1. Call to Order

2. Roll Call

<table>
<thead>
<tr>
<th>Members</th>
<th>Alternates</th>
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<tbody>
<tr>
<td>Art Moran, Jr. – Chairman</td>
<td>Robert Berube</td>
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<tr>
<td>Richard Chalifoux – Vice Chairman</td>
<td>Nate Koniecko</td>
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<tr>
<td>Anne Sabrowski -Secretary</td>
<td>Phillip LaPierre</td>
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<td>Denise Beale</td>
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<td>Charles Raymond</td>
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<td>Doreen Rankin</td>
<td>Kathy Warzecha – Town Planner</td>
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<td>Mike Sinko</td>
<td>Kimberly Lang – Recorder</td>
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3. Determination of Quorum

4. Approval of the Minutes

5. Communications
   a. Coastal Site Plan Application 2020-01, George Fellner, Applicant, Jack and Faye Madry, Owners for property located at 13 Point Street. Applicant desires to remove an existing deck and install a 14’x30’ recreation room within 100 feet of the coastal waters and/or tidal wetlands in accordance with Section 17.4 of the Zoning Regulations.
   b. Zoning Permit Application #2020-01, Kevan Jalili, Creative Enclosures, Applicant, Eugene and Karen Theroux, Owners for property located at 81 Benjamin Road; Applicant and Owners desire to convert an existing attached garage to an accessory apartment pursuant to Section 16.6 of the Zoning Regulations.
   c. Zoning Permit Application #2020-2, Joseph Iozzia, owner/Applicant for property located at 19 Mattern Road; Applicant desires to convert existing garage to an accessory apartment pursuant to Section 16.6 of the Zoning Regulations.
d. Temporary Certificate for Outdoor Dining


i. ZEO Report

j. Letter dated March 13, 2020 from Town of Montville, Uncasville to Preston Town Hall regarding referral “Town of Montville-Application for Zoning Regulation Amendment”.


l. Letter dated March 17, 2020 from Mattern & Stefon Land Surveyors to Town Planner, Preston Town Hall regarding Special Exception Application #2020-02, Amos Lake Holding Company, LLC, Grant of Extension.


q. Letter dated April 22, 2020 from CT Federation of Planning & Zoning to PZC regarding “Annual Conference To Be Cancelled”.

r. Letter dated May 20, 2020 received from ZEO Mildred Peringer to P&Z regarding property located at 120 Ross Road; Cease & Desist.

6. Public Hearing
   a. Special Exception Application #2020-01, Amos Holding Company LLC, Applicant/Owner for property located at 53 Hollowell Road; Expansion of Recreational Campground pursuant to Section 18.11 Adding 25 seasonal campsites; interior gravel driveway system, new septic system and miscellaneous site work.

This public hearing was extended on April 28, 2020 using the 90-day extension that is granted by the Governor’s executive order #71.

This hearing will be continued until June 22, 2020, unless otherwise noticed.

7. Old Business
   Special Exception
   a. Special Exception Application #2020-01, Amos Holding Company LLC, Applicant/Owner for property located at 53 Hollowell Road; Expansion of Recreational Campground pursuant to Section 18.11 Adding 25 seasonal campsites; interior gravel driveway system, new septic system and miscellaneous site work.

This application will be tabled.
Site Plan
   b. Site Plan Application #2020-01, Amos Holding Company LLC, Applicant/Owner for property located at 53 Hollowell Road; Expansion of Recreational Campground pursuant to Section 18.11 Adding 25 seasonal campsites; interior gravel driveway system, new septic system and miscellaneous site work.
   This Application will be tabled.

8. New Business
Coastal Site Plan
   a. Coastal Site Plan Application 2020-01, George Fellner, Applicant, Jack and Faye Madry, Owners for property located at 13 Point Street. Applicant desires to remove an existing deck and install a 14’x30’ recreation room within 100 feet of the coastal waters and/or tidal wetlands in accordance with Section 17.4 of the Zoning Regulations.

Zoning Permits
   a. Zoning Permit Application #2020-01, Kevan Jalili, Creative Enclosures, Applicant, Eugene and Karen Theroux, Owners for property located at 81 Benjamin Road; Applicant desires to convert an existing attached garage to an accessory apartment pursuant to Section 16.6 of the Zoning Regulations.
   b. Zoning Permit Application #2020-02, Joseph Iozzia, Owner/Applicant for property located at 19 Mattern Road; Applicant desires to convert existing garage to an accessory apartment pursuant to Section 16.6 of the Zoning Regulations.

9. Other Matters
   a) Outdoor Dining

10. Public Comment

11. Adjournment