

**Planning and Zoning Commission
Special Meeting
Tuesday, January 26, 2021 at 7:00 P.M.
Teleconference Meeting**

1. Call to Order

Chairman Art Moran, Jr. called the meeting to order at 7:00 P.M. But then had technical difficulties so Richard Chalifoux took over and seated Robert Berube for Art Moran.

2. Roll Call

Members

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

Alternates

Robert Berube – seated for Art Moran
Nate Koniecko – excused
Phillip LaPierre – excused

Kathy Warzecha – Town Planner
Kimberly Lang – Recorder

Also, in attendance: Allyn Brown and Richard Deschamps

3. Determination of Quorum

4. Election of Officers – was skipped until Art Moran has rejoined the meeting.

5. Approval of Minutes.

- a. December 16, 2020 Special Meeting Minutes.

Mike Sinko motioned to approve the December 16, 2020 Minutes. Robert Berube seconded the motion. Richard Chalifoux, Anne Sabrowski, Denise Beale, Doreen Rankin, Mike Sinko, and Robert Berube voted yes, while Charles Raymond abstained. The motion carried.

6. Communications

- a. **Application #2021-01**, Allyn Brown III on behalf of Maple Lane Farms; Converting existing residence to an Accessory Farm Business pursuant to Section 6.2, reference to 5.2.14 e and Section 18.22 Historic Inns.
- b. Dec. 18, 2020 – Letter to the PZC from John Moulson, IWWC regarding 35 Watson Road and no impact on wetlands
- c. Dec. 24, 2020 – Letter to Mr. Michael S. Weber, Groton Utilities from the State of CT Dept. of Transportation regarding Poquetanuck Cove Bridge Water Main Crossing, Route 12, Towns of Ledyard and Preston

- d. CT Federation of Planning and Zoning Agencies, Quarterly Newsletter, Winter 2021
- e. CBA Education & Training, Planning & Zoning, CT Land Use Laws for Municipal Land Use Agencies, Boards, and Commissions, Saturday March 6, 2021 9:00a.m. – 4:30 p.m.
- f. Zoning Bulletin, November 25, 2020
- g. Zoning Bulletin, January 10, 2021
- h. Jan. 21, 2021 – Letter to Mark Holeman from the ZEO regarding Notification of Violation – 215 Route 165
- i. Jan. 19, 2021 – Letter to William Buckley from ZEO regarding Cease & Desist – 88 Hollowell Road

Anne Sabrowski requested that the ZEO Cease and Desist letters reference the address for which the Cease and Desist is being issued.

- a. Kathy Warzecha asked if any members wanted to attend CBA Education & Training, Planning & Zoning, CT Land Use Laws for Municipal Land Use Agencies, Boards, and Commissions, Saturday March 6, 2021 9:00a.m. – 4:30 p.m. No members were interested in attending. She also said that she would be purchasing the materials that would be associated with that conferences.

At 7:09 Art Moran was seated by Vice Chairman Richard Chalifoux and Robert Berube was unseated.

With everyone present again the Chairman returned to item #4, Election of Officers.

Richard Chalifoux nominated Art Moran, Jr. for Chairman; Denise Beale seconded the nomination. There were no other nominations. Art Moran, Jr accepted the nomination and continued as Chairman.

Art Moran nominated Richard Chalifoux for Vice Chairman; Mike Sinko seconded the nomination. There were no other nominations. Richard Chalifoux accepted the nomination and continued as Vice Chairman.

Denise Beale nominated Anne Sabrowski for Secretary; Richard Chalifoux seconded the nomination. There were no other nominations. Anne Sabrowski accepted the nomination and continued as Secretary.

7. Public Hearing – SEE MINUTES

8. Old Business

Subdivision

- a. **Re-subdivision Application #2020-01**, Joshua Koniecko for property located at 35 Watson Road; Create a 2-lot re-subdivision adding one new building lot.

Denise Beale motioned to approve Re-subdivision Application #2020-01, Joshua Koniecko for property located at 35 Watson Road; Create a 2-lot re-subdivision adding one new building lot provided:

- **A letter that indicates that the land will be dedicated to a family member or an open space fee will be required.**
- **Modify the front yard setback from 75’ from the centerline of the road to 50’ from the front property line.**
- **Details shall be provided of the grading around the garage to ensure that the flow f water does not go into the garage. The details can be provided prior to the issuance of the zoning permit.**

- **A certificate of final zoning compliance shall not be granted until the driveway is paved.**
- **Pins and monuments shall be installed prior to endorsement of the plans. The land surveyor shall certify that they have been installed.**
- **Deed for the road shall be provided prior to the endorsement of the plan.**

Richard Chalifoux seconded the motion. The motion carried unanimously.

9. New Business

Special Exception

- b. Special Exception Application #2021-01, Allyn Brown III on behalf of Maple Lane Farms; Converting existing residence to an Accessory Farm Business pursuant to Section 6.2, reference to 5.2.14 e and Section 18.22 Historic Inns.**

Mike Sinko motioned to approve Special Exception Application #2021-01, Allyn Brown III on behalf of Maple Lane Farms; Converting existing residence to an Accessory Farm Business pursuant to Section 6.2, reference to 5.2.14 e and Section 18.22 Historic Inns. Denise Beale seconded the motion. The motion carried unanimously.

Mike Sinko motioned to waive the discussion regarding the FY21 Budget onto the agenda. Richard Chalifoux seconded the motion. The motion carried unanimously.

Kathy Warzecha shared that the Plan of Conservation and Development needs to be updated by the middle of 2024 and even though that seems a long way away the update process really needs to be started now. There is a lot of data collection and research that needs to be done before the actual updating can begin. A stipend needs to be added to the budget to cover the additional hours and possibly hiring someone to complete research needed to complete the Plan in a timely manner. Although it's a lot of work completing it in house the end result is that the plan will be tailored to the Town of Preston. Without an updated Plan of Conservation and Development the town wouldn't have the ability to obtain grants from the State, so it's really important to do that we do this. Kathy Warzecha is asking that \$5000 be added to the PZC budget to cover additional hours and research needed to complete the Plan.

Mike Sinko asked what the Commission gets for \$5000.

Kathy Warzecha stated that initially research and data collection needs to be done and that any changes and additions to the Plan would be done based on the data and research. She shared that usually a Plan can cost between \$50,000 and 75,000, but Preston probably won't spend as much as that. The last update cost between \$20,000 and 30,000. This time it shouldn't be that much and the costs will be spread over 3 years.

It was decided that a vote wasn't needed just a letter to the Selectmen explaining the addition to the budget. Kathy Warzecha also suggested an outline of actions to be added to the letter to show the process and the reasons to begin now.

10. Other Business

Art Moran suggested millings only be approved certain times of the year due to erosion.

Kathy Warzecha agreed that the use of millings needs to be looked at.

Art Moran referred to an email from Jerry Grabarek concerning the zoning of his farm. It is zoned industrial and therefore can't be sub divided. His property is a farm zoned industrial.

Members felt his only recourse was to come before the Commission and request a change.

Robert Berube asked how a farm get zoned industrial.

Mike Sinko clarified – years ago looking at the Route 2 corridor; from Foxwood Casino down to LuMac's as Resort/Commercial and from Norwich up to 2A was zone Industrial.

It was agreed to be placed on next month's agenda for further discussion.

11. Public Comment

There were no comments.

12. Adjournment

Mike Sinko motioned to adjourn at 8:13 P.M. Denise Beale seconded the motion. The motion carried unanimously.

Respectfully Submitted,

Kimberly Lang

Kimberly Lang

**Planning and Zoning Commission
Public Hearing
Tuesday, January 26, 2021
Teleconference Meeting**

1. Call to Order

Chairman Art Moran, Jr. called the meeting to order at 7:12 P.M.

2. Roll Call

Members

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

Alternates

Robert Berube –
Nate Koniecko – excused
Phillip LaPierre – excused

Kathy Warzecha – Town Planner
Kimberly Lang – Recorder

3. Determination of Quorum

4. Public Hearing

Anne Sabrowski read into the record the Norwich Bulletin Legal Notice which was published on January 14, 2021 and January 21, 2021 as required by law.

1. Re-subdivision Application #2020-01, Joshua Koniecko for property located at 35 Watson Road; Create a 2-lot subdivision adding one new building lot.

Kathy Warzecha enter the following into the record:

1. Application submitted by Joshua Koneicko dated Dec. 3, 2020.
2. Re-subdivision Plan prepared by Advanced Survey, for 35 Watson Road, Preston, CT.
3. Subdivision referral sheet dated Dec. 9, 2020.
4. Letter dated Dec. 11, 2020 from Thomas Cummings, CLA Engineers, Inc. Comments indicating that the “subdivision plans are satisfactory as submitted”.
5. Comments from Len Johnsons, IWWC enforcement officer, dated Dec. 12, 2020 indicating that the application requires IWWC approval.
6. Comments from Millie Peringer, ZEO, No comment.
7. Letter dated Dec. 18, 2020 from John Moulson, Chairman of IWWC indicating that plans show no work within the wetland area or within 100 feet of the wetlands, noting there is no impact on the wetlands.
8. Letter dated Dec. 1, 2020 from Albert Gosselin, Sanitarian, Uncas Health District indicating that the lots meet the requirements for sewage disposal as stipulated by the CT Public Health Code.
9. Legal Notice
10. Planner’s Comments.
11. Notification to abutters

12. Planner's report.

Kathy Warzecha summarized her report stating that the property is zoned R-60, requiring 60,000 square feet of land and 200' road frontage. The developed lot has 85,143 square feet; it will have over 700' of road frontage. The second parcel is 362,895 square feet (or 8.33 acres). The lot has just under 200' of road frontage. The plan shows the location of test pits, perc test, and primary and reserve septic system which is located to the rear of the proposed house. The property is woodlands and slopes back towards the wetlands. All work proposed on the property will be outside of the 100' wetland's buffer and wetland area. The plan shows the land dedication for road purposes in the front of the new building lot, but the land in front of the developed lot has already been dedicated to the town as part of the previous subdivision. Kathy Warzecha stated this is a fairly simple subdivision, and recommended the following:

- A letter that indicates that the land will be dedicated to a family member or an open space fee will be required.
- Modify the front yard setback from 75' from the centerline of the road to 50' from the front property line.
- Details shall be provided of the grading around the garage to ensure that the flow of water does not go into the garage. The details can be provided prior to the issuance of the zoning permit.
- A certificate of final zoning compliance shall not be granted until the driveway is paved.
- Pins and monuments shall be installed prior to endorsement of the plans. The land surveyor shall certify that they have been installed.
- Deed for the road shall be provided prior to the endorsement of the plan.

Art Moran asked how steep the driveway will be.

Kathy Warzecha stated that the entire driveway will be paved to prevent erosion.

Richard Deschamps stated that there is a 12-13% grade, however a more detailed plot plan will show the grading around the garage when submitted for a zoning and building permit.

No one spoke in favor or against this application.

2. Special Exception Application #2021-01, Allyn Brown III on behalf of Maple Lane Farms; Converting existing residence to an Accessory Farm Business pursuant to Section 6.2, reference to 5.2.14 e and Section 18.22 Historic Inns.

Kathy Warzecha entered the following into the record:

1. Application submitted by Allyn Brown on behalf of Maple Lane Farms LLC for property located at 50,53,57 Northwest Corner Road dated Jan. 13, 2021.
2. Town referral dated Jan. 13, 2021.
3. Comments from the Building Inspector dated Jan. 14, 2021 indicating because the house will be used as an AirBnB and not rented by the room, the home is still defined as a single-family home based on the Building Code (not zoning). Comments indicate that smoke detectors should be installed.
4. Comments from the Zoning Enforcement Officer indicated that the the plans meet regulations.
5. Comments from Christopher Madden that the septic meets the Public Health Code, which defines the use as a multi-family because it is being rented out as an Airbnb.
6. Legal Notice.

7. Planners report.

Kathy Warzecha summarized her report stating that the plans follow the regulations adopted for Historic Inns. It is located on a farm and that it has 6 rooms. There will be no modifications to the structure and there is plenty of parking. The Inn would not increase the traffic to the area. No food will be offered at the site; however, the guest will be able to bring their own food and prepare it on site. The applicant adequately addresses all areas of the regulations.

Art Moran asked who Chris Madden was?

Kathy Warzecha stated that Chris Madden was from the Uncas Health District.

Allyn Brown stated that it would not be an owner-occupied Inn. We picture it as an extension of the wedding venue. Renting the home to wedding parties from Thursday to Sunday as they prepare for the wedding. It would be the whole house that is rented not individual rooms. We are calling it the "1791 House" in keeping with the colonial and historic flavor of the area.

Anne Sabrowski asked if an Inn that doesn't need to have an owner on site.

Kathy Warzecha stated that "Tourist Homes" need to be owner occupied, an Inn does not.

Allyn Brown read Regulation 18.22 pertaining to the discussion.

Mike Sinko asked if the Special Exception is approved, does it go with the property if it's sold.

Kathy Warzecha explained that the house and the Special Exception must remain as part of the farm.

No one spoke in favor or against this application.

The Public Hearings closed at 7:45 P.M.

Respectfully Submitted,

Kimberly Lang

Kimberly Lang