

**Town of Preston  
Planning and Zoning Commission  
Wednesday, February 23, 2022  
7:00 P.M.  
PRESTON PLAINS MIDDLE SCHOOL  
(Universal Indoor Mask Requirement)  
Cafeteria  
1 Route 164  
Preston, CT 06365  
Special Meeting Agenda**

**1. Call to Order**

**2. Roll Call**

*Members*

Art Moran, Jr. – Chairman  
Richard Chalifoux – Vice Chairman  
Zach Turner  
Denise Beale  
Charles Raymond  
Doreen Rankin  
Mike Sinko

*Alternates*

Nate Koniacko  
Fred Eddy  
Terri Eickel  
  
Kathy Warzecha – Town Planner  
Kimberly Lang – Recorder

**3. Determination of Quorum**

**4. Election of Officers**

**5. Approval of the Minutes**

- a. Regular Meeting Minutes of Tuesday, January 25, 2022.

**6. Communications**

- a. **Special Exception Application #2022-01**, Sean Nugent for Preston Redevelopment Agency, Applicant and Sandra Allyn-Gauthier for Town of Preston, Owner for property located at 14, 16, 19, 54, 102, 107, and 111 Route 12; Excavation and Fill, removal of contaminated soils and modification of containment areas.
- b. **Site Plan Application #2022-01**, Sean Nugent for Preston Redevelopment Agency, Applicant and Sandra Allyn-Gauthier for Town of Preston, Owner for property located at 14, 16, 19, 54, 102, 107, and 111 Route 12; Excavation and Fill, removal of contaminated soils and modification of containment areas.
- c. **Coastal Site Plan Application #2022-01**, Sean Nugent for Preston Redevelopment Agency, Applicant and Sandra Allyn-Gauthier for Town of Preston, Owner for property located at 14, 16, 19, 54, 102, 107, and 111 Route 12; Remediation of contamination and excavation.
- d. **ZONING TEXT AMENDMENT APPLICATION #2022-01, SECTION 26 TEMPORARY AND LIMITED MORATORIUM ON CANNABIS ESTABLISHMENTS; EXTENSION FOR SIX MONTHS TO SEPTEMBER 20, 2022.**

- e. Letter dated February 3, 2022 from Tighe & Bond to Kathy B. Warzecha, Town Planner, regarding traffic Peer Review of Preston RV Park Traffic Impact Study.
- f. Connecticut Federation of Planning & Zoning Agencies Quarterly Newsletter, Winter 2022.
- g. Connecticut Federation of Planning & Zoning Agencies, Annual Conference, March 24, 2022.
- h. Letter dated February 2, 2022 to PZC from Connecticut Federation of Planning and Zoning Agencies/Commissions regarding 74<sup>th</sup> Annual Conference and Dinner.
- i. Zoning Bulletin, December 25, 2021.
- j. Letter dated February 11, 2022 from Benesch to PZC regarding Preston Town Planner's comments.
- k. Letter dated February 11, 2022 from Benesch to PZC regarding Preston Resident State Trooper's comments.
- l. Letter dated February 11, 2022 from Benesch to PZC regarding Preston Superintendent's comments.

## 7. Public Hearings

- a. **Special Exception Application #2022-01**, Sean Nugent for Preston Redevelopment Agency, Applicant and Sandra Allyn-Gauthier for Town of Preston, Owner for property located at 14, 16, 19, 54, 102, 107, and 111 Route 12; Excavation and Fill, removal of contaminated soils and modification of containment areas.
- b. **Special Exception Application #2021-03**, Blue Camp CT, LLC, Applicant and Mashantucket Pequot Tribal Nation, Owner for property located at 451, 455 & 495 Route 2; Development of comprehensive luxury recreational campground.
- c. **ZONING TEXT AMENDMENT APPLICATION #2022-01, SECTION 26 TEMPORARY AND LIMITED MORATORIUM ON CANNABIS ESTABLISHMENTS; EXTENSION FOR SIX MONTHS TO SEPTEMBER 20, 2022.**

## 8. Old Business

### Special Exception

- a) **Special Exception Application #2021-03**, Blue Camp CT, LLC, Applicant and Mashantucket Pequot Tribal Nation, Owner for property located at 451, 455 & 495 Route 2; Comprehensive luxury recreational campground.

### Site Plan

- a) **Site Plan Application #2021-02**, Blue Camp CT, LLC, Applicant and Mashantucket Pequot Tribal Nation, Owner for property located at 451, 455 & 495 Route 2; Comprehensive luxury recreational campground.

## 9. New Business

### Special Exception

- a) **Special Exception Application #2022-01**, Sean Nugent for Preston Redevelopment Agency, Applicant and Sandra Allyn-Gauthier for Town of Preston, Owner for property located at 14, 16, 19, 54, 102, 107, and 111 Route 12; Excavation and Fill, removal of contaminated soils and modification of containment areas.

### Site Plan

- a) **Site Plan Application #2022-01**, Sean Nugent for Preston Redevelopment Agency, Applicant and Sandra Allyn-Gauthier for Town of Preston, Owner for property located at

14, 16, 19, 54, 102, 107, and 111 Route 12; Excavation and Fill, removal of contaminated soils and modification of containment areas including Coastal Site Plan.

**Zoning Text Amendment**

- a) **ZONING TEXT AMENDMENT APPLICATION #2022-01, SECTION 26 TEMPORARY AND LIMITED MORATORIUM ON CANNABIS ESTABLISHMENTS; EXTENSION FOR SIX MONTHS TO SEPTEMBER 20, 2022.**

**10. Other Matters**

- a) Affordable Housing Plan
- b) Connecticut Federation of Planning and Zoning Commission's Annual Conference

**11. Public Comment**

**12. Adjournment**