

**Town of Preston  
Planning and Zoning Commission  
Tuesday, September 28, 2021  
7:00 P.M.  
PRESTON PLAINS MIDDLE SCHOOL  
(Universal Indoor Mask Requirement)  
Cafeteria  
1 Route 164  
Preston, CT 06365  
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  
Terri Eickel  
  
Kathy Warzecha – Town Planner  
Kimberly Lang – Recorder

**3. Determination of Quorum**

**4. Approval of the Minutes**

- a. Special Meeting Minutes dated August 31, 2021 and Special Meeting Minutes dated September 7, 2021.

**5. Communications**

- a. **Site Plan Application #2021-01 and Special Exception Application #2021-02**, Kenneth L. Zachem, Applicant/Owner for property located at 356 Route 2; Retail package store and Restaurant including parking and other associate improvements.
- b. COMPREHENSIVE UPDATE TO THE SUBDIVISION REGULATIONS.
- c. AN AMENDMENT TO SECTION 3.14 OF THE PRESTON ZONING REGULATIONS REGARDING DRIVEWAYS AND SIGHT DISTANCE.
- d. AN AMENDMENT TO SECTION 16.5 OF THE PRESTON ZONING REGULATIONS REGARDING REAR LOT DEVELOPMENT, SECTION 16h) REQUIRING THE FRONT YARD SET BACK BE PROVIDED WHERE THE LOT WIDTH IS MET, AND SECTION 16j) NO DRIVEWAY SHALL BE LOCATED CLOSER THAN 75' TO A ROAD INTERSECTION.
- e. **Subdivision Text Amendment Application #2021-01**, Comprehensive update to Subdivision Regulations; Section 3.14 and Section 16.5.
- f. Letter dated August 25, 2021 to Ms. Jill Keith, Preston Town Clerk from Colleen Bezanson, Assistant Town Planner, Uncasville regarding Old Colchester Road, LLC Proposed Zoning Regulation Text Amendment to Section 16.10.6.
- g. Newspaper article submitted by John Harris regarding Short Term Rentals in Mystic, CT.
- h. Zoning Bulletin, July 10, 2021.

- i. Zoning Bulletin, July 25, 2021.

## 6. Public Hearings

- a. **Special Exception #2021-02**, Kenneth L. Zachem, Applicant/Owner for property located at 356 Route 2; Retail package store and Restaurant including parking and other associate improvements.
- b. COMPREHENSIVE UPDATE TO THE SUBDIVISION REGULATIONS.
- c. AN AMENDMENT TO SECTION 3.14 OF THE PRESTON ZONING REGULATIONS REGARDING DRIVEWAYS AND SIGHT DISTANCE.
- d. AN AMENDMENT TO SECTION 16.5 OF THE PRESTON ZONING REGULATIONS REGARDING REAR LOT DEVELOPMENT, SECTION 16h) REQUIRING THE FRONT YARD SET BACK BE PROVIDED WHERE THE LOT WIDTH IS MET, AND SECTION 16j) NO DRIVEWAY SHALL BE LOCATED CLOSER THAN 75' TO A ROAD INTERSECTION.

## 7. Old Business

None

## 8. New Business

### Site Plan

- a. **Site Plan Application #2021-01** Kenneth L. Zachem, Applicant/Owner for property located at 356 Route 2; Retail package store and Restaurant including parking and other associate improvements.

### Special Exception

- b. **& Special Exception Application #2021-02**, Kenneth L. Zachem, Applicant/Owner for property located at 356 Route 2; Retail package store and Restaurant including parking and other associate improvements.

### Subdivision

- c. **Subdivision Text Amendment Application #2021-01**, Comprehensive update to Subdivision Regulations; Section 3.14 and Section 16.5.

### Zoning Amendments

- d. AN AMENDMENT TO SECTION 3.14 OF THE PRESTON ZONING REGULATIONS REGARDING DRIVEWAYS AND SIGHT DISTANCE.
- e. AN AMENDMENT TO SECTION 16.5 OF THE PRESTON ZONING REGULATIONS REGARDING REAR LOT DEVELOPMENT, SECTION 16h) REQUIRING THE FRONT YARD SET BACK BE PROVIDED WHERE THE LOT WIDTH IS MET, AND SECTION 16j) NO DRIVEWAY SHALL BE LOCATED CLOSER THAN 75' TO A ROAD INTERSECTION.

## 9. Other Matters

- a. Draft Short-Term Rental Regulations

## 10. Public Comment

## 11. Adjournment