

**Town of Preston  
Planning and Zoning Commission  
Tuesday, July 10, 2007  
Preston Library  
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 June 5, 2007 Regular Meeting and Public Hearing.**
- 5) Communications**
  - a. Zoning Bulletin(s) dated June 1, 2007 & June 15, 2007.
  - b. Newsletter received June 5, 2007 from DEP re: Sound Outlook
  - c. Flyer received June 5, 2007 from SCCOG re: Public Meeting.
  - d. Letter dated June 4, 2007 from City of Norwich, CT re: SUB#410 – 288 Palmer Street Ext. – Application of Wilson & Clara Scott for a 7-lot Subdivision in an R-20 zone.
  - e. Letter dated June 13, 2007 from ZEO to Mr. Sajkowicz re: FOI request dated May 29, 2007.
  - f. Information from NEMO website re: Low Impact Development.
  - g. Letter dated June 15, 2007 from The Borderlands Project re: Village Innovation Pilot Invitation for Expression of Interest.
  - h. Flyer received July 3, 2007 from University of CT re: Principals of Drainage for Local Roads.
  - i. Affordable Housing
  - j. CT General Statues Affordable Housing Appeal
  - k. House Bill No. 5927 Public Act No. 07-222 *AN ACT CONCERNING THE CT SITING COUNCIL AND CELLULAR TOWERS*
  - l. Letter received July 5, 2007 to Planning and Zoning Commission from Lucille W. Thoma.
- 6) Public Hearings**

**NONE**
- 7) Old Business**

**NONE**

**8) New Business**

**a. Site Plans**

- i. Site Plan Application #2-07, Strawberry Park Resort Campground, Inc., and Volin, LLC**, applicants/owners for property located at 7, 9, 39, 42 & 43 Pierce Road and 539 Route 165, request modification of approved Site Plan #1-05.

**b. Zoning Matters**

- i. Zoning Text Change #2-07**, Walter Kunzmann, applicant, proposed revisions to Section 11B, Resort Commercial District amending *Section 11B.3 Permitted Uses in Resort Commercial District* adding Section 11B1.12 permitting a dwelling unit which serves as a residence for a caretaker or manager; amending *Section 11B.4 Special Exceptions in Resort Commercial District* adding sections: 11B4.10 Vacation Resorts , 11B.4.11 multi-story parking structures to serve permitted uses, 11B.4.12 buildings or structures over 50 feet in height; and 11B.4.13 Rental of small boats and fishing gear and ancillary docks and buildings; amending Section 12 *Dimensional Requirements* – allowing buildings and structures over 50 feet in height in *Resort Commercial District* under certain conditions.

**c. Subdivisions**

- i. Resubdivision Application #1-07**, Daniel & Estelle Harris, applicants/owners, for property located at 43 Harris Fuller Road; requests one new lot with one existing lot.

**9) Other Matters**

**a. Affordable Housing**

**10) Adjournment**