

**AMENDED**  
**Town of Preston**  
**Planning and Zoning Commission**  
**Monday, November 22, 2021**  
**7:00 P.M.**  
**PRESTON PLAINS MIDDLE SCHOOL**  
**(Universal Indoor Mask Requirement)**  
**Cafeteria**  
**1 Route 164**  
**Preston, CT 06365**  
**Special Meeting Agenda**

**1. Call to Order**

**2. Roll Call**

*Members*

Art Moran, Jr. – Chairman  
Richard Chalifoux – Vice Chairman  
Zach Tarner  
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. Regular Meeting minutes of October 26, 2021.

**5. Communications**

- a. **Zoning Permit Application #2021-05**, Paws of War, Inc., Robert Misseri, Applicant and Glenn Ceccarelli, Owner for property located at 76 Branch Hill Road; Short-Term Rental, Veterans Sanctuary Residence for members.
- b. **Site Plan Application #2021-02**, Blue Camp CT, LLC, Applicant and Mashantucket Pequot Tribal Nation, Owner for property located at 451, 455 & 495 Route 2; Comprehensive luxury recreational campground.
- c. **Special Exception Application #2021-03**, Blue Camp CT, LLC, Applicant and Mashantucket Pequot Tribal Nation, Owner for property located at 451, 455 & 495 Route 2; Comprehensive luxury recreational campground.
- d. Email dated October 28, 2021 to Kathy Warzecha, Town Planner from Dell Woodmansee regarding campground bond release for Site Plan Application #2020-01 and Special Exception Application #2020-01, Amos Lake Holding Co. LLC.
- e. Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter, Fall 2021.
- f. Planning and Zoning Commission 2022 Calendar of meetings.
- g. Zoning Bulletin, September 10, 2021.
- h. Email received on Friday, November 19, 2021 from Max Zachem to Bekah Little regarding 356 Route 2.

- i. Email received on Friday, November 19, 2021 from Art Moran, Jr. to Kathy Warzecha regarding 31A Harris Fuller Road.

**6. Public Hearing**

None

**7. Old Business**

None

**8. New Business**

**Zoning Permit**

- a. **Zoning Permit Application #2021-05**, Paws of War, Inc., Robert Misseri, Applicant and Glenn Ceccarelli, Owner for property located at 76 Branch Hill Road; Short-Term Rental, Veterans Sanctuary Residence for members.

**Site Plan**

- a. **Site Plan Application #2021-02**, Blue Camp CT, LLC, Applicant and Mashantucket Pequot Tribal Nation, Owner for property located at 451, 455 & 495 Route 2; Comprehensive luxury recreational campground.

**Special Exception**

- a. **Special Exception Application #2021-03**, Blue Camp CT, LLC, Applicant and Mashantucket Pequot Tribal Nation, Owner for property located at 451, 455 & 495 Route 2; Comprehensive luxury recreational campground.

**9. Other Matters**

- a. Approval for Planning & Zoning 2022 Calendar of meetings.
- b. Bond release for Site Plan Application #2020-01 and Special Exception Application #2020-01, Amos Lake Holding Co. LLC.
- c. Cannabis Follow-up – draft regulations to be distributed.
- d. Affordable Housing Plan
- e. POCD
- f. Request to address the Commission, Ken Zachem and Max Zachem regarding 356 Route 2.
- g. Request to address the Commission, Art Moran, Jr. regarding 31A Harris Fuller Road.

**10. Public Comment**

**11. Adjournment**