

**Town of Preston  
Planning and Zoning Commission  
Tuesday, March 4, 2008  
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 5, 2008 Regular Meeting and Public Hearing.**
  
- 5) Communications**
  - a. Zoning Bulletin dated January 25<sup>th</sup> & February 10<sup>th</sup>, 2008
  - b. Letter dated February 4, 2008 from Town of Ledyard re: proposed regulation change to Section 14 "Wireless Communication Facilities, Antennas & Towers" to include Alternative Energy Towers.
  - c. SCCOG Annual Report 2007.
  - d. **Zoning Text Change #2-08** - AN AMENDMENT TO SECTION 4.2.11 OF THE ZONING REGULATIONS RENUMBERING THE CURRENT SECTION REGARDING TACK SHOPS TO SECTION 4.2.12. VARIOUS AMENDMENTS TO THE ZONING REGULATIONS AS FOLLOWS: SECTION 4.2.11 (*R-120, R-80, R-60, and R-S*), SECTION 6.2.13 (*R-40*), SECTION 8.9.2 (*C-1*), SECTION 9.2.4 (*C-2*), SECTION 10.2.6 (*Industrial*), SECTION 11A.6.1 (*Planned Development*), SECTION 11B.4.14 (*Resort Commercial*), SECTION 11C.3.1d (*Thames River Design District*), SECTION 11D.3.4k (*Preston City Village District*) ALLOWING LARGE ACREAGE FARM VINEYARD AND WINERY AND ADDING SECTION 15.18 SPECIAL EXCEPTION CRITERIA AND REQUIREMENTS FOR LARGE ACREAGE FARM VINEYARDS AND WINERIES.
  - e. **Zoning Text Change #3-08** - AN AMENDMENT REVISING SECTION 13.14.2 OF THE ZONING REGULATIONS REGARDING TEMPORARY MOBILE HOME/TRAILERS.
  - f. **Zoning Text Change #4-08** - AMENDMENT REVISING SECTION 19.2 OF THE ZONING REGULATIONS REFERENCE TO NON-CONFORMING USES OF BUILDINGS REGARDING NONUSE OF A NON-CONFORMING USE, LOT OR BUILDING.
  - g. Letter dated February 20, 2008 from State of CT Office & Management re: CT Center for Land Use Education and Research (CLEAR).

- h. Letter dated February 22, 2008 from Algonquin Gas Transmission, LLC re: Proposed East to West Expansion Project.
- i. Letter dated February 26, 2008 from Milone & MacBroom re: Drinking Water Quality Management Plan for Groton, Ledyard, Preston, Norwich, Montville, Waterford, and N. Stonington MMI#3448-01-1.

## 6) Public Hearings

### a. Zoning Matters

- i. **Zoning Text Change #2-08** - AN AMENDMENT TO SECTION 4.2.11 OF THE ZONING REGULATIONS RENUMBERING THE CURRENT SECTION REGARDING TACK SHOPS TO SECTION 4.2.12.  
**VARIOUS AMENDMENTS TO THE ZONING REGULATIONS AS FOLLOWS:** SECTION 4.2.11 (*R-120, R-80, R-60, and R-S*), SECTION 6.2.13 (*R-40*), SECTION 8.9.2 (*C-1*), SECTION 9.2.4 (*C-2*), SECTION 10.2.6 (*Industrial*), SECTION 11A.6.1 (*Planned Development*), SECTION 11B.4.14 (*Resort Commercial*), SECTION 11C.3.1d (*Thames River Design District*), SECTION 11D.3.4k (*Preston City Village District*) ALLOWING LARGE ACREAGE FARM VINEYARD AND WINERY AND ADDING SECTION 15.18 SPECIAL EXCEPTION CRITERIA AND REQUIREMENTS FOR LARGE ACREAGE FARM VINEYARDS AND WINERIES.
- ii. **Zoning Text Change #3-08** - AN AMEMDMENT REVISING SECTION 13.14.2 OF THE ZONING REGULATIONS REGARDING TEMPORARY MOBILE HOME/TRAILERS.
- iii. **Zoning Text Change #4-08** - AMENDMENT REVISING SECTION 19.2 OF THE ZONING REGULATIONS REFERENCE TO NON-CONFORMING USES OF BUILDINGS REGARDING NONUSE OF A NON-CONFORMING USE, LOT OR BUILDING.

## 7) Old Business

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**8) New Business**

NONE

**9) Other Matters**

- a. **Zoning Text Change #1-08** - add effective date of March 1, 2008 (retroactive).
- b. *Draft* - Affordable Housing Regulations

**10) Adjournment**