

**Town of Preston
Planning and Zoning Commission
Tuesday, June 22, 2021
7:00 P.M.**

**PRESTON PLAINS MIDDLE SCHOOL
(Universal Indoor Mask Requirement)
Cafeteria
1 Route 164
Preston, CT 06365**

PZC Regular Meeting

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

Vacancy
Nate Koniecko
Vacancy

Kathy Warzecha – Town Planner
Kimberly Lang – Recorder

3. Determination of Quorum

4. Membership

- a. Alternate appointment – Fred Eddy

5. Approval of the Minutes

- a. Regular Meeting Minutes dated May 25, 2021

6. Communications

- a. Zoning Bulletin, May 25, 2021
- b. **Zoning Permit Application #2021-04**, David Capacchione, Applicant/Owner for property located at 16 Pendleton Road; Excavation & Deposit of Fill Renewal.
- c. Letter dated May 27, 2021 to John & Christine Kendall from Mildred Peringer, Preston ZEO regarding 15 Rude Road; Excavation of materials and presentation of engineered plan.
- d. Letter dated June 8, 2021 from Louis Steinbrecher, Chairman of North Stonington, Planning & Zoning Commission to Jill Keith, Preston Town Clerk regarding Regulation Text Amendments.

7. Public Hearing

None

8. Old Business

None

9. New Business

Zoning Permit

- a. **Zoning Permit Application #2021-04**, David Capacchione, Applicant/Owner for property located at 16 Pendleton Road; Excavation & Deposit of Fill Renewal.

10. Other Matters.

- a. Nick Rankin for property located at 101 & 107 Hollowell Road, request to modify conservation easement that was approved as part of Subdivision #2-05 – Weduco Farms Subdivision.
- b. Draft Subdivision Regulations
- c. Draft Short-Term Rental Regulations

11. Public Comment

12. Adjournment