

**Planning and Zoning Commission  
Regular Meeting  
Tuesday May 25, 2021 at 7:00 P.M.  
Teleconference Meeting Minutes**

**1. Call to Order**

Chairman Art Moran 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 - excused  
Charles Raymond  
Doreen Rankin  
Mike Sinko

***Alternates***

Vacancy  
Nate Koniecko – arrived at 7:12 P.M.  
Vacancy  
  
Kathy Warzecha – Town Planner  
Kimberly Lang – Recorder

Also, in attendance: Harry Heller and Fred Eddy

**3. Determination of Quorum**

**4. Approval of Minutes.**

**a. Regular Meeting Minutes dated April 27, 2021**

***Richard Chalifoux motioned to approve the April 27, 2021 Regular Meeting Minutes. Anne Sabrowski seconded the motion. Richard Chalifoux, Anne Sabrowski, Charles Raymond, Doreen Rankin, and Nate Koniecko voted in favor of the motion; while Mike Sinko and Art Moran, Jr. abstained. The motion carried.***

Richard Chalifoux questioned the amount of the bond that was held based on Tom Cummings recommendation for the Amos Lake Campground that was discussed at the last meeting. Kathy Warzecha stated that about \$7,000 was released. The remaining work entailed installing directional and lot identification signs and seeding to the disturbed areas, approximately \$3,000 was held back.

When questioned why the motions were listed on the 3<sup>rd</sup> page it was explained that the list of motions was inadvertently added to the Minutes.

**b. Special Meeting Minutes dated May 11, 2021**

**Richard Chalifoux motioned to approve the amended May11, 2021 Special Meeting Minutes. Anne Sabrowski seconded the motion. Richard Chalifoux, Anne Sabrowski, Charles Raymond, Doreen Rankin, and Nate Konieko voted in favor of the motion; while Mike Sinko and Art Moran abstained. The motion carried.**

The following corrections were noted:

- Page 6 Gary Piszczek – Middle Road should be Miller Road
- Page 7 Melissa Holland – Miller Road should be Middle Road

## **5. Communications**

- a. CT Federation of Planning and Zoning Agencies Quarterly Newsletter, Spring 2021
- b. Zoning Bulletin, March 10, 2021
- c. Zoning Bulletin, April 25, 2021
- d. Zoning Bulletin May 10, 2021
- e. Letter dated May 18, 2021 to Sandra Belisle from Mildred Peringer, ZEO for property located at 240 Route 164 regarding Blight Notification.

## **6. Public Hearing - None**

## **7. Old Business -**

- a. **Subdivision Application #2021-01**, Maro P. Flagg, Jr. and James E. Simpson, Applicant/Owners of property located at 583 Route 164; Create a 6-lot subdivision.

Before discussion Art Moran noted that he had listened to the recording of the meeting, while Mike Sinko and Doreen Rankin weren't able to do so; Mike Sinko and Doreen Rankin both recused themselves from discussion and voting on this matter.

Kathy Warzecha explained for members the possible options for the open space. She pointed out that the applicant is asking to dedicate a Conservation Easement to meet the open space requirement to preserve a scenic vista/view along Route 164. Showing on a map she identified the open space/conservation area as related to the building lots in question. She showed that none of the lots exited onto Route 164. Mrs. Warzecha pointed out that 6.8e, the Open Space section of the Zoning Regulations states that development rights (in the case in the form of a conservation easement) may be deeded to the town while ownership is retained by the homeowners. She stated that the Commission had two options: one to request an Open Space Fee; two to approve the easement and have control/oversight of that area.

It was then discussed that the Open Space Fee is 10% of the purchase price of the land. That 10% of the purchase price would be \$17,000 divided by 6 lots, roughly \$2,800; however, the applicant would pay for only the 5 lots that will be developed in Preston. Most members seem to feel that the fee would be more beneficial to the town. That the fee would allow future purchases or partnership with Avalonia of land that town citizens would have access to and be able to enjoy. It was also cited that the proposed conservation easement is not preserving agriculture land which is the reason the POCD recommended the area be preserved as open space and designation of the scenic road. The commission was of the opinion that the dedication of the conservation easement did not meet the criteria for the dedication of the open space.

**Richard Chalifoux motioned to approve Subdivision Application #2021-01, Maro P. Flagg, Jr. and James E. Simpson, Applicant/Owners of property located at 583 Route 164; Create a 6-lot subdivision. With the following stipulations:**

- a. Open Space Fee be paid (at 10% of the sale price of \$170,000 split by 6 lots, but the fee would only be paid for the 5 lots) rather than the dedication of conservation easement**
- b. Deed for the road row to be filed prior to endorsement of the plan**
- c. Pins and monuments installed prior to the endorsement of the plan**
- d. Lot #2 install wetlands crossing before Zoning Permit is issued by the Zoning Enforcement Officer.**

**Anne Sabrowski seconded the motion. Richard Chalifoux, Charles Raymond, Anne Sabrowski, Art Moran, Jr., and Nate Konieko voted in favor of the motion. The motion carried unanimously.**

## **8. New Business - None**

## **9. Other Business**

### **a. Verify effective date for approved Zoning Text Amendment #2021-01**

Amendment to “definitions” Section 2 of the Preston Zoning Regulations regarding farms and incidental farming uses to include single family homes and accessory apartments within accessory buildings.

Amendment to Section 10.3 of the Preston Zoning Regulations, relettering 10.3.7 and creating A and adding B. to allow for residential use in the Resort Commercial District.

Kathy Warzecha suggested that the effective date be June 1, 2021.

**Richard Chalifoux motioned that Zoning Text Amendment become effective as of June 1, 2021. Anne Sabrowski seconded the motion. Richard Chalifoux, Charles Raymond, Anne Sabrowski, and Nate Koniecko voted in favor of the motion. Doreen Rankin, Art Moran, Jr., and Mike Sinko abstained. The motion carried.**

- b. Subdivision Regulations - tabled until June meeting**
- c. Draft Short-Term Rental Regulations - tabled until June meeting**

**Richard Chalifoux motioned to amend the agenda to interview a candidate for Alternate position on the Commission. Mike Sinko seconded the motion. The motion carried unanimously.**

The Commission briefly discussed the proper procedure for filling a vacancy. It was determined that Art Moran would reach out to Sandra Allyn-Gauthier for her input.

Fred Eddy explained that he had been on the Ledyard Planning Commission for a number of years. That he has lived in Preston a number of years and would like to get more involved. He worked at EB for approximately 30 years making scopes and specs for the trades. He has worked in construction most of his life. He grew up in Ledyard and remembers going to work with his Dad, the ZEO of Ledyard. He stated he would be interested in becoming an Alternate for the Commission, and that he can be available the fourth Tuesday of each month.

## **10. Public Comment - None**

## **11. Adjournment**

**Charles Raymond motioned to adjourn at 7:52 P.M. Mike Sinko seconded the motion. The motion carried unanimously.**

**Respectfully Submitted,**

**Kimberly Lang**

**Kimberly Lang**