

**Town of Preston
Planning and Zoning Commission
Tuesday, January 26, 2021
7:00 P.M.**

Regular Meeting

Amended Agenda

Tue, Jan 26, 2021 7:00 PM - 9:00 PM (EST)
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1. Call to Order

2. Roll Call

Members

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

Alternates

Robert Berube
Nate Koniecko
Phillip LaPierre

Kathy Warzecha – Town Planner
Kimberly Lang – Recorder

3. Determination of Quorum

4. Election of Officers

5. Approval of the Minutes

- a) December 16, 2020 Special Meeting minutes.

6. Communications

- a. **Special Exception Application #2021-01**, Allyn Brown III on behalf of Maple Lane Farms; Converting existing residence to an Accessory Farm Business pursuant to Section 6.2, reference to 5.2.14 e) and Section 18.22 Historic Inns.

- b. Letter dated December 18, 2020 to the Planning and Zoning Commission from John Moulson, IWWC regarding 35 Watson Road and no impact on wetlands.
- c. Letter dated December 24, 2020 to Mr. Michael S. Weber, Groton Utilities from the State of CT, department of Transportation regarding Poquetanuck Cove Bridge Water Main Crossing, Route 12, Towns of Ledyard and Preston.
- d. CT Federation of Planning and Zoning Agencies, Quarterly Newsletter, Winter 2021.
- e. CBA Education & Training, Planning & Zoning. CT Land Use Law for Municipal Land Use Agencies, Boards, and Commissions, Saturday, March 6, 2021 9:00 a.m. – 4:30 p.m.
- f. Zoning Bulletin, November 25, 2020.
- g. Zoning Bulletin, January 10, 2021.
- h. Letter dated January 21, 2021 to Mark Holeman from ZEO regarding Notification of Violation – 215 Route 165.
- i. Letter dated January 19, 2021 to William Buckley from ZEO regarding Cease & Desist – 88 Hollowell Road.

7. Public Hearing

Subdivision

- a. **Resubdivision Application #2020-01**, Joshua Koniecko for property located at 35 Watson Road; Create a 2 lot resubdivision adding one new building lot.

Special Exception

- b. **Special Exception Application #2021-01**, Allyn Brown III on behalf of Maple Lane Farms; Converting existing residence to an Accessory Farm Business pursuant to Section 6.2, reference to 5.2.14 e) and Section 18.22 Historic Inns.

8. Old Business

Subdivision

- a. **Resubdivision Application #2020-01**, Joshua Koniecko for property located at 35 Watson Road; Create a 2 lot resubdivision adding one new building lot.

9. New Business

Special Exception

- a. **Special Exception Application #2021-01**, Allyn Brown III on behalf of Maple Lane Farms; Converting existing residence to an Accessory Farm Business pursuant to Section 6.2, reference to 5.2.14 e) and Section 18.22 Historic Inns.

10. Other Matters

11. Public Comment

12. Adjournment