1. Call to Order
Chairman Moulson called the meeting to order at 6:00 pm

2. Roll Call
Regular Members
John Moulson – Chairman
Jerry Morales – Vice Chairman
Gregory S. Moran Sr. – absent
Roberta Charpentier
Merrill Gerber - absent

Alternates
Gary Cardot - seated
John Sacrey - seated

Also Present
Millie Peringer – Zoning Enforcement Officer

Chairman Moulson seated Gary Cardot and John Sacrey

Roberta Charpentier (recorder) stated Per Lamont’s Executive Order 7b, Participants are reminded to state your name and title before speaking. Please help us make this conference call as useful as possible by keeping your phone on mute when not speaking. We are keeping the line open to all participants by default, but if background noise becomes a problem, we will mute all participants and ask participants to use “chat” to be selectively unmuted. Also note that we will be recording this meeting to comply with open meeting requirements.

3. Approval of Regular Meeting minutes of December 9, 2019.

A motion was made by G. Cardot and seconded by J. Morales to approve the Regular Meeting minutes of November December 9, 2019 as presented.
All in favor. Motion carries.

4. Communications
1. Letter dated December 9, 2019 from ZBA Chairman John Moulson to 1st Selectwoman Allyn-Gauthier re: qualifications for appointees to the Zoning Board of Appeals.

5. Old Business
None

6. New Business
ZBA-2020-001 – Long Tidal River Lands, LLC, 26M Bushnell Hollow Road, Baltic, CT for 80 Roosevelt Ave. Ext., Preston, CT. Applicant requests an appeal of a decision of the Zoning
Enforcement Officer of the Town of Preston purportedly denying a zoning permit in conjunction with an application to perform renovations to a two family dwelling house effectively determining that the two family use of the property at 80 Roosevelt Ave. Ext. is not a legally non-conforming use protected pursuant to the provisions of Sec. 22.2 of the Preston Zoning Regulations.

A motion was made by J. Morales and seconded by G. Cardot to hold a Public Hearing on June 8, 2020 at 6:00 pm on Application ZBA-2020-001.
All in favor. Motion carries.

Attorney Harry Heller suggested the Board do a site visit to look at the property as part of the administration of this appeal.

7. Other Matters
None

8. Public Comment
None

9. Adjournment
A motion was made by J. Morales and seconded by G. Cardot to adjourn the meeting at 6:10 pm.
All in favor. Motion carries.

Respectfully submitted,

Roberta Charpentier