

**Town of Preston  
Planning and Zoning Commission  
Tuesday, March 6, 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 February 6, 2007 Regular Meeting.**
- 5) Communications**
  - a. Zoning Bulletins dated January 15, 2007 and February 1, 2007
  - b. CT Federation of Planning and Zoning Agencies re: Length of Service Awards / Lifetime Achievement Awards and its 59<sup>th</sup> Annual Conference Registration Form received February 6, 2007.
  - c. Southeaster CT Council of Governments Annual Report 2006 received February 7, 2007.
  - d. Letter dated February 5, 2007 from Town of Montville Planning Department re: Zoning Regulation Text Amendment
  - e. Letter received February 22, 2007 from State of CT General Assembly in support for the Landowner Incentive Program Application submitted by Avalonia Land Conservancy, Inc. to protect Poquetanuck Cove in Ledyard and Preston.
  - f. Letter dated February 9, 2007 from State of CT Siting Council to Council Members re: CT Siting Council Energy/Telecommunications Meeting on February 13, 2007.
  - g. Letter dated February 22, 2007 from State of CT Siting Council to Council Members re: CT Siting Council Energy/Telecommunications Meeting on February 27, 2007.
  - h. Letter dated February 21, 2007 from Town of N. Stonington re: Application for Zone/Regulation Change RC# 07-031.
  - i. Flyer received February 23, 2007 from American Ground Water Trust, CT Department of Health and CT Environmental Health Association re: Education Workshop on Public Health, Ground Water and Water Wells.
  - j. Flyer received February 27, 2007 from U.S. Census Bureau News re: workshop for the 2010 Census Local Update of Census Addresses (LUCA) Program to be held on March 15, 2007.
  - k. Flyer received March 1, 2007 from CT Conference of Municipalities re: UCONN and DEP Website To Assist Municipalities with Land Use Decisions.
  - l. **Zoning Text Change Application #1-07**, Mashantucket Pequot Tribal Nation, applicant, proposed revisions to Zoning Regulations adding Sections 11B.3.12,

11B.3.13, 11B.3.14; regarding Permitted Uses in a Resort Commercial District; and modifying Section 11B.4.2 to allow rental of small boats and fishing gear by Special Exception and modifying Section 11B.5.7 regarding parking facilities

**6) Public Hearings**

**a. Special Exceptions**

- i. **Special Exception Application #1-07**, Karen Parkinson, applicant, Keith & Karen Parkinson, owners, for property located at 49 Rose Hill Road, requests a Tack Shop pursuant to section 4.2.11 of the regulations.

**7) Old Business**

**a. Special Exceptions**

- i. **Special Exception Application #1-07**, Karen Parkinson, applicant, Keith & Karen Parkinson, owners, for property located at 49 Rose Hill Road, requests a Tack Shop pursuant to section 4.2.11 of the regulations.

**8) New Business**

**a. Special Exceptions**

- i. **Site Plan Application #1-07**, Karen Parkinson, applicant, Keith & Karen Parkinson, owners, for property located at 49 Rose Hill Road, requests a Tack Shop pursuant to section 4.2.11 of the regulations.

**b. Zoning Matters**

- i. **Zoning Text Change Application #1-07**, Mashantucket Pequot Tribal Nation, applicant, proposed revisions to Zoning Regulations adding Sections 11B.3.12, 11B.3.13, 11B.3.14; regarding Permitted Uses in a Resort Commercial District; and modifying Section 11B.4.2 to allow rental of small boats and fishing gear by Special Exception and modifying Section 11B.5.7 regarding parking facilities.

**9) Other Matters**

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

**10) Adjournment**