

ZBA
Regular Meeting
August 14, 2023

**Preston Zoning Board of Appeals
Regular Meeting
Monday, August 14, 2023
Preston Town Hall
6:00 pm**

1. Call to Order

Chairman Moulson called the Regular Meeting to order at 6:00 pm

Roll Call

Regular Members

John Moulson – Chairman
Gregory S. Moran Sr.
Nicholas Vegliante
Merrill Gerber

Alternates

John Sacrey - seated
Nicole Serra

Also Present

Attorney Ken Slater – left at 6:26 pm
Jennifer Lindo - ZEO
Roberta Charpentier - recorder

Chairman Moulson seated J. Sacrey

2. Membership

J. Moulson asked J. Sacrey and G. Moran if they will be running for membership in the next election. Both answered yes.

3. Approval of Minutes

Regular Meeting Minutes of July 10, 2023

A motion was made by M. Gerber and seconded by J. Sacrey to approve the Regular Meeting Minutes of July 10, 2023 as presented.

All in favor. Motion carries.

4. Communications

None

*Chairman Moulson recessed the Regular Meeting at 6:04 pm
The Regular Meeting reconvened at 6:20 pm*

5. Public Hearing

ZBA 2023-03 Timothy Wynosky for property located at 3 Holdsworth Road; Appeal of Zoning Enforcement Officer's Notice of Violation

See Minutes of the Public Hearing

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6. Old Business

By-laws

Chairman Mouslon handed out a draft of updated ZBA Bylaws

Vacancy – Kate Estabrook

Regular Member – term ending 11.21.2023

Alternate Member – term ending 11.18.2025

A motion was made by N. Vegliante and seconded by G. Moran to appoint Kate Estabrook as a Regular Member of the Zoning board of Appeals.

All in favor. Motion carries

Public Comment

None

Adjournment

A motion was made by J. Moulson and seconded by G. Moran to adjourn the meeting at 6:30 pm.

All in favor. Motion carries

Respectfully submitted,

RT Charpentier

Roberta Charpentier

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Renée L. White
yssv - PRESTON TOWN CLERK

**Preston Zoning Board of Appeals
Public Hearing
Monday, August 14, 2023
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6:00 pm**

1. Call to Order

Chairman Moulson called the Public Hearing to order at 6:04 pm

Roll Call

Regular Members

John Moulson – Chairman
Gregory S. Moran Sr.
Nicholas Vegliante
Merrill Gerber

Alternates

John Sacrey - seated
Nicole Serra

Also Present

Attorney Ken Slater
Jennifer Lindo - ZEO
Roberta Charpentier - recorder

ZBA 2023-03 Timothy Wynosky for property located at 3 Holdsworth Road; Appeal of Zoning Enforcement Officer's Notice of Violation

Jennifer Lindo – ZEO explained that she had received a complaint about vehicles parked on the property. She visited the property and there were vehicles present with no structure on the property. Because the property is not used as primary use, the vehicles cannot be parked there and the owners were sent a Notice of Violation.

J. Sacrey asked if the vehicles appear to be abandoned.

J. Lindo answered no, they do move and don't appear to be in disrepair.

Timothy Wynosky explained that he purchased the land to eventually put a house on there. I have a boat, so in the meantime I park my boat there.

Jacqueline Wynosky explained that they currently live in a condo in Montville, they would like to build a house on the land but Kathy Warzecha, Town Planner said they may need a Variance.

T. Wynosky stated that other people in Town have trailers and boats parked on their land and do they get letters?

J. Lindo answered no because they have a house on the property that is their primary residence.

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Attorney Ken Slater explained that he is present to represent the Board. The Board is not here to decide if the ZOE was right or wrong, but to make their own decision.

The problem is that the land is not zoned for accessory use and there is a lack of primary permitted use.

J. Wynosky asked if they could have more time to make the property primary use.

Attorney Slater explained that if the Board were to decide this is a violation and the owners didn't correct it, then the next decision would be whether or not to bring a Civil Action where penalties and attorney's fees would be sought, but if they promptly filed a Variance Application and followed through with the process there probably would not be a lawsuit filed.

Chairman Mouslon stated that he thought that was appropriate. He'd like to suggest to postpone any action for 60 days and then if needed give them an extension for another 30 days in order to give them 90 days to get a plot plan with a variance request.

Chairman Moulson noted that the Wynosky's need to send a letter granting the Zoning Board of Appeals a 65 day extension.

Chairman Moulson noted that this Public Hearing will be continued and recessed the Hearing at 6:20 pm.

RT Charpentier

Respectfully submitted,

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Renee Leland
PRESTON TOWN CLERK