read her letter to the Board of Selectmen regarding Public Act No. 24-70 Historic Farms, Home Rule, and Local Authority.

Thomas Wright, 39 School House Rd., asked if the Town has a Zoning and Blight Ordinance. He was told yes. He also felt that the local campgrounds should contribute to the funds to support the Tourism Grant because they will reap the benefits of the free media advertising.

Adjournment

Ken Zachem motioned to adjourn at 6:37 P.M. Jerry Grabarek seconded the motion. The motion was carried unanimously.

Respectfully Submitted,

Kimberly Lang

Recording Secretary

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PRESTON, CT.

2026 JAN 15 A 9:53

Cindy Palmer
PRESTON TOWN CLERK

Asst.