Planning and Zoning Commission
Regular Meeting
Tuesday, May 26, 2020 at 7:00 P.M.
Teleconference 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 - absent
   - Phillip LaPierre - excused
   - Kathy Warzech – Town Planner
   - Kimberly Lang – Recorder

3. Approval of Minutes.


Richard Chalifoux motioned to approve the Feb. 25, 2020 Regular Meeting Minutes and the Feb. 25, 2020 Public Hearing Minutes. Mike Sinko seconded the motion. The motion carried unanimously.

4. Communications

   a. Coastal Site Plan Application 2020-01, George Fellner, Applicant, Jack and Faye Madry, Owners for the property located at 13 Point Street. Applicant desires to remove an existing deck and install a 14’x 30’ recreation room within 100 feet of the coastal waters and/or tidal wetlands in accordance with Section 17.4 of the Zoning Regulations.

   b. Zoning Permit Application #2020-01, Kevan Jalili, Creative Enclosures, Applicant, Eugene and Karen Theroux, Owner for property located at 81 Benjamin Road; Applicant and Owners desire to convert existing attached garage to an accessory apartment pursuant to Section 16.6 of the Zoning Regulations.

   c. Zoning Permit Application #2020-02, Joseph Iozzia, Owner/Applicant for property located at 19 Mattern Road; Applicant desires to convert existing garage to an accessory apartment pursuant to Section 16.6 of the Zoning Regulations.

   d. Temporary Certificate for Outdoor Dining

   e. Zoning Bulletin, February 10, 2020

Anne Sabrowski brought up that when the ZEO submits copies of letters that she has sent out, when they are to out of state addresses, it should have the Preston property that the letter is in regard to.

Both Art Moran and Kathy Warzecha will follow up with the ZEO on this matter.

5. Public Hearing – See Minutes

6. Old Business
   Special Exception
       a. 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.

This application will be tabled.

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

This application will be tabled.

7. New Business
   Coastal Site Plan
       a. Coastal Site Plan Application 2020-01, George Fellner, Applicant, Jack and Faye Madry, Owners for the property located at 13 Point Street. Applicant desires to remove an existing deck and install
a 14' x 30' recreation room within 100 feet of the coastal waters and/or tidal wetlands in accordance with Section 17.4 of the Zoning Regulations.

Kathy Warzecha shared plans and explained the project. She indicated that the applicants will be removing a deck and, in its place, constructing an addition for a recreation room. The room will not extend out as far as the current deck. Although the lot is a under the lot size required by the Zoning Regulations, it is a legal nonconforming lot. The new addition will meet all the required setback line, thereby it is consistent with the Zoning Regulations. K. Warzecha indicated that the plans have been found to be acceptable to the Building Inspector; however, the applicant will be required to obtain a building permit.

Because the property is located within 100 feet from coastal waters, the project requires this coastal site plan application. The coastal resource in this area of the project is shoreland, but coastal flood hazard area, tidal wetlands and estuarine embayment are within the 100 feet of the project area. The concern with the property is the steep slope leading to the cove. The 14' x 30' addition will have two roof drains with a pipe that will outlet on the slope on each side of the addition. The drains will outlet to a stone pit. The owner has agreed to install the pipes and pits by hand and to keep the length of the pipe to a maximum of 10'. They will be installing a silt fence and haybales downhill from the project area to prevent any erosion or debris from entering the slope are. The applicant has taken all necessary precautions to protect the slope and eliminate any adverse impacts on the coastal resources.

Planner Warzecha outlined the coastal use and resource policies that apply to the project. She noted that applicant has addressed all concerns and the project meets all applicable policies.

George Fellner showed the site plan illustrating the location of the current deck, addition and the related contours. Because of the steep slope and its sensitivity, the porch will be deconstructed rather than be demolished, and, therefore, will be removed in such a way as not to disturb the area. The new addition will be 14' not it present 19'. The new foundation will be set back 3 feet from the limits of the proposed addition, which will be cantilevered over the slope (3') so to not disturb it. The roof drainage will be divided into two areas and will outlet on either side of the addition. It will be piped between 5-10' away down the slope. Drainage pits, that will follow the contours of the slope, will be installed at the end of the pipes. Hay bale barriers and silt fence will be installed downhill from the disturbance to protect the slope. The new foundation will be anchored to the original foundation. The construction will create a small crawl space with proper ventilation. The grades on either side of the foundation wall will be approximately the same elevation for proper strength of the foundation. The construction should take about 3 months.

Richard Chalifoux asked what type of foundation the existing home has.

Mr. Fellner explained that it was a slab on grade foundation.

Richard Chalifoux motioned to approve Coastal Site Plan Application 2020-01 with its adherence to all Existing Coastal and Resource Policies. Denise Beale seconded the motion. The motion carried unanimously.

Zoning Permits

a. Zoning Permit Application #2020-01, Kevan Jalili, Creative Enclosures, Applicant, Eugene and Karen Theroux, Owner for property located at 81 Benjamin Road; Applicant and Owners desire to convert existing attached garage to an accessory apartment pursuant to Section 16.6 of the Zoning Regulations.
Kathy Warzecha explained that the original house is 2,100 square feet and that the accessory apartment would be 462 square feet. She stated that Uncas Health District found the plans acceptable. The apartment’s plan allows it to blend into the home and doesn’t look like a separate entity. There will be adequate parking for 4 vehicles. The residence will be owner occupied.

Mike Sinko asked about the discrepancy on the Property Card, the name on the application doesn’t match the name on the Property Card.

Kathy explained that it was an old Card that she used to get the square footage.

Anne Sabrowski motioned to approve Zoning Permit Application #2020-01. Richard Chalifoux seconded the motion. The motion carried unanimously.

b. Zoning Permit Application #2020-02, Joseph Iozzia, Owner/Applicant for property located at 19 Mattern Road; Applicant desires to convert existing garage to an accessory apartment pursuant to Section 16.6 of the Zoning Regulations.

Kathy Warzecha shared that the home is 2,138 square feet and the existing garage and part of the existing home will be converted into an accessory apartment. She stated that the conversion exceeds the 30%, it's 35.7% of the original home’s square footage; but still meets the exception rule of the Zoning Regulations. Both the Building Inspector and Uncas Health District have reviewed plans and have found them acceptable. The owner will occupy the home during construction.

Art Moran asked if anyone had the Exception Rule that they could read it to the group.

Kathy Warzecha read the Exception Regulation out loud stressing the part that the accessory apartment shall not exceed 50% of the original home.

Mike Sinko asked if the spare bedroom and bath are shown on the Property Card.

A discussion ensued on the actual square footage of the apartment with both Kathy Warzecha and Denise Beale confirming that the square footage is 38.9% of the original home.

Richard Chalifoux stated that he would rather the entire garage be used rather than to insist on the 30%. It just makes more sense the way the design is.

Mike Sinko motioned to approve Zoning Permit Application #2020-02 with the corrected percentage numbers. Denise Beale seconded the motion. The motion carried unanimously.

8. Other Matters

a. Outdoor Dining
Kathy Warzecha presented a proposed application that proprietors of eateries could apply for outdoor dining. Kathy check with several surrounding towns, Millie Peringer, and several others to develop the permit application. She stressed that it was temporary and that the permit would end when the governor’s Executive Order ends. It was further pointed out that the applicant had to receive approval from Uncas Health District, Building Inspector, Fire Marshal, Town Planner, and the Zoning Enforcement Officer.
Planning and Zoning Commission
Hearing
Tuesday, May 26, 2020 at 7:06 P.M.
Preston Town Hall

1. Call to Order - Chairman Art Moran, Jr. called the meeting to order at 7:06 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 - absent
- Phillip LaPierre - excused
- Kathy Warzecha – Town Planner
- Kimberly Lang – Recorder

3. Public Hearing

a. 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.

This public hearing was extended on April28, 2020 using the 90-day extension that is granted by the Governor's Executive Order #71.

This hearing will be continued until June22, 2020 unless otherwise noticed.

After this was read the Regular Meeting continued.

Respectfully Submitted,

Kimberly Lang
Therefore, the applicant would need to follow guidelines to ensure that fire and safety codes are being followed.

It was asked if there had been any inquire by local businesses. Kathy did say that Millie Peringer was approached by the gas station; and she told him no.

Richard Chalifoux motioned to approve the Temporary Certificate for Outdoor Dining and Retail Use application. Mike Sinko seconded the motion. The motion carried unanimously.

Anne Sabrowski mentioned that the ZEO should let the gas station owner know that there is now an application that he can request a Permit for Outdoor Dining.

9. Public Comment –

There were no comments.

10. Adjournment

Mike Sinko motioned to adjourn at 8:09 P.M. Richard Chalifoux seconded the motion. The motion carried unanimously.

Respectfully Submitted,

Kimberly Lang
Richard Chalifoux motioned to approve the Feb. 25, 2020 Regular Meeting Minutes and the Feb. 25, 2020 Public Hearing Minutes. Mike Sinko seconded the motion. The motion carried unanimously.

Richard Chalifoux motioned to approve Coastal Site Plan Application 2020-01 with its adherence to all Existing Coastal and Resource Policies. Denise Beale seconded the motion. The motion carried unanimously.

Anne Sabrowski motioned to approve Zoning Permit Application #2020-01. Richard Chalifoux seconded the motion. The motion carried unanimously.

Mike Sinko motioned to approve Zoning Permit Application #2020-02 with the corrected percentage numbers. Denise Beale seconded the motion. The motion carried unanimously.

Richard Chalifoux motioned to approve the Temporary Certificate for Outdoor Dining and Retail Use application. Mike Sinko seconded the motion. The motion carried unanimously.

Mike Sinko motioned to adjourn at 8:09 P.M. Richard Chalifoux seconded the motion. The motion carried unanimously.