

**Town of Preston
Planning and Zoning Commission
Tuesday, May 24, 2022
7:00 P.M.**

**Town of Preston
Preston Plains Middle School
1 Route 164, Cafeteria**

Regular Meeting Agenda

1. Call to Order

2. Roll Call

Members

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

Alternates

Nate Koniecko
Fred Eddy
Terri Eickel

Kathy Warzecha – Town Planner
Kimberly Lang – Recorder

3. Determination of Quorum

4. Approval of the Minutes

a. Regular Meeting Minutes of Tuesday, April 26, 2022. Public Hearing Meeting Minutes of Tuesday, April 26, 2022. Special Workshop Meeting Minutes of Tuesday, May 17, 2022.

5. Communications

- a) Letter dated April 28, 2022 from John Moulson, Chairman, Inland Wetlands & Watercourses Commission to Heller, Heller & McCoy, Harry Heller Esq., regarding Blue Camp CT, LLC.
- b) Zoning Practice from American Planning Association, May 2022, Issue Number 5, regarding Practice Deregulation.
- c) Zoning Bulletin, March 10, 2022.
- d) Zoning Bulletin, March 10, 2022.
- e) Poquetanuck Village Project Narrative LOTCIP Grant

6. Public Hearing

None

7. 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 pursuant to Section 10.4.11 “Vacation Resorts” which includes recreational campgrounds in accordance with Section 18.11.

Site Plan

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 pursuant to Section 10.4.11 “Vacation Resorts” which includes recreational campgrounds in accordance with Section 18.11.

Zoning Permit

Zoning Permit Application #2022-01, Brendan Mansaka, Applicant and 30 Spicer, LLC, Owner for property located at 30 Spicer Road; Short Term Rental.

8. New Business

None

9. Other Matters

- a) Revision for façade at Bestway Gas Station & Market, **Site Plan #2019-01** located at 212 Route 2, Sultan Ali Javed, Applicant and Hussan Ali, LLC, Owner.
- b) Affordable Housing Plan.

10. Public Comment

11. Adjournment