1) The meeting was called to order at 7:30 p.m. by Art Moran, Jr., Chairman.

2) Roll Call

   Regular Members
   Art Moran, Jr., Chairman
   Richard Chalifoux, V. Chairman
   Anne Sabrowski, Secretary *(arrived 8:02 p.m.)*
   Denise Beale
   Charles Raymond *(arrived 7:34 p.m.)*
   Doreen Rankin
   Mike Sinko

   Alternates
   Robert Berube
   Nate Koniecko - excused
   Vacancy
   Kathy Warzecha, Town Planner
   Bekah Little, Recorder

   R. Berube was seated in place of C. Raymond until C. Raymond arrived at 7:34 p.m. R. Berube was then seated in place of A. Sabrowski until A. Sabrowski arrived at 8:02 p.m. and was seated in place of R. Berube.

3) Determination of Quorum

   It was determined that a quorum was present.

4) Approval of Minutes

   a) January 22, 2019 Regular Meeting minutes and January 29, 2019 Public Hearing Minutes.

   D. Beale made a motion, seconded by D. Rankin to approve the Regular Meeting minutes of January 29, 2019 with modifications. All in favor. Motion carries.

   Jackie Anderson should be Andersen at the bottom of page 1 and Other Matters at the bottom of page 2.

   R. Berube made a motion, seconded by D. Rankin to approve the Public Hearing minutes of January 29, 2019 with modifications. All in favor. Motion carries.

   Pg 2, under Public Comment, 3rd paragraph, comprehensible should be comprehensive.

5) Communications

   a) a) Letter dated January 23, 2019 received from Marcia Vlaun, Town Planner, Town of Montville, Planning Department regarding Proposed Comprehensive Changes to the Town of Montville
Subdivision Regulations.

b) Letter dated February 12, 2019 received from Courtland Kinnie, Acting Chairman, Town of Griswold to Town Clerk, Preston Town Hall for Text Amendment Application 02-19 regarding Accessory Apartments.

c) Southeastern Connecticut Council of Governments (SCCOG), Planning and Zoning Commissioner Training Opportunity


Those in the Commission that have attended the conference shared that it was a great experience and Planner Warzecha asked Commission members to let her know as soon as possible (email her) if they would like to attend as the Town of Preston will pay for the conference but that she needs to sign people up in advance.


f) Zoning Enforcement Officer (ZEO) Report.

g) Town Planner’s Job Description.

h) Planner’s recommendation for action on the Comprehensive Update to the Zoning Regulations and Zoning Map.

i) Letter dated February 21, 2019 from Art Moran, Jr. regarding Schedule Planner.

Planner Warzecha entered two additional communications.

j) ZEO Report was provided to the Commission. The report was submitted at the end of the day, 4:30 p.m., of the scheduled Planning and Zoning Commission meeting.

The Commission discussed the options of having a more comprehensive report submitted in a timely manner to be included in the packets that are mailed out on the Thursday prior to the scheduled Commission meeting. A. Moran, Jr. said he would have another discussion with the Zoning Enforcement Officer.

k) Letter from Avalonia regarding property that they are acquiring on Rude Road in Preston.

Planner Warzecha explained that Avalonia would like the town to cost share $25,000 from the Open Space Fund to pay for the property. The land is a 35.15-acre portion of the Tri-Town Forest Preserve and 177 acres on Rude Road/Lewis Road.

Planner Warzecha explained to the Commission that if they desire to cost share, a letter of recommendation could be written to the Selectmen. The Commission requested that Planner Warzecha write a letter of recommendation to the Board of Selectmen.
6) Membership

The Commission discussed finding an additional Alternate Member to be on the Commission and they agreed it should be a Republican.

7) Public Hearings

None

8) Old Business

None

9) New Business

Zoning Permit

a) ZP Application # 2019-01, NHD Properties LLC for property located at 29 Burton Road; Excavation and Deposit of Fill Renewal.

R. Berube recused himself.

Planner Warzecha explained that this is a 2-year renewal and that she inspected the site and there are no problems. She received a letter from Bob Boyd saying he had no issues with the gravel facility.

John Faulise from Boundaries explained, as a courtesy to give the Commission a head’s up, that in the future they intend to bring a modified grade application to the Commission for approval that increases their excavation efforts.

Mike Sinko made a motion, seconded by C. Raymond to approve ZP Application, NHD Properties LLC for property located at 29 Burton Road; Excavation and Deposit of Fill. All in favor. Motion carries.

R. Berube was reseated on the Commission.

Site Plans

b) Site Plan Application #2019-01, Sultan Ali Javed, Applicant and Hussan Ali LLC, Owner for property located at 212 Route 2; Redevelopment of Gas Station & Food Market.

Planner Warzecha explained that they would not be acting on the application tonight as it is currently before the Inland Wetlands and Watercourses Commission for approval.

Darren Hayward with CLA Engineers, Inc., representing the applicant, addressed the Commission and explained the project. The existing site comprises a car service garage and a former Sunoco gas station. There’s a two-story building on site with a service and sales area, office and toilets. It is listed on DEEP’s contaminated sites as the underground storage tanks are leaking. There is no drainage system on site so surface contaminants are present. There’s an existing well which requires treatment before it can be consumed. There’s an existing septic system and leaching field.

The new owner, applicant, will create a new gas station and food market and will be cleaning up the existing contamination due to state regulations. New gas tanks will be installed (6), a new canopy, a new
P.Z.C.
January 22, 2019
Regular Meeting

Planning Commission

1) Regular Business

a) New Applications

- Site Plan Application #2019-01, Rizwan Jameel, Applicant/Owner for property located at 397 Route 2; Construct new entry drive.

- Site Plan Application #2019-02, Rizwan Jameel, Applicant/Owner for property located at 397 Route 2; Construct new entry drive with a condition that a bond is posted as acceptable to our Town Engineer. All in favor. Motion carries.

b) Public Hearings

- Greenway Restaurant 
  - New patio and seating area
  - Existing septic system will be replaced.
  - Proposed grease trap for food preparation services, a new septic system and a new well. The building will be completely remodeled on the existing footprint. There will be a new service area, kitchen and commercial food preparation facility. A new storm drain system will be installed; new underground utilities and connections, heat and gas. Access to the site will be one way in and one way out. Minor comments from DOT are signage, detailing to restore road and a connecting gas main across the road. Existing septic system will be replaced.

- Planner Warzecha recommended to table this application as she has not yet completed her review because she is waiting for wetlands to review the application. She has received DOT comments on the project.

- C. Raymond asked about the property and how many acres and Darren Hayward said .9 acres.

- c) Site Plan Application #2019-02, Rizwan Jameel, Applicant/Owner for property located at 397 Route 2; Construct new entry drive.

  Clint Brown with Loureiro Engineering Associates, Inc., 110 Fort Hill Rd. in Groton addressed the Commission and explained that the new plans will modify the entrance and exit drives improving the sight line greatly. When the facility opened it was apparent that people were driving past the entrance and as a result were entering through the exit drive. The plan shows the existing entrance will be closed off and an entrance drive will be added to the current exit. There will be a dedicated right turn and a dedicated left turn with a nice sweeping right-hand entry. They worked closely with DOT to make sure it was the best design and it works much better operationally and safety wise.

  M. Sinko made a motion and D. Beale seconded to approve Site Plan Application #2019-02, Rizwan Jameel, Applicant/Owner for property located at 397 Route 2; Construct new entry drive with the condition that a bond is posted as acceptable to our Town Engineer. All in favor. Motion carries.

Anne Sabrowski arrived at 8:02 p.m. and was seated in place of R. Berube.

10) Other Matters

a) Town Attorney.

There was discussion about the town attorney not being responsive for months on end. Planner Warzecha suggested that maybe someone else from the Law Firm Halloran & Sage might be able to assist. Planner Warzecha proposed that she write a letter and present to the Commission for approval before sending. R. Berube suggested sending a letter to the Selectmen and cc’ing Attorney Slater at Halloran & Sage, Chairman Art Moran, Jr. agreed.

b) Town Planner’s Job Description.

There was much discussion amongst the Commission members. D. Beale said that Planner Warzecha did a great job. A. Moran, Jr. asked who wrote up the current job descriptions and M. Sinko said that it was an HR Specialist that the town hired to write them. Planner Warzecha asked if the job descriptions were approved and M. Sinko said that they were accepted.

D. Beale suggested that we look at other small towns that have a part-time planner to see what criteria is used for a job description and M. Sinko agreed. It was also agreed that if anyone had comments regarding the job descriptions that Planner Warzecha emails to the Commission, they should send them to the First...
Selectman.

c) Zoning Regulations.

Planner Warzecha said that she added one thing, clarification, regarding an agricultural barn without having a principle building. Agricultural buildings may be considered as a principle use.

Planner Warzecha explained to the Commission that the Regulations will continue to be a working document. She noted that someone is interested in redeveloping the Brass Mill into a Banquet Hall however, Banquet Hall is not specifically listed in the Regulations and asked the Commission if it would be permitted. The Commission agreed that they are not permitted and if someone desired to have a Banquet Hall in the Planned Industrial District, a revision would be required.

After further discussion, R. Chalifoux made a motion, seconded by D. Beale, to approve Zoning Amendments Application ZTA #2019-01, Preston Planning and Zoning Commission Comprehensive Revisions to the Preston Zoning Regulations, including Comprehensive Modifications to the Preston Zoning Maps for the reasons outlined below with an effective date of March 18, 2019, with the following modifications:

1) All grammatical errors be corrected as recommended by the Codification Company “General Code”.
2) Lettering and numbering be corrected as recommended by the Codification Company “General Code”.
3) Insert a table of content.
4) Insert date of approval of the regulations in appropriate locations throughout. Approval date February 26, 2019
Effective date March 18, 2019.
5) Add the following for clarification purposes to Section 16.7.2: Agricultural uses are not necessarily considered an accessory use and may be permitted as a principal use.

Reasons for approval: PZC has worked on the regulations extensively and has had several public meetings and workshops to solicit input. The regulations are based on the 2014 Plan of Conservation and Development Goals and Objectives. The Commission forwarded the regulations to the various land use agencies, obtained comments, and revised the regulations appropriately based on the comments.

Comments are positive from COG and CT DEEP

Determination of consistency with the Preston Plan of Conservation and Development as follows:
1. Economic development will contribute to and enhance the agricultural character and high quality of life in Preston.
2. TRD regulations will promote economic development at Preston Riverwalk.
3. Agricultural uses will continue to be important component of Preston’s economic growth.
4. Worked with the CAC to create Accessory Farm Businesses in residential district to include farm banquet events retail farm building, farm to table restaurants thereby creating a sustainable and economically viable farming community.
5. Priority areas for economic development will be in areas of state highways and visual exposure – the Zoning Regulations will continue to promote development within these areas.
6. Promote expansion of businesses and create new businesses.
   a. Change the industrial district to a Planned Industrial district and allow a diversity of uses that will enhance the Route 2 Corridor.
7. Preston City and Poquetanuck Village will provide a mixture of business and social opportunities.
a. The regulations created the Poquetanuck Village District in addition to the Preston City Village District. The Village Districts will add mixed uses to help promote and retain the historic villages and resources thereby promoting adaptive reuse of historic buildings.

8. Create a variety of housing types to accommodate all ages and economic groups
   a. TRD will allow a diversity of housing types.
   b. Retained the provisions of the Affordable Housing District.
   c. Allowed more flexibility for accessory apartments to use by elderly and family members.

9. Natural resources
   a. Protect the coastal and surface waters and inland wetland areas by requiring permits for work within 100 feet of a tidal wetland.
   b. Create a Special Resource Protection Overlay districts for Amos Lake watershed area and area around Poquetanuck Cove.

10. Maximize energy efficiency and the use of alternative and renewable energy systems
    a. Reduce roadblocks for the development of alternate and renewable energy by developing solar energy regulations.

**Effective Date shall be March 18, 2019.**

d) Schedule Planner.

    Planner Warzecha addressed the Schedule Planner letter in the packet and said that she would send individual Commission members segments of the Schedule Planner and that it would be on the agenda next month.

6) Public Comment

   None

7) Adjournment

    M. Sinko made a motion, seconded by C. Raymond to adjourn the meeting at 8:55 p.m. All in favor, motion carries.

    Respectfully Submitted,

    Rebekah H. Little
    Recorder