

**Town of Preston  
Planning and Zoning Commission  
Tuesday, November 28, 2023  
7:00 P.M.**

**Town of Preston  
PRESTON PLAINS MIDDLE SCHOOL CAFETERIA  
1 ROUTE 164 PRESTON, CT  
Regular Meeting Agenda**

**1. Call to Order**

**2. Roll Call**

*Members*

Arthur Moran, Jr. – Chairman  
Doreen Rankin – Secretary  
Denise Beale  
Charles Raymond  
Zach Tamer  
Fred Eddy  
Anne Sabrowski

*Alternates*

Benjamin Wilson  
Terri Eickel  
Cindy Dupointe  
  
Kathy Warzecha – Town Planner  
Kimberly Lang – Recorder

**3. Determination of Quorum**

**4. Public Comment -Public Comment and Question Session: Each individual will be limited to 3 minutes and the entire session will last no more than 15 minutes. All comments and questions must be germane to the agency's business. No individual may yield his/her time to another individual. (Town Ordinance: 03.06.08)**

**5. Election of Officers**

**6. Approval of Minutes**

- a. **October 24, 2023 Regular Meeting Minutes**
- b. **October 24, 2023 Public Hearing Minutes**

**7. Correspondence**

- a. Zoning Bulletin dated September 10, 2023
- b. Zoning Bulletin dated September 25, 2023
- c. Zoning Bulletin dated October 10, 2023
- d. Connecticut Federation of Planning and Zoning Agencies: Quarterly Newsletter Fall 2023
- e. ESRI News for State and Local Government: Fall 2023
- f. Letter: from Sandra Allyn-Gauthier
- g. Letter: November 17, 2023: from Jill Keith regarding meetings and 13-month calendars
- h. PZC Meeting Schedule 2024
- i. PZC Application Status Report
- j. Planner's report on agenda items

**8. Public Hearings**

*Continued*

- a. **Spec. Exception #2023-01, John Grabarz Applicant/ Owner for property located at 8 Amos Road, Preston, CT – Change of use from a Single-family home to a Bed & Breakfast. Pursuant to Section 5.2.8 of the Zoning Regulations. WITHDRAWN**

b. **ZTA #2023-07** Amendment to the Town of Preston Zoning Regulations (“Regulations”) Instituting a Temporary Moratorium on “Short Term Rentals”, as Defined in Section 2 of the Zoning Regulations; and to Amend Sections 5.1.14 and Section 16.19 of the Regulations to Reference and/or incorporate such Temporary Moratorium.

c. **Site Plan #2023-01** Southeastern CT Regional Resource Recovery Authority Applicant/Owner for property located at 132 Route 12, Preston, CT – Construction and operation of food waste to compost facility.

d. **ZTA #2023-08** Amendment to Section 2 Definitions of the Preston Zoning Regulations Regarding Family Child Care Home or Group Child Care Home.

## 9. Old Business

a. **Spec. Exception #2023-01**, John Grabarz Applicant/ Owner for property located at 8 Amos Road, Preston, CT – Change of use from a Single-family home to a Bed & Breakfast. Pursuant to Section 5.2.8 of the Zoning Regulations. **WITHDRAWN**

## 10. New Business

### Site Plan

a. **SP #2023-01** Southeastern CT Regional Resource Recovery Authority Applicant/Owner for property located at 132 Route 12, Preston, CT – Construction and operation of food waste to compost facility.

### Zoning Text Amendments

a. **ZTA #2023-07** Amendment to the Town of Preston Zoning Regulations (“Regulations”) Instituting a Temporary Moratorium on “Short Term Rentals”, as Defined in Section 2 of the Zoning Regulations; and to Amend Sections 5.1.14 and Section 16.19 of the Regulations to Reference and/or incorporate such Temporary Moratorium **IF APPROVED, RECOMMENDED EFFECTIVE DATE DECEMBER 15, 2023**

b. **ZTA #2023-08** Amendment to Section 2 Definitions of the Preston Zoning Regulations Regarding Family Child Care Home or Group Child Care Home. **IF APPROVED, RECOMMENDED EFFECTIVE DATE DECEMBER 15, 2023; PLEASE STATE THAT ADOPTION OF THIS AMENDMENT WILL BRING THE TOWN IN COMPLIANCE WITH P.A. 23-142**

### Zoning Permits

- a. **ZP#2023-08** – Ricky Au, Applicant/Owner for the property located at 119 Route 2A, Preston, CT; Short-Term Rental
- b. **ZP#2023-09** – Chandra Rook, Applicant/Owner for the property located at 1Route 2, Preston, CT; Short-Term Rental
- c. **ZP#2023-10** – Jon Gauthier, Applicant; Chuck Davis Owner for the property located at 153 Branch Hill Rd., Preston, CT; Accessory Apartment
- d. **ZP#2023-11** – John Grabarz Applicant/ Owner for property located at 8 Amos Road, Preston, CT; Short-Term Rental
- e. **ZP#2023-12** – Matthew and Jamie Gauthier, Applicant/Owner for the property located at 240 Route 164, Preston, CT; Short-Term Rental
- f. **ZP#2023-13** - Matthew and Jamie Gauthier, Applicant/Owner for the property located at 12 North Shore Road, Preston, CT; Short-Term Rental
- g. **ZP#2023-14** – G & E LLC, Applicant/Owner for the property located at 146 Route 2, Preston, CT; Short-Term Rental
- h. **ZP#2023-15** – Long Tidal River Lands LLC, Applicant/Owner for the property located at 148 Route 2, Preston, CT; Short-Term Rental **WITHDRAWN**

## 11. ZEO Report

**12. Other Matters**

- a. Approval of 2024 Calendar**
- b. POCD Progress Update**

**13. Adjournment**

**PZC Membership List w/ terms**

**Regular Members**

Arthur Moran, Jr. – 11/16/2027  
Doreen Rankin – 11/18/2025  
Denise Beale – 11/16/2027  
Charles Raymond – 11/18/2025  
Zach Turner – 11/18/2025  
Fred Eddy – 11/16/2027  
Anne Sabrowski – 11/16/2027

**Alternate(s)**

Cindy Dupointe – 11/16/2027  
Terri Eickel – 11/18/2025  
Benjamin Wilson – 11/16/2027

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*Cindy Palmer*  
Asst. PRESTON TOWN CLERK

