

**Town of Preston
Planning and Zoning Commission
Special Meeting
Tuesday, September 7, 2021
7:00 P.M.
Virtual Meeting**

1. Call to Order

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 - absent
Charles Raymond
Doreen Rankin
Mike Sinko

Alternates

Nate Koniecko
Fred Eddy seated for Denise Beale
Vacancy

Kathy Warzecha – Town Planner
Kimberly Lang – Recorder

Also present:

Nicholas Rankin
Teresa Eickel

3. Determination of Quorum

4. Approval of the Minutes - No Minutes

5. Communications - None to share

6. Public Hearing - None

7. Old Business - None

8. New Business - None

9. Other Matters

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

Kathy Warzecha explained that Nicholas Rankin is looking to change the conservation easement in his subdivision. By modifying the existing conservation easement quite a bit of land is being added to the easement. It was clarified that this is a continuation because at a previous meeting the request lacked a map showing the modification to the conservation easement.

A final approval comes when the Inland, Wetlands, & Watercourse Commission, Conservation Commission, Planning & Zoning Commission, and the Board of Finance all act in favor of the modification to the conservation easement. At a previous meeting this application was tabled because Inlands Wetlands hadn't acted on the matter. The change needs to be approved by the Boards and Commission in a particular order.

Richard Chalifoux motioned to approve the requested modifications to the planned conservation easement that was approved as part of Subdivision #2-05, Weduco Farms Subdivision for property located at 101 & 107 Hollowell Road owned by Nicholas Rankin. Mike Sinko seconded the motion. The motion was carried unanimously.

- b. **Zoning Text Amendment Application #2021-02 Amendment to the Preston Zoning Regulations Adding Section 26 Temporary and Limited Moratorium on Cannabis Establishments – Effective Date Friday, September 17, 2021.**

Kathy Warzecha apologized for adding this to the agenda when an effective date of September 20, 2021 is already in place.

10. Public Comment

Mike Sinko stated that he would like a Preston River Walk update if at all possible at the next meeting. It was felt that a written report/update would be acceptable if Sean Nugent weren't able to attend the September meeting.

Richard Chalifoux acknowledged that Teresa Eickel had joined the group this evening and wanted to introduce her to the Chair and other members.

Nicholas Rankin thanked the Commission for holding this virtual meeting in order to move his application along after it was tabled multiple times.

11. Adjournment

Mike Sinko motioned to adjourn the meeting at 7:12 P.M. Richard Chalifoux seconded the motion. The motion was carried unanimously.

Respectfully submitted,

Kimberly Lang

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