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
Also Present
Millie Peringer - Zoning Enforcement Officer
Attorney Harry Heller
Attorney Ken Slater

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 June 8, 2020
A motion was made by G. Cardot and seconded by J. Morales to approve the Regular Meeting minutes of June 8, 2020 as presented.
All in favor. Motion carries.

4. Communications
None

5. Old Business
Application ZBA-2020-0001-Long Tidal River Lands, LLC, 26 M 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. 
See minutes of continued Public Hearing

The Regular Meeting was recessed at 6:05 for the continuation of the June 8th Public Hearing
The Regular Meeting reconvened at 6:15 pm

7. Matters
None

8. Public Comment
None

9. Adjournment
A motion was made by G. Cardot and seconded by R. Charpentier to adjourn the meeting at 6:15 pm.
All in favor. Motion carries.

Respectfully submitted

[Signature]

Roberta Charpentier
Preston Recording Secretary
Preston Zoning Board of Appeals
Public Hearing
Monday, July 13, 2020
Teleconference
6:15 pm

Chairman Moulson called the Public Hearing to order at 6:15 pm

Regular Members
John Moulson – Chairman
Jerry Morales – Vice Chairman
Gregory S. Moran Sr. – absent
Roberta Charpentier
Merrill Gerber - absent
Also Present
Millie Peringer – Zoning Enforcement Officer
Attorney Harry Heller
Attorney Ken Slater

Chairman Moulson seated Gary Cardot and John Sacrey

Application ZBA-2020-0001-Long Tidal River Lands, LLC, 26 M 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.

Chairman Moulson noted that 4 members attended a site walk to this residence and member Gary Cardot went on his own at a later date.

Chairman Moulson stated that he would like to put this off until next month's meeting because he needs to have a discussion with Town Attorney Ken Slater and has been unable to get a hold of him.

Attorney Slater noted that the governor's Executive Orders allows a 90 day extension to any deadlines due to the difficulties in meeting caused by COVID-19.

Attorney Slater explained that regarding this application, Preston's Zoning Enforcement Officer determined that she did not have to decide if this Application was a non conforming use, so this Board will step in for the ZEO and make the determination.

Attorney Heller stated that the applicant request a determination by the full Board of 5 members and
does not want to proceed unless there is a full Board to hear the appeal.

Attorney Heller noted that he sent an email to Chairman Moulson listing what he believed to be the record of this proceeding and requested that it be forwarded to all ZBA members prior to the continued Public Hearing.

Chairman Moulson asked that Attorney Heller send it to ZBA members because he is having problems with his email.

Chairman Moulson recessed the Public Hearing at 6:25 pm.

Respectfully submitted,

[Signature]

Roberta Charpentier