

Planning and Zoning Commission
Regular Meeting Minutes
Tuesday, August 31, 2021
Cafeteria - Preston Plains Middle School

1. Call to Order

Richard Chalifoux, Vice Chairman, called the meeting to order at 7:03 P.M.

2. Roll Call

Members

Art Moran, Jr. - Chairman - excused
Richard Chalifoux - V. Chairman
Anne Sabrowski - Secretary
Denise Beale - absent
Charles Raymond - excused
Doreen Rankin
Mike Sinko

Alternates

Nate Koniacko - excused
Fred Eddy - absent
Vacancy

Kathy Warzecha, Town Planner
Kim Lang, Recorder

3. Approval of Minutes

- a. Regular Meeting Minutes dated July 27, 2021

There was a brief discussion on the motion found on page 2 and a statement record on page 3 paragraph 1 sentence 2. It was decided that Kathy Warzecha stated should be added to the beginning of the statement for clarification purposes.

Mike Sinko motioned to accept the minutes as presented. Doreen Rankin seconded the motion. The motion was carried unanimously.

4. Membership

- a. Vacancy discussion and Alternate Member

Anne Sabrowski stated that she had invited Terry Eickel to the meeting and shared that she is involved with Avalonia and that she has interest in becoming a member of the Commission. Members would like to speak with her before taking any action.

Later in the meeting Terry Eickel had arrived and shared with the Commission her background with the group. That she had lived in New York City and now lives in Preston. She is

presently involved with Avalonia Land Trust and has come to appreciate the importance of conservation now that she is surrounded by woodlands and farms. She is available on the last Tuesday of the month and would like to be part of the Planning and Zoning Commission to continue to help preserve Preston's assets.

Anne Sabrowski motioned to appoint Terry Eickel to the Planning and Zoning Commission as an alternate. Doreen Rankin seconded the motion. The motion was carried unanimously.

5. Communications

- a. Letter dated August 4, 2021 to Kathy Warzecha, Preston Town Planner, from Richard L. Barger of Michaelson, Kane, Royster & Barger, P.C. regarding storage of Storm Vegetation Debris on Property owned by Southeastern Connecticut Regional Resource Recovery Authority (SCARRA), Route 12, Preston.
- b. Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter, Summer 2021
- c. Proposed Improvement Location Survey prepared for Nicholas Rankin, 101 & 107 Hollowell Road.
- d. SCCOG Municipal Obligation Related to the passage of Public Act 21-1 regarding responsible and equitable regulation of adult-use cannabis.
- e. Letter dated August 19, 2021 from Mildred Peringer, Preston ZEO, to Mr. Dave Delcore of 185 Route 2 regarding Cease & Desist.
- f. Email dated August 3, 2021 from Sandra Allyn-Gauthier, Preston Selectwoman, regarding resignation of Millie Peringer as ZEO and appointment of Tom Weber as new ZEO.

The Commission questioned the hiring process for the ZEO position and suggested inviting Tom Weber to a meeting to discuss with him the Commission's expectations.

- g. Letter dated August 25, 2021 from Michaelson, Kane, Royster & Barger, P.C. to Ms. Warzecha, Preston Town Planner, regarding storage of Storm Vegetation Debris on Property owned by Southeastern Connecticut Regional Resource Recovery Authority (SCARRA), Route 12, Preston.
- h. Grant Application to CT Department of Housing; Planning Grants Affordable Housing Plan.

6. Richard Chalifoux moved to the Public Hearing at 7:12 P.M..

Please see Public Hearing Minutes.

Richard Chalifoux resumed the Regular Meeting at 7:28 P.M.

7. Old Business - None

8. New Business

Zoning Text Amendment

- a. Zoning Text Amendment Application #2021-02 Amendment to Preston Zoning Regulations Adding Section 26 Temporary and Limited Moratorium on Cannabis Establishments.

Mike Sinko motioned to accepted Zoning Text Amendment Application #2021-02 Amendment to Preston Zoning Regulations Adding Section 26 Temporary and Limited Moratorium on Cannabis Establishments. Anne Sabrowsi seconded the motion. The motion was carried unanimously.

9. Other Matters

- a. Nick Rankin for property located at 101 & 107 Hollowell Road, request modified conservation easement that was approved as part of Subdivision #2-05- Weduco Farms Subdivision.

Once Doreen Rankin recused herself from the discussion there was no longer a quorum to act on the matter. It was decided to have a Special Virtual Meeting Tuesday September 7, 2021 at 7:00 P.M. to discuss and vote on this matter.

- b. Letter dated August 4, 2021 to Kathy Warzecha, Preston Town Planner, from Richard L. Barger of Michaelson, Kane, Royster & Barger, P.C. regarding storage of Storm Vegetation Debris on Property owned by Southeastern Connecticut Regional Resource Recovery Authority (SCARRA), Route 12, Preston.

Mr. Aldridge, a SCARRA representative, explained that the area would only be used when FEMA or a state of emergency has deemed it necessary to use. It would be a central location for surrounding participating towns to bring storm related debris to be processed and then hauled away. The area would be used for 90 days to process storm damaged vegetation by grinding and chipping, and then hauling it away. One concern for this operation is the noise level. SCARRA has tested what the noise levels will be when all their equipment is in use and found that even when all the machinery is in use that it does not exceed the state requirements. Mr. Aldridge also stated that operations would only occur during daylight hours.

Commission members felt that a permit for SCARRA's use of the property was not required due to the infrequent use of property and that the operation would benefit the entire region in an emergency situation.

Kathy Warzecha will draft a letter stating that no permit is required for the property to be used to store storm vegetation debris and to process the debris before it's hauled away.

c. Draft Subdivision Regulations

1. Draft Zoning Regulations to compliment changes to the Draft Subdivision Regulations (to be distributed at meeting)

Mike Sinko motioned to schedule a Public Hearing in September to present and act on the Subdivision Regulations. Doreen Rankin seconded the motion. The motion was carried unanimously.

d. Draft Short-Term Rentals Regulations

Commission members discussed wording on page 2, Letter f.), Part v.. It was decided it should read - There will be no outdoor events. Outdoor activities shall be orderly and considerate of all neighboring properties.

It was decided that on page 3, Section 16.19.4 Annual Renewal Permits, Letter a. - that the renewal permit fee should be reduced to \$100. Same Section, Letter c. - that a summary form should be developed; and for Letter d. - that the ZEO should make sure that the information is given to the Assessor.

Mike Sinko motioned to schedule a Public Hearing in October to present and act on Short-Term Rentals Regulations. Anne Sabrowski seconded the motion. The motion was carried unanimously.

- e. Affordable Housing Plan - Grant Application for \$15,000 to the Department of Housing for plan preparation.

Kathy Warzecha shared that the town was awarded a \$15,000 grant to help develop the Affordable Housing Plan. and that she would contact Carly Holzschuh to see when she would be able to meet with the Commission.

- f. Legal Notice Advertising - Change from Norwich Bulletin to The Day.

Kathy Warzecha explained that legal notices are less expensive through The Day and that the Norwich Bulletin was unable to give pertinent information about circulation when asked. The Commission agreed that it would be more prudent to post legal notices in The Day. Ms. Warzecha will make the change and post the change on the Town's website.

10. Public Comment

There were no longer any members of the public present at this point in the evening.

11. Adjournment

Mike Sinko motioned to adjourn at 8:28 P.M.. Doreen Rankin seconded the motion. The motion was carried unanimously.

Respectfully submitted,

Kimberly Lang

**Kimberly Lang
Recorder**

Planning and Zoning Commission
Public Hearing Minutes
Tuesday, August 31, 2021
Cafeteria - Preston Plains Middle School

1. Call to Order

Richard Chalifoux, Vice Chairman, called the meeting to order at 7:12 P.M.

2. Roll Call

Members

Art Moran, Jr. - Chairman - excused
Richard Chalifoux - V. Chairman
Anne Sabrowski - Secretary
Denise Beale - absent
Charles Raymond - excused
Doreen Rankin
Mike Sinko

Alternates

Nate Koniacko - excused
Fred Eddy - absent
Vacancy

Kathy Warzecha, Town Planner
Kim Lang, Recorder

Zoning Text Amendment

- a. Zoning Text Amendment Application #2021-02 Amendment to Preston Zoning Regulations Adding Section 26 Temporary and Limited Moratorium on Cannabis Establishments.

Anne Sabrowski read the Legal Notice which appeared in the Norwich Bulletin August 19, 2021 and August 26, 2021 into the record.

Kathy Warzecha entered the following into the record:

Exhibit 1 - Zoning Text Amendment #2021-02 to the Preston Zoning Regulations adding Section 26.

Exhibit 2 - Amended Regulations Review letter dated July 29, 2021 to abutting towns from Kathy Warzecha, Preston Town Planner. Notification as required by State Statute 8-3h to the Town Clerks of all abutting towns regarding the Amendment - towns include: Griswold, Lisbon, Norwich, Montville, Ledyard, and Stonington

Exhibit 3 - Letter date July 29, 2021 to James Butler, SCCOG, from Kathy Warzecha, Preston Town Planner, regarding the Amendment.

Exhibit 4 - Letter date July 29, 2021 to Eimy Quispe, DEEP, from Kathy Warzecha, Preston Town Planner.

Exhibit 5 - Letter dated August 4, 2021 to Kathy Warzecha, Preston Town Planner from Robert Adams, Chairman, Lisbon Planning and Zoning Commission, stating that this Amendment would have no negative intermunicipal impact.

Exhibit 6 - Letter dated August 10, 2021 to Art Moran, Jr., Chairman, Preston Planning and Zoning from Samuel Alexander stating that this Amendment would have no negative intermunicipal impact.

Exhibit 7 - In-house referral notice date July 31, 2021 to all Town Departments and a copy of the Amendment. Those Departments were: Inlands & Wetlands, Public Works, Fire Department, Uncas Health, Town Engineer, Building Inspector, Conservation Commission, and Zoning.

Exhibit 8 - Legal Notice which appeared in the Norwich Bulletin August 19, 2021 and August 26, 2021

Exhibit 9 - SCCOG Municipal Obligations Related to the Passage of Public Act 21-1: An Act concerning Responsible and Equitable Regulation of Adult-Use Cannabis prepared by Justin LaFountain, CZEO, Planner II, August 2021.

Exhibit 10 - Email date August 30, 2021 from Andrew Sawyer regarding the one license available within Preston, it should be seen as a valuable license.

Exhibit 11 - Letter dated August 27, 2021 from Eimy Quispe, Environmental Analyst, Land and Water Resource Division, DEEP, to the Town of Preston Planning and Zoning Commission stating she had reviewed the policy and that it is consistent with the objectives of coastal management.

Ben Hamptom of Stonington stated that he was at the Hearing to gain information for his own town and questioned why the Commission wanted a moratorium on licensing of a cannabis establishment.

Kathy Warzecha stated that the Commission was already working on several regulation changes and that they wanted time to write regulations that were in line with the town's overall plan. Mike Sinko added that it is hoped to develop a regulation rather than react to licensing.

Scott Hunter of Preston stated that a moratorium is a good idea at this time because the state doesn't have everything sorted out.

With no more comments or questions Vice Chairman Richard Chalifoux closed the Hearing at 7:28 P.M.

Respectfully submitted,

Kimberly Lang

Kimberly Lang