

**Town of Preston
Planning and Zoning Commission
Tuesday, July 27, 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

Nate Koniecko
Fred Eddy
Vacancy

Kathy Warzecha – Town Planner
Kimberly Lang – Recorder

3. Determination of Quorum

4. Approval of the Minutes

- a. Regular Meeting Minutes dated June 22, 2021

5. Communications

- a. Email dated June 21, 2021 from Ahmed Choudhry to Kathy Warzecha, Town Planner regarding Bond Release for Site Plan #2019-02a, Ahmed Choudhry, Applicant and Rizwan Jameel, Owner for property located at 397 Route 2; Construct new entry drive.
- b. Letter received from Colleen Bezanson, Montville Assistant Town Planner to Jill Keith, Preston Town Clerk regarding Richard P. Heller and proposed Zoning Text Amendment to Section 14A.3(d).
- c. Letter dated July 1, 2021 to Mr. Fred Eddy from Town Planner, Kathy B. Warzecha regarding appointment of Mr. Eddy as an Alternate Member of the PZC Commission.
- d. Draft Amendment for Temporary and Limited Moratorium on Cannabis Establishments.
- e. Letter dated July 29, 2021 to Carlos Lima from Mildred Peringer, Preston ZEO regarding removal of a rooster located at 154 Old Jewett City Road.
- f. Letter dated July 29, 2021 to Julie Manfred from Mildred Peringer, Preston ZEO regarding removal of a rooster located at 46 Beatrice Street.
- g. Letter dated June 30, 2021 to RVA Realty LLC from Mildred Peringer, Preston ZEO regarding trash in front and rear of property at 10 Terrace Avenue.

- h. Letter dated July 6, 2021 to Stephen Gallant from Mildred Peringer, ZEO regarding removal of a rooster at property located at 33 Tanglewood Dr. Ext.
- i. Zoning Bulletin, June 10, 2021
- j. Zoning Bulletin, June 25, 2021
- k. Affordable Housing Plan Memo

6. Public Hearing

None

7. Old Business

None

8. New Business

None

9. Other Matters.

- a. Bond release for Ahmed Choudhry regarding Site Plan #2019-02a, Ahmed Choudhry, Applicant and Rizwan Jameel, Owner for property located at 397 Route 2; Construct new entry drive.
- b. 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.
- c. Draft Subdivision Regulations
- d. Draft Short-Term Rental Regulations
- e. Affordable Housing Plan
- f. 2021 Guide to Legislation Impacting Development and Land Use Procedures
- g. Draft Amendment for Temporary and Limited Moratorium on Cannabis establishments.
- h. Update on Site Plan #2019-01, Sultan Ali Javed, Applicant/Owner for property located at 212 Route 2; Gas station and market.

10. Public Comment

11. Adjournment