

**Town of Preston
Planning and Zoning Commission
Tuesday, May 6, 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 April 1, 2008 Regular Meeting and Public Hearing.**

- 5) Communications**
 - a. Zoning Bulletin(s) dated March 25, 2008 & April 10, 2008.
 - b. Green Valley Institute workshop(s) – Advanced Approaches to Addressing Community Growth.
 - c. Memos received March 28, 2008 & April 4, 2008 from SCCOG re: High Definition Photolog DVD's.
 - d. Letter dated April 3, 2008 from State of CT Office of Policy & Management re: FY 2008 grants available for updating Plan of Conservation & Development.
 - e. Flyer received April 8, 2008 from The Last Green Valley re: 2008 Grant Program.
 - f. Notice of Violation dated April 1, 2008 to JS&R LLC re: section 18.3.2.
 - g. Letter dated April 8, 2008 from CLEAR re: workshop re: Roles & Responsibilities of Land Use Commissions.
 - h. Bank statement through March 31, 2008 for Open Space Fee account.
 - i. Flyer received April 17, 2008 from CCM re: FOIA Workshop.
 - j. Received April 18, 2008 from USA Federal Energy Regulatory Commission re: Algonquin Gas Transmission, LLC and Request for Comments on Environmental Issues Related to an Alternative Pipeline Route under Construction.
 - k. CT Federation of Planning and Zoning Agencies Quarterly Newsletter – Spring 2008.
 - l. Letter dated April 9, 2008 from Gary Piszczek, Carol Hervey & Eleanor Miller to PZC re: potential conflict of interest regarding Section 4.2.11 of the Zoning Regulations (with October 1967 attachment – Kovakik v. Planning & Zoning)
 - m. Letter dated April 20, 2008 from Eleanor L. Miller, Amy Chmelecki, Eleanor J. Miller, David McKain, Margaret Gibson, Gary Piszczek, Keleigh Baretincic and Carol Hervey re: Large Acreage Farm Vineyards and Wineries in Preston and a request from Eleanor Miller to address the Commission at the meeting and be placed on agenda as an agenda item.
 - n. Updated Zoning Regulations for Commission members – to be handed out at the meeting.
 - o. Planning & Zoning Guidebook.
 - p. Letter dated April 8, 2008 from The Trust for Public Land re: free workshop entitled “*Strategies for Funding Open Space.*”

- q. Open Space and Watershed Acquisition Grant Program.
- r. Letter dated April 24, 2008 to John Eoanou, JPM Hospitality, LLC from Town Planner re: Site Plan #1-03a, requesting repair of construction fencing and installation of guard rail.
- s. Letter dated April 25, 2008 from Attorney Manfredi to M. Sinko, B. Congdon & K. Warzecha re: correspondence received on April 15, 2008 from G. Piszczek, C. Hervey, E. Miller & correspondence received April 20, 2008 from A. Chmelecki, D. McKain, M. Gibson, K. Baretincic, G. Piszczek, C. Hervey & E. Miller.
- t. Letter dated April 22, 2008 from Town of Ledyard re: proposed ZBA application requesting a variance of their zoning regulation section 9.2.2.
- u. Letter dated April 23, 2008 from SCCOG re: Zoning Text Amendment #5-08 AMENDMENT TO ZONING REGULATIONS SECTION 11”SPECIAL DISTRICTS.”

6) Public Hearings

a. Subdivisions

- i. **Re-Subdivision Application #1-08**, Irene Doolittle, applicant/owner, for property located at 30 Doolittle Road; requests 5 new building lots with new road.

b. Zoning Matters

- i. **Zoning Text Amendment Application #5-08 - AN AMENDMENT TO THE ZONING REGULATIONS SECTION 11 “SPECIAL DISTRICTS” ADDING SECTION 11E “AFFORDABLE HOUSING DEVELOPMENT DISTRICT.”** (please bring your copy of Affordable Housing Regulations – if you need another copy please call 887-5581 x118)

7) Old Business

a. Subdivisions

- i. **Re-Subdivision Application #1-08**, Irene Doolittle, applicant/owner, for property located at 30 Doolittle Road; requests 5 new building lots with new road.

b. Zoning Permits

- i. **Zoning Permit Application #1-08**, Kenneth McKenna, applicant/owner for property located at 3 Middle Road; requests approval to create an Accessory Apartment pursuant to Section 13.8 of the Zoning Regulations.

c. Zoning Matters

- i. **Zoning Text Amendment Application #5-08 - AN AMENDMENT TO THE ZONING REGULATIONS SECTION 11 “SPECIAL DISTRICTS” ADDING SECTION 11E “AFFORDABLE HOUSING DEVELOPMENT DISTRICT.”**
If applicable – effective date _____

8) New Business

a. Subdivisions

- i. **Resubdivision Application #2-08**, Robert Doiron, applicant, Robert Doiron, Nancy Doiron & Derek Corriveau, owners, for property located at 46, 56 & 60 Brown School Road; requests to create 11 new building lots.

b. Zoning Permits

- i. **Zoning Permit Application #2-04-06-08**, Hyman Biber, applicant, Eastfield, LLC, owner for property located on Brand Road and Swantown Road, renewal of excavation permit.

- ii. **Zoning Permit Application #3-08**, Peter Georgetti, applicant, Mashantucket Pequot Tribal Nation, owner, for property located at 451 Route 2, requests approval for temporary stockpiling of bituminous concrete road millings pursuant to section 15.9 of the Zoning Regulations.

c. Zoning Matters

- i. **Zoning Text Change Application #6-08**, Eleanor Miller, applicant, requests various AMENDMENTS TO SECTIONS 15.18.1, 15.18.2, 15.18.3, 15.18.4 & 15.18.5 of the Zoning Regulations.

9) Other Matters

- a. Letter dated April 9, 2008 from Gary Piszczek, Carol Hervey & Eleanor Miller to PZC re: potential conflict of interest regarding Section 4.2.11 of the Zoning Regulations (with October 1967 attachment – Kovakik v. Planning & Zoning)
- b. Letter dated April 20, 2008 from Eleanor L. Miller, Amy Chmelecki, Eleanor J. Miller, David McKain, Margaret Gibson, Gary Piszczek, Keleigh Baretincic and Carol Hervey re: Large Acreage Farm Vineyards and Wineries in Preston and a request from Eleanor Miller to address the Commission at the meeting and be placed on agenda as an agenda item.
- c. Planning & Zoning Guidebook.
- d. Open Space and Watershed Acquisition Grant Program.
- e. Letter dated April 24, 2008 to John Eoanou, JPM Hospitality, LLC from Town Planner re: Site Plan #1-03a, requesting repair of construction fencing and installation of guard rail.
- f. Land Use Workshop – *to be scheduled*.

10) Public Comment

No Public Comment will be allowed on open or scheduled public hearings.

11) Adjournment

Public Comment Guidelines

1. Public Comment will be at the end of the agenda
2. As per Ordinance, comment will be limited to 15 minutes and 2 minutes per person.