

**Town of Preston  
Planning and Zoning Commission  
Tuesday, January 26, 2010  
Preston Town Hall  
Regular Meeting**

**1) Chairman Moran called the meeting to order at 7:32 p.m.**

**2) Roll Call**

Art Moran, Chairman

Roy Beauregard

Ed Fleming

Thomas Fenton

Richard Chalifoux - *excused*

George Jennings

Charles Raymond

Daniel Sperduto, Alternate – *arrived 7:48 p.m.*

Michael Sinko, Alternate

**3) Determination of Quorum**

Chairman Moran seated M. Sinko.

**4) Election of Secretary**

**A motion was made by C. Raymond, seconded by R. Beauregard to move item #4 to the end of the meeting. So voted.**

The Commission discussed the Election of Secretary and the present town ordinances. Planner Warzecha spoke with Attorney Manfredi regarding amending the ordinance regarding replacing a member on the Commission.

The Commission discussed holding workshops to review and revise the ordinances and determined to table the Election of Secretary.

**5) Approval of minutes of the December 22, 2009 Regular Meeting.**

**A motion was made by T. Fenton, seconded by E. Fleming to approve the December 22, 2009 regular meeting minutes as presented.**

**No further discussion. All in favor. So voted. R. Beauregard and M. Sinko abstained.**

**6) Communications**

a. Zoning Bulletin(s) dated November 10, 2009 and December 10, 2009.

b. Flyer received December 29, 2009 from The Trust for Public Land.

c. Avalonia Trails Winter 2009-2010.

## 7) Public Hearings

### a. Subdivisions

- i. Resubdivision Application #3-09, Susan Camp, applicant, Estate of Estella M. Koniecko, owners, for property located at 57 Watson Road, requests to create two lots with one existing lot.

*See separate minutes of the public hearing.*

## 8) Old Business

### a. Subdivisions

- i. Resubdivision Application #3-09, Susan Camp, applicant, Estate of Estella M. Koniecko, owners, for property located at 57 Watson Road, requests to create two lots with one existing lot.

A motion was made by M. Sinko, seconded by E. Fleming to waive the r.o.w. dedication to the Town of Preston on the existing house lot (lot #2) only. The r.o.w. dedication shall be as shown on revised plan dated January 26, 2010.

The r.o.w. dedication on the new building lot (lot #1) shall be 30', and the monuments located in the walls and stream as shown on the plan shall be waived.

After a brief discussion, the motion was unanimously approved. So voted.

A motion was made by T. Fenton, seconded by R. Beauregard to approve Resubdivision Application #3-09 with modifications as discussed.

#### ***Discussion:***

- Reconfigure the r.o.w. dedication on lot #1 to the Town of Preston to be 30' and 10' away from the septic.
- House location to be surveyed by a licensed engineer.
- Provide a letter stating the lots will remain in the family and will not be sold or an open space fee will be required.

**No further discussion. All in favor. So voted.**

## 9) New Business

**None**

## 10) Other Matters

### a) **Conceptual Management Plan – Preston Redevelopment Agency (PRA)**

Kent Borner, Chairman, PRA was present to address the Commission regarding the PRA's ver. 12 of the Conceptual Management Plan (CMP) and letter dated December 10, 2009 from the Planning and Zoning Commission. K. Borner stated the comments noted in the letter dated December 10, 2009 have been addressed by the PRA. He is before the Commission this evening to request another letter stating that version 12 of the CMP is consistent with the Town of Preston's Plan of Conservation and Development (POCD).

Some of the Commission members were not aware the PRA had incorporated the changes and recommended to K. Borner the PRA should have sent the revised CMP and a request to review the plan to the PZC for their review prior to this meeting.

K. Borner reviewed the revisions with the Commission and noted based on version 12 the CMP is consistent with the POCD.

The Commission discussed the revisions and the following proposed wording for a letter to be sent to the PRA.

Proposed wording: the Commission reviewed the CMP at a special workshop held on December 1, 2009 and provided comments to the PRA in a letter dated December 10, 2009. K. Borner was present at the PZC meeting of January 26, 2010 and provided an outline of the revisions made in revision 12 of the CMP. After much discussion the PZC acknowledged the items that were incorporated into the revised plan and unanimously voted based on the amendments made in Revision 12 of the Conceptual Management Plan the plan is now consistent with the Preston Plan of Conservation and Development.

**A motion was made by M. Sinko, seconded by G. Jennings to authorize the Planning and Zoning Chairman to sign the letter as discussed above.**

***Discussion:***

T. Fenton stated he had concerns, as he had not seen revision 12.

K. Borner stated that following the November 2009 PZC meeting, the PRA addressed the concerns of the PZC and incorporated those into the CMP.

By statute the CMP had to be published 35 days prior to a public hearing and was posted to the town's website. In addition, paper copies were made available to the public.

The PZC requested the PRA forward all future changes to the Town Planner who will then forward to the PZC members for their review.

**b) Amos Lake District Zoning Regulations**

The Amos Lake Association held a public awareness workshop on January 11, 2010.

Several PZC members attended and found it to be a very useful workshop. It was discussed to create a sub-committee to work on the Amos Lake District zoning regulations. Representatives of the PZC will consist of A. Moran, M. Sinko, K. Warzecha and D. Sperduto. K. Warzecha will contact P. Monahan, President Amos Lake Association for recommendations of people who may be interested in being on the sub-committee. K. Warzecha will work on a schedule and let the sub-committee members know when the meetings will be held.

**c) Review of Amos Lake Association packet regarding Amos Lake Public Awareness Project.**

Materials received from the January 11, 2010 workshop were provided to the PZC members.

**10)Public Comment**

None

**11) A motion was made, seconded and approved to adjourn the meeting at 10:00 p.m.**

**Respectfully submitted,**

**Kathleen Nichols  
Recorder**

**Town of Preston  
Planning and Zoning Commission  
Tuesday, January 26, 2010  
Preston Town Hall  
Public Hearing**

**1) Chairman Moran opened the public hearing at 7:40 p.m.**

**2) Roll Call**

Art Moran, Chairman

Roy Beauregard

Ed Fleming

Thomas Fenton

Richard Chalifoux - *excused*

George Jennings

Charles Raymond

Daniel Sperduto, Alternate – *arrived 7:48 p.m.*

Michael Sinko, Alternate

**3) Determination of Quorum**

Chairman Moran seated M. Sinko.

**4) Public Hearings**

**a. Subdivisions**

**i. Resubdivision Application #3-09, Susan Camp, applicant, Estate of Estella M. Koniecko, owners, for property located at 57 Watson Road, requests to create two lots with one existing lot.**

Sue Camp, Camp Land Surveyors, LLC was present to address the Commission. Planner Warzecha added the following exhibits for the record:

**Exhibit #1** – Application dated December 22, 2009.

**Exhibit #2** – Copy of the deed.

**Exhibit #3** – Abutter list

**Exhibit #4** – Certified Mail Slips

**Exhibit #5** – Plan submitted January 5, 2010

**Exhibit #6** – IWWC minutes with approved application dated January 19, 2010

**Exhibit #7** – Planner checklist

**Exhibit #8** – Comments received from CLA dated

**Exhibit #9** – Comments received from Town Sanitarian dated

**Exhibit #10** – Comments received from Building Inspector dated

**Exhibit #11** – Comments received from IW Agent dated

**Exhibit #12** – Revised plan dated January 26, 2010

**Exhibit #13** – Letter dated received from Sue Camp outlining requested waivers.

Susan Camp stated this application is a proposed two lot resubdivision with remaining agricultural land located at 57 Watson Road. Lot 2 is an existing lot and is 4.40 acres. Lot 1 is a proposed new building lot and is 2.27 acres. The remaining land is to remain an agricultural lot with approx. 38+/- acres and will be added to an existing lot owned by L. Koniecko. The site is zoned R-60.

Wetlands were delineated by Mark H. Sullivan on September 23, 2009 and field located by Camp Land Surveyors', LLC. The application was approved by the Inland Wetlands Watercourses Commission on January 16, 2010.

The existing house on lot 2 is served by on-site well and septic system. As-built septic information has been obtained from the Town of Preston building department and from field location. In accordance with this information there are no wells within 75 feet of existing or proposed primary or reserve septic systems and there are no septic systems, existing or proposed within 75 feet of the existing or proposed wells.

Note 11 on the plan states, prior to issuance of a building permit, an engineered septic system will be required for lot 1.

Parcel A and B are to be deeded to the Town of Preston for future road widening purposes; however the applicant would like to address proposed waivers for this area, in addition to a waiver for a rear lot and the open space fee.

Susan Camp provided the Commission with a letter dated January 26, 2010 (Exhibit 13) requesting the following waivers:

1. Waiver for section 6.2 of the subdivision regulations regarding rear lots.
2. Waiver for section 6.3.1 of the subdivision regulations for minimum r.o.w. on existing streets.
3. Waiver for section 6.9 of the subdivision regulations for fee in lieu of land for open space.
4. Waiver for section 7.1 of the subdivision regulations regarding monuments.

The Commission discussed the requests and determined the rear lot which will remain in agriculture did not require a waiver as it was being added to an existing lot owned by L. Koniecko.

The owner must provide a letter to the Commission stating lot 2 is to be given to a family member and will not be sold. A letter will be placed on the land records in the Town Clerk's office noting if the lot is sold an open space fee will be required.

M. Sinko noted that historically the Commission did not require a dedication of land to the town on existing house lots (lot #2) and noted the Commission should require the full 30' r.o.w. dedication of land for the new building lot (lot #1).

M. Sinko also noted he would like the owner to have the house location on lot #1 staked out by a licensed engineer.

**Chairman Moran asked if there was anyone in the public who wanted to speak in favor or against the application.**

**There was no one who wanted to speak.**

**Chairman Moran closed the public hearing at 8:20 p.m.**

Respectfully submitted,

Kathleen Nichols  
Recorder