Planning and Zoning Commission
Regular Meeting
Tuesday, January 28, 2020 at 7:00 P.M.
Preston Town Hall
Regular Meeting

1. Call to Order

Chairman Art Moran, Jr. called the meeting to order at 7:00 P.M.

2. Roll Call

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

Alternates
Robert Berube -
Nate Koniecko - excused
Phillip LaPierre – seated for Denise Beale
Kathy Warzecha – Town Planner
Kimberly Lang – Recorder

3. Approval of Minutes.

a. December 18, 2019 Regular Minutes

Anne Sabrowski motioned to approve the Dec. 18, 2020 Regular Meeting Minutes. Richard Chalifoux seconded the motion. The motion carried unanimously.

4. Communications

b. Letter dated December 20, 2019 from Connecticut Department of Energy & Environmental Protection, Michael Grzywinski, Environmental Analyst III, to Planning and Zoning Commission regarding License #201907287, State Project No. 113-107, Route 2A Bridge No. 02931, Preston.

c. Zoning Bulletin, December 25, 2019

e. Zoning Bulletin, January 10, 2020
f. Connecticut Federation of Planning and Zoning Agencies, Quarterly Newsletter, Winter 2020. With Save the Date! CFPZA Annual Conference – March 26, 2020. This year’s topic is Affordable Housing
g. ZEO January Report
5. Public Hearing - None

6. Old Business

Zoning Matters

a. **Zoning Permit Application #2019-06**, Joanna Kline, Applicant/Owner for property 5 Lawrence Court, pursuant to Section 16.6 "Accessory Apartments" of the Zoning Regulations; create an accessory apartment.

Kathy Warzecha shared she is assisting the applicant and they are still working through all the necessary paperwork that needs to be completed and it should be ready by the February meeting.

**Mike Sinko motioned to table the Zoning Permit Application #2019-06, Joanna Kline until the February meeting. Richard Chalifoux seconded the motion. The motion carried unanimously.**

7. New Business - None

8. Other Matters

a. **ZEO Report**

Members were pleased that it was more detailed than in the past. The report shared copies of letters of notifications and a copy of a decision made in New London Superior Court with the decision in Preston’s favor.

b. **Bond Release for $31,000 from Robert Doiron, Resubdivision Application #2-08, Doiron, R. for property located at 42, 56, and 60 Brown School Road; 11 new lots.**

After a brief discussion noting that the Zoning Regulations were amended to allow the barn to remain on the premises in its current location, the following motion was made.

**Richard Chalifoux motioned to release the $31,000 Bond. Mike Sinko seconded the motion. The motion carried unanimously.**

c. **Sustainable Connecticut**

Kathy Warzecha explained that Sustainable Connecticut is a relatively complex program that promotes the preserving of the state’s resources and encourages economic growth through each town’s efforts to preserve their area. There are 9 categories for example agriculture and affordable housing. Each town that participates is graded on their efforts and will be awarded a Gold, Silver, or Bronze Certificate. The Certificate can be mentioned when applying for grants and funds for programs and redevelopment.

d. **Workshop**
Kathy Warzecha explained that the original purpose was to bring together all those who are and will be involved in the Preston Riverwalk Project together and figure out each group's role and responsibility to see the project to its conclusion.
It was mentioned at this point the State Bond Council is at a standstill until the vote in Hartford. After much discussion it was decided that Art Moran will contact Sean Nugent and request he attend the next meeting if possible to answer questions.

9. **Public Comment** - None

10. **Adjournment**

Charles Raymond motioned to adjourn at 7:28 P.M. Richard Chalifoux seconded the motion. The motion carried unanimously.

Respectfully Submitted,

Kimberly Lang