1) The public hearing was called to order at 7:00 p.m. by Art Moran, Jr. Chairman.

2) Roll Call
   Regular Members                                      Alternates
   Art Moran, Jr., Chairman                              Robert Berube
   Richard Chalifoux, V. Chairman                        Doreen Rankin
   Anne Sabrowski, Secretary                            Nate Koniecko - absent
   Denise Beale                                          Kathy Warzecha, Town Planner
   Charles Raymond - absent                              Bekah Little, Recorder
   Mike Sinko - excused
   Vacancy

   Robert Berube and Doreen Rankin were seated.

3) Determination of Quorum
   It was determined that a quorum was present.

4) Public Hearing
   a) Zoning amendments #2019-01, Preston Planning and Zoning Commission Comprehensive Revisions to the Preston Zoning Regulations, including modifications to the Preston Zoning Map.


   Planner Warzecha entered the following exhibits into the record:
   Exhibit 1 – Copy of comprehensive revisions to the Preston Zoning Regulations.
   Exhibit 2 – Maps that are attached to the copy of the comprehensive revisions to the Preston Zoning Regulations.
   Exhibit 4 – Email from Planner Warzecha dated December 26, 2018, to Carol Szymanski; referral to the Connecticut DEEP to request comments on the Regulations.
   Exhibit 5 – Email from Planner Warzecha dated December 26, 2018 to James Butler, Council of Governments (COG) to request comments on the Regulations.
   Exhibit 6 – Letter dated January 15, 2019 from Planner Warzecha to the towns of Montville, Ledyard,
Griswold, Stonington, Norwich and Lisbon referring the Regulations and asking for any comments.
Exhibit 9 – Email dated January 8, 2019 from Susan Hayes of Updike, Kelly & Spellacy, P.C. and she indicated that she had no issues with her section of the Regulations.
Exhibit 10 – Copy of the current Zoning Regulations and the current Zoning Map.
Exhibit 11 – Copy of the 2014 Plan of Conservation and Development.

5) Public Comment

Jerry Delmato, 238 Krug Road, likes the work that’s been done and wondered about the sequence of events after this meeting of full adoption of the Regulations. Planner Warzecha explained that it will be fifteen days after it’s advertised in the paper most likely after March 15, 2019. He also asked about the forms to be used and Planner Warzecha explained that the forms will change but that the forms will be provided in a timely manner.

Sean Hanrahan, 48 & 50 Brickyard Road, said he supported the new Regulations.

Susan Hayes, Updike, Kelly & Spellacy, P.C. said that she really appreciates the work that Planner Warzecha and the Commission have put into the Regulations and that she finds them very comprehensible and easy to follow.

Exhibit 12 – Planner Warzecha’s recommendation of determination of consistency with the Plan of Conservation and Development. She read her recommendation for the record.

Anne Sabrowski asked if a new definition could be added but Planner Warzecha explained that it would be a significant change but that we could address it at a later time.

Art Moran, Jr. thanked Planner Warzecha and all of the Commission for all of their hard work.

Planner Warzecha thanked Andy Depta for his help with reviewing the Regulations and she commended the Commission for all of the work that’s been done.

6) Adjournment

R. Chalifoux made a motion, seconded by D. Rankin to adjourn the meeting at 7:23 p.m. All in favor, motion carries.

Respectfully Submitted,

Rebekah H. Little
Recorder