

**Town of Preston
Planning and Zoning Commission
Tuesday, April 27, 2021
7:00 P.M.**

Regular Meeting

PZC

Tue, Apr 27, 2021 7:00 PM - 9:00 PM (EDT)

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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. Approval of the Minutes

- a) March 23, 2021 Regular Meeting minutes, March 30, 2021 Special Meeting minutes

5. Communications

- a) **Zoning Permit Application #2021-01**, Thomas Houghton, Applicant/Owner for property located at 214 Old Jewett City Road; Finish basement to add 1 bedroom, bathroom and kitchen.
- b) **Zoning Permit Application #2021-02**, NHD Properties, LLC, Applicant/Owner for property located at 29 Burton Road; Renewal of Excavation & Deposit of Fill.
- c) **Zoning Text Amendment #2021-01**, Gerald W. Grabarek, Applicant/Owner for property located at 17 Hewitt Road; Residential use in Resort Commercial District.
- d) **Zoning Permit Application #2021-03**, Callie Moore, Applicant and Pat & Sherry Grieco, Owners for property located at 374 Old Jewett City Road; Baking food items in home kitchen to sell.

- e) Zoning Bulletin, March 25, 2021.
- f) Zoning Bulletin, April 10, 2021.
- g) Short Term Rentals

6. Public Hearing

- a. **Subdivision Application #2021-01**, Maro P. Flagg, Jr. and James E. Simpson, Applicants/Owners of property located at 583 Route 164; Create a 6-lot subdivision.
- b. **Zoning Text Amendment #2021-01**, Gerald W. Grabarek, Applicant/Owner for property located at 17 Hewitt Road; Residential use in Resort Commercial District.

7. Old Business

Subdivision

- a. **Subdivision Application #2021-01**, Maro P. Flagg, Jr. and James E. Simpson, Applicants/Owners of property located at 583 Route 164; Create a 6-lot subdivision.

8. New Business

Zoning Permits

- a) **Zoning Permit Application #2021-01**, Thomas Houghton, Applicant/Owner for property located at 214 Old Jewett City Road; Finish basement to add 1 bedroom, bathroom and kitchen.
- b) **Zoning Permit Application Renewal #2021-02**, NHD Properties, LLC, Applicant/Owner for property located at 29 Burton Road; Renewal of Excavation & Deposit of Fill.
- c) **Zoning Permit Application #2021-03**, Callie Moore, Applicant and Pat & Sherry Grieco, Owners for property located at 374 Old Jewett City Road; Baking food items in home kitchen to sell.

Zoning Text Amendment

- d) **Zoning Text Amendment #2021-01**, Gerald W. Grabarek, Applicant/Owner for property located at 17 Hewitt Road; Residential use in Resort Commercial District.

9. Other Matters

- a. **Special Exception Application #2020-01 & Site Plan Application #2020-01**, Amos Holding Co., LLC for property located at 53 Hollowell Road; 20 seasonal campsites, gravel driveway system and new septic system – Bond Release Reduction.
- b. Short Term Rentals
- c. Subdivision Regulations
- d. Plan of Conservation & Development 2024

10. Public Comment

11. Adjournment