

**Town of Preston
Planning and Zoning Commission
Tuesday, October 22, 2019
Preston Town Hall
7:30 p.m.
Regular Meeting**

Agenda

a) Call the Meeting to Order

b) Roll Call

Regular Members

Art Moran, Jr., Chairman
Richard Chalifoux, V. Chairman
Anne Sabrowski, Secretary
Denise Beale
Charles Raymond
Doreen Rankin
Mike Sinko

Alternates

Robert Berube
Nate Koniecko
Phillip LaPierre

Kathy Warzecha, Town Planner
Kim Lang, Recorder

c) Determination of Quorum

d) Approval of Minutes

- 1) September 24, 2019 Regular Meeting minutes and September 24, 2019 Public hearing minutes.

e) Communications

- 1) **Site Plan Application #2019-02 (A)**, Rizwan Jameel, Applicant/Owner for property located at 397 Route 2; Construct new entry drive.
- 2) **Zoning Permit Application #2019-08**, Sheeley Enterprises LLC, Applicant and Michelle Jacobik, Owner for property located at 149 Krug Road; Creating a gym in existing barn.
- 3) Zoning Bulletin, September 25, 2019
- 4) **Special Exception Application #2019-02**, Nicholas Ceccarelli, Applicant and Russell Greene, Owner for property located at 9 Lincoln Park Road; Autobody shop and small impound lot.
- 5) **Zoning Map Change Application #2019-01**, Tammy Wawrzynowicz, Applicant and Tammy Wawrzynowicz and James McGuire Owners for property located at 10 Route 165A (Old Shetucket Turnpike); Rezone from Village Commercial to C1.
- 6) Letter dated October 15, 2019 from Darren Hayward, CLA Engineers, Inc to Mr. Arthur Moran, Jr. regarding a 90-day extension for **Site Plan Application #2019-01**, Sultan Ali Javed, Applicant, Hussan Ali, LLC, Owner for property located at 212 Route 2; Redevelopment of existing gas station.

f) Public Hearing

- 1) **Zoning Map Change Application #2019-01**, Tammy Wawrzynowicz, Applicant and Tammy Wawrzynowicz and James McGuire Owners for property located at 10 Route 165A (old Shetucket Turnpike); Rezone from Village Commercial to C1.

g) New Business

Site Plan

- 1) **Site Plan Application #2019-02 (A)**, Rizwan Jameel for property located at 397 Route 2; Construct new entry drive.

Zoning Permit

- 1) **Zoning Permit Application #2019-08**, Sheeley Enterprises LLC for property located at 149 Krug Road; Creating a gym in existing barn.

Special Exception

- 1) **Special Exception Application #2019-02**, Nicholas Ceccarelli, Applicant and Russell Greene, Owner, for property located at 9 Lincoln Park Road; Autobody shop and small impound lot.

Zoning Map Change

- 1) **Zoning Map Change Application #2019-01**, Tammy Wawrzynowicz, Applicant and Tammy Wawrzynowicz and James McGuire Owners for property located at 10 Route 165A (Old Shetucket Turnpike); Rezone from Village Commercial to C1.

h) OldBusiness

Zoning Permits

- 1) **Zoning Permit Application #2019-06**, Joanna Kline, Applicant/Owner for property at 5 Lawrence Court; create an accessory apartment pursuant to Section 16.6 of the Zoning Regulations.
- 2) **Zoning Permit Application #2019-04**, Dacia & Brian Banda, Applicants/Owners for property at 38 Radler Road; Conduct a photography studio in the basement.

i) Other Matters

- 1) Bond Release of \$5,000.00 - **Site Plan Application #1-13**, Rizwan Jameel, 397 Route 2; Bestway Convenience Store Gas Station.
- 2) ZEO Report

j) Public Comment

k) Adjournment