Planning and Zoning Commission
Regular Meeting
Tuesday, February 25, 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 7:01 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

Kathy Warzecha – Town Planner
Kimberly Lang – Recorder

3. Approval of Minutes.

a. January 28, 2020 Regular Meeting Minutes

Mike Sinko motioned to approve the Jan. 28, 2020 Regular Meeting Minutes. Richard Chalifoux seconded the motion. Art Moran, Richard Chalifoux, Anne Sabrowski, Charles Raymond, Doreen Rankin, and Mike Sinko voted in favor of the motion. Denise Beale abstained. The motion carried.

4. Discussion with Sean Nugent, Chairman of Preston Redevelopment Agency (PRA).

Mr. Nugent reported to the Commission that at the moment things are on hold and waiting for the State to release funds. He explained that the PRA has an additional $2,000,000 contingency loan for cleanup that has been approved by the state. During the cleanup process large amounts of ash cinders were discovered. Tighe and Bond, the environmental engineer, had not identified the deposits, but when Manafort was remediating the site and as a result of soil testing, the additional ash cinders were found. Because of the significant amount of ash cinder that has been found, the PRA has requested an additional $7,000,000 to further clean up the site which will give the PRA a total of $9,000,000 to address the remaining cleanup required at the site. The bond funding is unfortunately tied to the Governor’s Toll Bill that has yet to be voted on. The PRA has worked closely with State Rep. Cathy Osten and the Tribe throughout all the funding process.

Sean was asked if they are confident that they have found all the contamination. He explained that usually these problems are found and dealt with as site is developed and taken care of and dealt with as
they are breeched. However, the PRA is cleaning the site and dealing with all issues found not knowing where development will occur, but there is a contingency in the $9,000,000. The level of cleanup is dependent upon the type of future development and location.

Mr. Nugent was pressed for a possible timeline of completion. He replied that once funds are made available contractors would be notified that the cleanup can move ahead. Once the Verification Notice is done then it’s 180 days to convey the property. After the property is conveyed the project development must be completed within 3 to 6 years of the start of construction. He reminded the Commission that all conceptual use plans have been approved, but if people have any questions there will be meetings that the different interest groups and the public will be allowed to ask questions and voice their concerns.

5. Communications

a. **Special Exception Application #2020-01**, Amos Holding Company LLC, Applicant/Owner for property located at 53 Hollowell Road; 25 seasonal campsites; gravel driveway system, new septic system for 22 campsites and miscellaneous site work.

b. **Site Plan Application #2020-01**, Amos Holding Company LLC, Applicant/Owner for property located at 53 Hollowell Road; 25 seasonal campsites; gravel driveway system, new septic system for 22 campsites and miscellaneous site work.

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


f. ZEO Report

g. Flyers from the Southeastern Connecticut Council of Governments (SCCOG) regarding Land Use Academy Training classes on Wednesdays 4/29 and 5/13 2020 at 5 Connecticut Avenue, orwich, Connecticut 06360.

6. Public Hearing – See Minutes

7. 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 the particulars of the application. The property is zone R60 and sits on 2.83 acres of land. The accessory apartment will not change the outside appearance of the home in any way. The main floor living area is 1,176 square feet the proposed area of the accessory apartment is 706 sq. ft. which is 41% of the residential space falling well within the regulations for an accessory apartment. Kathy also shared that the only thing pending is a notarized letter that the home will be owner occupied.
There was a question about the septic and the request for additional soil testing. Kathy explained that the original septic system is adequate to address the needs of the residence and the accessory apartment based on the report from the Uncas Health District. Uncas has requested additional soil testing be done to determine if a reserve system can be located on site.

Mike Sinko motioned to approve Zoning Permit Application #2019-06, Joanna Kline with the condition that the notarized letter is received. Richard Chalifoux seconded the motion. The motion carried unanimously.

8. New Business

   a. **Special Exception Application #2020-01**, Amos Holding Company LLC, Applicant/Owner for property located at 53 Hollowell Road; 25 seasonal campsites; gravel driveway system, new septic system for 22 campsites and miscellaneous site work.

Richard Chalifoux motioned to table Special Exception Application #2020-01 until the March meeting. Mike Sinko seconded the motion. The motion carried unanimously.

   b. **Site Plan Application #2020-01**, Amos Holding Company LLC, Applicant/Owner for property located at 53 Hollowell Road; 25 seasonal campsites; gravel driveway system, new septic system for 22 campsites and miscellaneous site work.

Richard Chalifoux motioned to table Site Plan Application #2020-01 until the March meeting. Denise Beale seconded the motion. The motion carried unanimously.

9. Other Matters

   a. **ZEO Report**

None was received, but a copy of a Notification of Violation letter to Tammy Wawrzynowicz and a copy of an email to Millie Peringer from Tammy Wawrzynowicz the violator’s response to the notification letter was provided as part of the communications.

   b. **Subdivision Regulations**

Kathy Warzecha shared her revisions thus far of the Regulations. She also discussed the possibility of including regulations for cluster developments, she pointed out that by having regulations in place it gives options to developers, however not every parcel is conducive to such development. She pointed out that the highlighted areas are just suggested changes.

10. Public Comment –

Gary Piszczek commented on cluster development and spoke to the advantages of cluster regulations. The one difficulty is a shared driveway. He also asked if he restore a 1797 house to its original state if he needed any special permits or had to follow any special guidelines from the PZC. He is hoping to restore the home and use it as a farm store not a home to live in. He also asked about rebuilding a lost barn if he had to follow
new regulations or if he could use the original foundation of the barn. He was told that both the house and the barn are preexisting structures and he could restore them to the original specifications.

11. Adjournment

Mike Sinko motioned to adjourn at 7:52 P.M. Denise Beale seconded the motion. The motion carried unanimously.

Respectfully Submitted,

[Signature]
Kimberly Lang
Planning and Zoning Commission
Hearing
Tuesday, February 25, 2020 at 7:12 P.M.
Preston Town Hall

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
Kathy Warzecha – Town Planner
Kimberly Lang – Recorder

3. Public Hearing

Anne Sabrowski read the Public Notice from the Norwich Bulletin.

Special Exception Application #2020-01, Amos Holding Company LLC, Applicant/Owner for property located at 53 Hollowell Road; Expansion of Recreational Campground pursuant to Section 18.11 Adding 25 seasonal campsites; interior gravel driveway system, new septic system and miscellaneous site work.

Kathy Warzecha asked for a continuance due to several issues have yet to be resolved. The applicant will need to submit an application to the Inlands, Wetlands, and Watercourse Commission. There are required revisions to the plan regarding the width of the gravel driveways. She apologized to the public that the Application wasn’t ready to present.

Art Moran asked if there was anyone in the audience that wouldn’t be able to attend the March meeting who would like to speak in favor of the application. No one spoke. He asked if there was anyone to speak against the application.
Rex Bare of 92 Lakeview Drive asked about the impact this application will have on property values in the area. Kathy Warzecha explained that information is part of the documentation that the applicant will have to provide, and that information will be available by the March Hearing.
Timothy Paige ask if the Wetlands Commission will act on it at their next meeting. Kathy explained that it might, but she couldn’t speak for the Wetlands Commission.

With no further questions or comments the Hearing was closed at 7:20 P.M.

Respectfully Submitted,

Kimberly Lang