

**Town of Preston  
Planning and Zoning Commission  
Tuesday, April 3, 2007  
Preston Town Hall  
7:30 P.M.  
Regular Meeting and Public Hearing**

**Agenda**

- 1) Call to Order**
- 2) Roll Call**
- 3) Determination of Quorum**
- 4) Approval of minutes of the March 6, 2007 Regular Meeting and Public Hearing.**
- 5) Communications**
  - a. Zoning Bulletin dated February 15, 2007.
  - b. Memo received March 21, 2007 from the Green Valley Institute re: Notice of New Mailing Policy.
  - c. Letter dated March 15, 2007 from the International Council of Shopping Centers re: CT Program & Luncheon workshop.
  - d. Memo dated March 15, 2007 from SCOG re: FY 2007-2035 Long Range Regional Transportation Plan.
  - e. Letter dated March 20, 2007 from City of Norwich re: Zoning Text Amendment Application – Carpiolato-LaBossiere Properties, LLC, applicant.
  - f. Flyer received March 27, 2007 from the Green Valley Institute re: Land Use Seminar.
- 6) Public Hearing**
  - a. **Zoning Matters**
    - i. **Zoning Text Change Application #1-07**, Mashantucket Pequot Tribal Nation, applicant, proposed revisions to Zoning Regulations adding to permitted uses; Sections 11B 3.12, proprietor condominiums/or fractional ownership; 11B.3 13, residence for a caretaker in a Resort Commercial District; and modifying Section 11B 4.2 to allow rental of small boats and fishing gear by Special Exception adding Section 11B 4.10, Recreational Campgrounds by Special Exception; and modifying Section 11B 5.7 regarding Parking Facilities
- 7) Old Business**
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District; and modifying Section 11B.4.2 to allow rental of small boats and fishing gear by Special Exception adding Section 11B.4.10, Recreational Campgrounds by Special Exception; and modifying Section 11B.5.7 regarding Parking Facilities.

**8) New Business**

**a. Site Plans**

- i. **Site Plan Application #1-05, Strawberry Park Resort Campground, d/b/a Strawberry Park, applicant, Volin, LLC, owner – for property located at Pierce Road (4 lots) and Route 165 (1 lot). Approval of modification to Site Plan #1-05.**

**9) Other Matters**

- a. Draft revisions to Section 1 and 2 of the Zoning Regulations (continued)

**10) Adjournment**