

**Town of Preston  
Planning and Zoning Commission  
Tuesday, January 2, 2007  
Preston Town Hall  
7:30 P.M.  
Regular Meeting and Public Hearings**

**Agenda**

- 1) Call to Order**
- 2) Roll Call**
- 3) Determination of Quorum**
- 4) Approval of minutes of the December 5, 2006 Regular Meeting.**
- 5) Communications**
  - a. Zoning Bulletin dated December 10, 2006 & Special Issue
  - b. Memo dated December 4, 2006 from SCCOG re: Regional Transportation Project Plan Update.
  - c. Letter received December 5, 2006 from Southeastern CT Housing Alliance re: Introduction/Housing and Related Issues.
  - d. Letter received December 8, 2006 from Gary J. Winalski to P&Z re: Site Plan Application #2-06, Ernest Weise, owner, for property located at 46 Route 2.
  - e. CT Federation of Planning and Zoning Agencies Quarterly Newsletter.
  - f. Letter received December 8, 2006 from State of CT DEP re: availability of Pre-Disaster Mitigation Project Grants fro fiscal year 2007.
  - g. Letter received December 19, 2006 from Town of North Stonington re: Application for Zone/Regulation Change -- RC#06-205.
  - h. Letter received December 19, 2006 from Bernardo Consulting & Utility Services re: Hellgate Estates, 27 Brickyard Road.
  - i. Letter received December 19, 2006 from Groton Utilities to Joseph Wetterman, State of CT DEP re: Permit Application #2000001817.
  - j. Letter received December 19, 2006 from Attorney Frank Manfredi to Robert Congdon & Kathy Warzecha re: *Preston vs. Morris*.
  - k. Memo received December 20, 2006 from ZEO to P&Z re: Farm vs. Forestry.
  - l. Registration Form received December 20, 2006 from Eastern CT Association of Realtors, Inc., re: Request for Inclusion in Public Notice Registry.
  - m. Letter received December 13, 2006 from State of CT DEP re: Notice of Tentative Determination Intent to Issue a State Permit and Underground Injection Control Permit for application submitted by Harry Hirsch Trustee and Transferred to JPM Hospitality, LLC.

**6) Old Business  
Subdivisions**

Subdivision Application #4-06 - G.C. of Taftville, LLC,  
applicant/owner, for property located on Old Jewett City Road,  
(formerly #361), requests to create 4 new lots.

**7) Other Matters**

- a. **Keith L. & Karen L. Parkinson, property located at 49 Rose Hill Road**  
re: Section 4.2.11 of the Zoning Regulations permitting Tack Shops in  
Residential Districts by Special Exception and under certain conditions.  
(for discussion)

**8) Adjournment**