

**Town of Preston
Planning and Zoning Commission
Tuesday, March 28, 2023
7:00 P.M.
Town of Preston
Preston Plains Middle School Cafeteria
Regular Meeting Agenda**

1. Call to Order

2. Roll Call

Members

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

Alternates

Fred Eddy
Terri Eickel
Vacancy

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. Approval of Minutes

a. January 24, 2023

6. Correspondence

- Connecticut Federation of Planning and Zoning Agencies, Quarterly Newsletter: Winter2023
- Connecticut Federation of Planning and Zoning Agencies 2023 Annual Conference
- Zoning Bulletin, December 10, 2022
- Zoning Bulletin, December 25, 2022
- Proposed Budget Planning
- **Zoning Permit #2023-01**, Alicia Capano for property located at 43 Lynn Drive; Short-Term Rental
- **Zoning Permit #2023-02**, Kathleen and Robert Lucas for property located at 172 Route 2A; Accessory Apartment
- **Subdivision #2023-01**, Zachary Turner, for property located at 5 Deerbrook Road; 3-lot re-subdivision
- **Zoning Permit #2023-03**, William Buckley for property located at 88 Hollowell Road; Short-Term Rental
- Email: Sandra A. Gauthier: regarding STR
- Letter: Andrew Stockton: regarding STR at 43 Lynn Drive
- Letter: John Waggoner: regarding STR at 43 Lynn Drive
- Zoning Bulletin, January 10, 2023
- Zoning Bulletin, January 25, 2023
- Zoning Bulletin, February 10, 2023
- Letter: Liz Burdick: regarding Montville's PZC Text Amendment

➤ PZC Application Status Report

7. PRA Status Report

8. Membership

a. Vacancy

9. Public Hearing

- a. Subdivision #2023-01**, Zachary Tarner, for property located at 5 Deerbrook Road; 3-lot re-subdivision

10. New Business

Zoning Permit

- a. Zoning Permit #2023-01**, Alicia Capano for property located at 43 Lynn Drive; Short-Term Rental
- b. Zoning Permit #2023-02**, Kathleen and Robert Lucas for property located at 172 Route 2A; Accessory Apartment
- c. Zoning Permit #2023-03**, William Buckley for property located at 88 Hollowell Road; Short-Term Rental

Subdivisions

- a. Subdivision #2023-01**, Zachary Tarner, for property located at 5 Deerbrook Road; 3-lot re-Subdivision

11. Old Business - None

12. Other Matters

a. Poquetanuck Traffic Calming Project

1. LOTCIP update
2. CIF update

b. Recreational Trail Grant

c. POCD 2024 Draft

1. Final Survey

13. Adjournment

PZC Membership List w/ terms

Regular Members

Art Moran, Jr. – 11/21/2023
Richard Chalifoux – 11/21/2023
Doreen Rankin – 11/18/2025
Denise Beale – 11/21/2023
Charles Raymond – 11/18/2025
Zach Tarner – 12/31/2025
Mike Sinko – 11/21/2023

Alternate(s)

Fred Eddy – 11/18/2025
Terri Eickel – 11/18/2025
VACANCY – 11/23/2023

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Cindy L. Palermo
Asst. PRESTON TOWN CLERK