1) The meeting was called to order at 7:32 p.m. by Rich Chalifoux, Vice Chairman.

2) Roll Call

   Regular Members    Alternates
   Art Moran, Jr., Chairman - excused
   Richard Chalifoux, V. Chairman
   Anne Sabrowski, Secretary - excused
   Denise Beale
   Charles Raymond - excused
   Daniel Sperduto - resigned
   Mike Sinko

   Doreen Rankin
   Robert Berube
   Nate Koniecko
   Kathy Warzecha, Town Planner
   Bekah Little, Recorder

   Robert Berube, Nate Koniecko and Doreen Rankin were seated.

3) Determination of Quorum

   It was determined that a quorum was present.

4) Approval of Minutes

   a) December 19, 2018 Regular Meeting minutes.

   D. Beale made a motion, seconded by D. Rankin to approve the Regular Meeting minutes of December 19, 2018 as presented. All in favor. Motion carries.

5) Communications

   a) Letter dated December 24, 2018 received from Melanie A. Bachman, Executive Director, Connecticut Siting Council, State of Connecticut to Donna Love, Site Acquisition Manager, General Dynamics IT, Inc. regarding EM-AT&T-114-181203 – AT&T Mobility notice of intent to modify an existing telecommunications facility located at 389 Route 2, Preston, CT.

   b) Letter dated December 26, 2018 received from Joseph Siner, Secretary, North Stonington Planning & Zoning Commission to Hattie Wucik, Town Clerk, Town of Preston regarding application filed by Edward C. Learned for a proposed Regulation Text Amendment.

   c) Letter dated January 3, 2019 to Hattie Wucik, Town Clerk, Town of Preston from Daniel R. Sperduto regarding resignation from P&Z.

   d) Email dated January 3, 2019 from Jackie Anderson to Kathy Warzecha regarding 113 Route 2;
reduction of tanks and minor revisions to as-built plans.
e) Email dated January 8, 2019 from Ken Thomas to Thomas Cummings regarding 31A Harris Fuller Road; final approval of pipe installation and release of 10,000.00 bond.
f) Letter dated January 10, 2019 from Thomas Cummings, P.E., Town Engineer to Mrs. Kathy Warzecha, Town Planner regarding Aleaph Radio Tower Site Plan at 31A Harris Fuller Road.
g) Connecticut Land Use Law for Municipal Land Use Agencies, Boards, and Commissions pamphlet regarding CBA Education & Training, Planning & Zoning.

There was discussion on the seminar materials and D. Beale suggested that we purchase a hard copy and disperse it to the Commission members. Planner Warzecha did mention that it’s always good to attend the seminars but agreed to purchase a hard copy.

h) Realtors & Smart Growth, On Common Ground, magazines (to be dispersed at meeting).

6) Membership

With a flip of a coin between R. Berube and D. Rankin, it was decided that D. Rankin would replace D. Sperduto and become a Regular Member. There was discussion around the Alternate position now available.

7) Public Hearings
None

8) Old Business
None

9) New Business
None

10) Other Matters
a) Email dated January 3, 2019 from Jackie Anderson to Kathy Warzecha regarding 113 Route 2; reduction in number of tanks and minor revisions to as-built plans.

Planner Warzecha showed the original plan and explained that instead of having 4 small tanks, J. Anderson decided to have only two tanks which Planner Warzecha said was only a minor change and she said that the revised Site Plan will come at the end of the project. Planner Warzecha said that J. Andersen has the option to add 2 more tanks at a later time but for now it’s only the two tanks.

b) Email dated January 8, 2019 from Ken Thomas to Thomas Cummings, Town Engineer regarding 31A Harris Fuller Road; final approval of pipe installation & release of 10K bond.

Planner Warzecha said that the Town Engineer, Tom Cummings, recommended in correspondence to release $7500.00 and hold $2500.00 to see if the Rip Rap holds out and if it doesn’t, we’ll have the money to have millings.
R. Berube made a motion seconded by D. Beale to reduce the bond by $7500.00 and hold $2500.00 until the Spring to see how the rip rap holds out. If millings are needed, the Commission can then address with the $2500.00. All in favor. Motion carries.

c) Draft Zoning Regulations

The Public Hearing is scheduled for next Tuesday, January 29, 2019 at the Preston Plains Middle School, 7:00 p.m. Planner Warzecha spoke about the codifying company that will be reviewing the Draft Zoning Regulations; both grammatical and numerical errors.

d) A memo from the Zoning Enforcement Officer (ZEO) was discussed and the Commission expressed that they would like more information to understand the details of the enforcement actions. Planner Warzecha explained that a garage on Brickyard Road was being lived in as a residence and because it was an illegal apartment, someone complained about it. The ZEO report is attached to the minutes.

11) Public Comment

None

12) Adjournment

M. Sinko made a motion, seconded by D. Rankin to adjourn the meeting at 8:35 p.m. All in favor, motion carries.

Respectfully Submitted,

Rebekah H. Little
Recorder