

**Town of Preston
Planning and Zoning Commission
Tuesday, December 28, 2021
7:00 P.M.
PRESTON PLAINS MIDDLE SCHOOL
(Universal Indoor Mask Requirement)
Cafeteria
1 Route 164
Preston, CT 06365
Regular Meeting Agenda**

1. Call to Order

2. Roll Call

Members

Art Moran, Jr. – Chairman
Richard Chalifoux – Vice Chairman
Zach Turner
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 of Monday, November 22, 2021 and Site Walk minutes of Saturday, December 4, 2021.

5. Communications

- a. **Zoning Permit Application #2021-06**, Amanda Migliaccio, Applicant and Taylor Woodmansee, Owner for property located at 57 Krug Road; Accessory Building as kitchen for baked goods.
- b. Page 2 and 3 of the BOS regular meeting minutes dated December 16, 2021 regarding Planning and Zoning Bid Waiver request and the Planning & Zoning Commission's formal vote.
- c. Email dated December 22, 2021 from Max Zachem to Bekah Little regarding 356 Route 2 and possible text change in resort commercial zoning Regulations.
- d. Zoning Bulletin, September 25, 2021
- e. Zoning Bulletin, October 10, 2021
- f. Zoning Bulletin, October 25, 2021
- g. Zoning Bulletin, November 10, 2021
- h. Zoning Bulletin, November 25, 2021

6. Public Hearing

None

7. Old Business

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.

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.

8. New Business

Zoning Permit

- a. **Zoning Permit Application #2021-06**, Amanda Migliaccio, Applicant and Taylor Woodmansee, Owner for property located at 57 Krug Road; Accessory Building as kitchen for baked goods.

9. Other Matters

- a. Page 2 and 3 of the BoS regular meeting minutes of December 16, 2021 regarding Planning and Zoning Bid Waiver request and the Planning & Zoning Commission's formal vote.
- b. Email dated December 22, 2021 from Max Zachem to Bekah Little regarding 356 Route 2 and possible text change in resort commercial zoning Regulations.
- c. Cannabis Follow-up
- d. Affordable Housing Plan
- e. POCD

10. Public Comment

11. Adjournment