

**Town of Preston
Planning and Zoning Commission
Tuesday, February 5, 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 January 8, 2008 Regular Meeting.**

- 5) **Communications**
 - a. Zoning Bulletin dated January 10, 2008.
 - b. Flyer received January 8, 2008 from Avalonia Trails for Winter 2007-08.
 - c. Letter dated January 10, 2008 from SCCOG re: Regional Transportation Project Plan Update.
 - d. Letter date January 17, 2008 to Attorney Manfredi from Town Planner re: Unpaid Open Space Fee #5-02, property located at 40 Middle Road, Ray Tortorigi, applicant (with attachments).
 - e. Letter dated January 17, 2008 to National Grange Mutual Insurance Company re: Bond #S235879 for Raymond Tortorigi; Subdivision Plan #5-02, 40 Middle Road, Preston, CT.
 - f. Flyer received January 18, 2008 from Green Valley Institute re: Free Workshop on Management of Conservation Restrictions.
 - g. Flyer received January 30, 2008 from CT Federation of P&Z Agencies, Winter 2008.
 - h. Letter dated January 23, 2008 from State of CT DEP re: Zoning Text Change #1-08, revising Section 19.2 of the Zoning Regulations.
 - i. Email dated January 15, 2008 from ZEO to Town Planner re: *Large Acreage Farm Vineyard and Winery*.

- 6) **Public Hearings**
 - a. **Subdivisions**
 - i. **Subdivision Application #3-07**, Red Feather, LLC, applicant, Heinz & Pauline Seligman, owners, for property located at 29 & 32 Roosevelt Avenue, requests to create 8 new building lots with remaining land.

b. Zoning Matters

- i. ZONING TEXT CHANGE #1-08 - AMENDMENT REVISING SECTION 19.2 OF THE ZONING REGULATIONS REFERENCE TO NON-CONFORMING USES OF BUILDINGS REGARDING THE REBUILDING OF STRUCTURES DESTROYED BY FIRE OR NATURAL DISASTER. (Draft dated 1/30/08)**

7) Old Business

a. Subdivisions

- i. Subdivision Application #3-07, Red Feather, LLC, applicant, Heinz & Pauline Seligman, owners, for property located at 29 & 32 Roosevelt Avenue, requests to create 8 new building lots with remaining land.**

b. Zoning Matters

- i. ZONING TEXT CHANGE #1-08 - AMENDMENT REVISING SECTION 19.2 OF THE ZONING REGULATIONS REFERENCE TO NON-CONFORMING USES OF BUILDINGS REGARDING THE REBUILDING OF STRUCTURES DESTROYED BY FIRE OR NATURAL DISASTER. (Draft dated 1/30/08)**

8) New Business

NONE

9) Other Matters

- a. *Continued***- Letter dated September 13, 2007 from Town Planner to Mr. Raymond Tortorigi re: Subdivision #5-02.
- b. *Continued*** – Letter dated December 14, 2007 from The Main Street America Group re: Subdivision #5-02, RJT Builders, LLC for property located at 40 Middle Road; request bond release.
- c.** Affordable Housing Workshop – the workshop has been scheduled for February 25, 2008 at 7:00 p.m.
- d. *Continued*** – Discussion regarding “Large Acreage Farm Vineyards and Winery.”
- e.** AN AMEMDMENT REVISING SECTION 13.14.2 OF THE ZONING REGULATIONS REGARDING TEMPORARY MOBILE HOME/TRAILERS.
Public Hearing to be scheduled.

10) Adjournment