

**Town of Preston
Planning and Zoning Commission
Tuesday, August 27, 2019
Preston Town Hall
7:30 p.m.
Regular Meeting**

Agenda

a) Call the Meeting to Order

b) Roll Call

Regular Members

Art Moran, Jr., Chairman
Richard Chalifoux, V. Chairman
Anne Sabrowski, Secretary
Denise Beale
Charles Raymond
Doreen Rankin
Mike Sinko

Alternates

Robert Berube
Nate Koniecko
Phillip LaPierre

Kathy Warzecha, Town Planner
Kim Lang, Recorder

c) Determination of Quorum

d) Approval of Minutes

- 1) July 23, 2019 Regular Meeting minutes and July 23, 2019 Public hearings.

e) Communications

- 1) Connecticut Federation of Planning and Zoning Agencies, Quarterly Newsletter, Summer 2019.
- 2) Letter dated July 25, 2019 to Hannah Salcedo from Mildred Peringer, Zoning Enforcement Officer; Violation of Section 16.10 (b) of the Preston Zoning Regulations.
- 3) Letter dated July 29, 2019 to Chairman Art Moran from Dennis S. Main, Avalonia Land Conservancy, Inc.; Tri-Town Preserve.
- 4) Letter dated August 14 to Susan Mattern from Mildred Peringer regarding 8 Roosevelt Ave. Ext.
- 5) Letter dated August 15, 2019 to Planning and Zoning Commission from Robert Boyd regarding drainage easement on 95 Miller Road; Subdivision #2019-01.
- 6) Letter dated August 21, 2019 to Ahmed Choundhry from Arthur Moran, Jr. regarding the sign installed at 397 Route 2.
- 7) Letter dated August 21, 2019 to Arthur Moran, Jr. from Killingly Engineering Associates, Normand Thibeault, Jr. regarding a 35 day extension for SUB #2019-02, Shane Pollock.
- 8) Zoning Bulletin, July 10, 2019.
- 9) Zoning Bulletin, July 25, 2019.
- 10) Zoning Bulletin, July 25, 2019.

f) Membership

g) Public Hearing

- 1) **Continuance of Subdivision Application #2019-02**, Shane J. Pollock for property at 17

Niewiarowski; 8 lot subdivision with an existing house lot and remaining agricultural land.

h) New Business

None

i) Old Business

Subdivision

- 1) **Subdivision Application #2019-02**, Shane J. Pollock for property at 17 Niewiarowski; 8 lot subdivision with an existing house lot and remaining agricultural land.

Zoning Permits

- 2) **Zoning Permit Application #2019-07**, Matthew & Jamie Gauthier, Applicants/Owners for property at 12 N. Shore Road; Applicant desires to create an accessory apartment pursuant to Section 16.6 of the Zoning Regulations.
- 3) **Zoning Permit Application #2019-06**, Joanna Kline, Applicant/Owner for property at 5 Lawrence Court; create an accessory apartment pursuant to Section 16.6 of the Zoning Regulations.
- 4) **Zoning Permit Application #2019-04**, Dacia & Brian Banda, Applicants/Owners for property at 38 Radler Road; Conduct a photography studio in the basement.

j) Other Matters

- 1) **Subdivision Application #2019-01**, Francis, Nancy & Courtney Ennis; Modification to 2 lot subdivision plans approved on July 10, 2019.
- 2) Bond Release of \$5,000.00; **Site Plan Application #1-13**, Rizwan Jameel, 397 Route 2; Bestway Convenience Store Gas Station.
- 3) ZEO Report
- 4) Schedule Planner

k) Public Comment

l) Adjournment