

**Town of Preston  
Planning and Zoning Commission  
Tuesday, August 31, 2021  
7:00 P.M.  
PRESTON PLAINS MIDDLE SCHOOL  
(Universal Indoor Mask Requirement)  
Cafeteria  
1 Route 164  
Preston, CT 06365**

**PZC Special 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 Koniacko  
Fred Eddy  
Vacancy  
  
Kathy Warzecha – Town Planner  
Kimberly Lang – Recorder

**3. Determination of Quorum**

**4. Approval of the Minutes**

- a. Regular Meeting Minutes dated July 27, 2021.

**5. Membership**

- a. Vacancy Discussion and Alternate Member.

**6. Communications**

- a. Letter dated August 4, 2021 to Kathy Warzecha, Preston Town Planner from Richard L. Barger of Michelson, Kane, Royster & Barger, P.C. regarding storage of Storm Vegetation Debris on Property owned by the Southeastern Connecticut Regional Resources Recovery Authority (SCARRA), Route 12, Preston.
- b. Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter, Summer 2021.
- c. Proposed Improvement Location Survey prepared for Nicholas Rankin, 101 & 107 Hollowell Road.
- d. SCCOG Municipal Obligations Related to the passage of Public Act 21-1 regarding responsible and equitable regulation of adult-use cannabis.
- e. Letter dated August 19, 2021 from Mildred Peringer, Preston ZEO, to Mr. Dave Delcore of 185 Route 2 regarding Cease and Desist.
- f. Email dated August 3, 2021 from Sandra Allyn Gauthier, Preston Selectwoman regarding resignation of Millie Peringer as ZEO and appointment of Tom Weber as new ZEO.

- g. Letter dated August 25, 2021 from Michelson, Kane, Royster & Barger, P.C. to Ms. Warzecha, Preston Town Planner, regarding Storage and Processing of Storm Vegetation Debris on SCRRRA Property, Route 12, Preston.
- h. Grant Application to CT Department of Housing; Planning Grants Affordable Housing Plan.

## **7. Public Hearing**

### Zoning Text Amendment

- a. Zoning Text Amendment Application #2021-02 Amendment to the Preston Zoning Regulations Adding Section 26 Temporary and Limited Moratorium on Cannabis Establishments.

## **8. Old Business**

None

## **9. New Business**

### Zoning Text Amendment

- a. Zoning Text Amendment Application #2021-02 Amendment to the Preston Zoning Regulations Adding Section 26 Temporary and Limited Moratorium on Cannabis Establishments.

## **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. Letter dated August 4, 2021 to Kathy Warzecha, Preston Town Planner from Richard L. Barger of Michelson, Kane, Royster & Barger, P.C. regarding storage of Storm Vegetation Debris on Property owned by the Southeastern Connecticut Regional Resources Recovery Authority (SCARRA), Route 12, Preston.
- c. Draft Subdivision Regulations
  - 1. Draft Zoning Regulations to compliment changes to the Draft Subdivision Regulations (to be distributed at meeting).
- d. Draft Short-Term Rental Regulations
- e. Affordable Housing Plan – Grant Application for \$15,000.00 to the Department of Housing for the plan preparation.
- f. Legal Notice Advertising – Change from Norwich Bulletin to The Day?

## **11. Public Comment**

## **12. Adjournment**