

**Planning and Zoning Commission  
AND  
Conservation and Agricultural Commission  
Joint Workshop  
Preston Town Hall  
Tuesday, January 27, 2026  
5:30 P.M.  
Lower-Level Conference Room**

**1. Call to Order**

*PZC Chairman A. Moran called the meeting to order at 5:36.*

**Present:** Art Moran, Kathy Warzecha, Gary Piszczek, Ted Zajac, Rebecca Hayes, Thomas Wright, Matt Snurkowski, Anne Sabrowski, Fred Eddy, Terri Eickel, Victoria Schulz, Lynwood Crary, and Ray Offenbacher.

**2. Public Comment**

*Jill S. Keith, 26 Tanglewood Drive, let the group know she was recording the meeting to share with community members online to make meetings more accessible.*

**3. Communications**

**a. Draft Regulations regarding *Open Space Incentive Subdivision- Cluster Housing***

**4. Group Discussion of *Open Space Incentive Subdivision- Cluster Housing***

- *K. Warzecha gave an overview and explanation of the document, emphasizing it would collect an additional fee or donation in addition to the one already in place.*
- *T. Eickel expressed concern about that the state moves to remove the Open Space fee again.*
- *L. Crary asked about requirements for the land, noting that some donations may be swamp or other unusable space. K. Warzecha stated requirements are in the regulations, but can repeated here to get good open space.*
- *M. Snurkowski asked if the commissions would be able to review offers, K. Warzecha will make sure to put into the document that they can.*
- *K. Warzecha emphasized the goal is to build up the Open Space Fund to be able to make larger purchases that would help preserve more open space, easements, or farmland.*
- *L. Crary asked about the average value of 10%, wondering if it would benefit the town. There have not been many cases lately, but K. Warzecha will look it up and could provide examples of different properties.*

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- *T. Eickel noted that building up the Open Space Fund would allow for better preservation of wildlife corridors.*
- *Discussion of how far current Open Space Fund balance would go. K. Warzecha noted that it can be stretched with grant matching, land trust partnerships, etc.*
- *M. Snurkowski questioned the minimum lot size, stating that 5 acres might be too small and cause more disruption, even with the fee. F. Eddy suggested to have it at the discretion of the commission. T. Eickel noted disruption might depend on where the property is located and how populated of an area it is in. L. Crary worried about litigation if left to discretion.*
- *G. Piszczek discussed current easement and bonding practices at the state level. T. Zajac noted most landowners want to preserve their land, but landtrusts have moved away from easements.*
- *Commission members all shared their opinions of the current document, most expressing an interest in seeing more examples of the benefits. K. Warzecha will work on providing.*
- *Commissions will meet again jointly to continue discussion.*

## 5. Adjournment

Respectfully submitted,

*Rebecca Hayes*

Rebecca Hayes  
Preston Recording Secretary

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2026 FEB -4 A 9:10  
*Cindy Palmer*  
Asst. PRESTON TOWN CLERK