

**Preston Zoning Board of Appeals  
Regular Meeting  
Monday, September 12, 2022  
Preston Town Hall  
6:00 pm**

**1. Call to Order**

Chairman Moulson called the meeting to order at 6:03 pm

**2. Roll Call**

**Regular Members**

John Moulson – Chairman

Gregory S. Moran Sr.

Nicholas Vegliante

Merrill Gerber – arrived at 6:05

**Alternates**

John Sacrey - absent

Nicole Serra - seated

**Also Present**

Roberta Charpentier - recorder

Chairman Moulson seated Nicole Serra

**3. Approval of Regular and Public Hearing Meeting minutes of August 8, 2022**

**A motion was made by Greg Moran and seconded by Nick Vegliante to approve the Regular Meeting minutes of August 8, 2022 as amended.**

**All in favor. Motion carries.**

Page 1, Roll Call; Merrill Gerber – arrived at ~~8:25~~ 6:25 pm.

**A motion was made by Greg Moran and seconded by Nick Vegliante to approve the Public Hearing minutes of August 8, 2022 as amended.**

**All in favor. Motion carries.**

*Susan Mattern asked the Minutes reflect that Mr. Langhammer owns the property but does not reside on the property.*

**4. Communications**

None

**5. New Business**

**Discussion regarding Regular vacancy, must be filled by a Democrat, term through 11/21/2023 and Alternate vacancy. Both would be filled by the Board of Selectman.**

Tabled until next month

**6. Continuation of Public Hearing: ZBA-2022-002** -- R Richard Snarski, 11 Hinckley Hill Road. Applicant seeking to vary Zoning Reg 3.14.3(e), Lot Access and Driveways, use of a right of way for two (2) lots. Zoning Reg 3.14.3(a) required access from an accepted town road or state numbered highway, not on a town road. Zoning Reg 15.2 Dimensional Requirement Required lot frontage on street 250 ft to zero ft (0) parcel not on town road. Zoning Reg 16.5 Rear Lot Development, twenty-five feet required to zero (0) parcel not on town road.

*Chairman Moulson recessed the Regular Meeting at 6:10 pm  
The Regular Meeting reconvened at 6:14 pm*

**6. Old Business**

ZBA-2022-002 – R Richard Snarski, 11 Hinckley Hill Road. Applicant seeking to vary Zoning Reg 3.14.3(e), Lot Access and Driveways, use of a right of way for two (2) lots. Zoning Reg 3.14.3(a) required access from an accepted town road or state numbered highway, not on a town road. Zoning Reg 15.2 Dimensional Requirement Required lot frontage on street 250 ft to zero ft (0) parcel not on town road. Zoning Reg 16.5 Rear Lot Development, twenty-five feet required to zero (0) parcel not on town road.

*Public Hearing was continued*

**7. Public Comment**

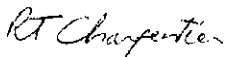
None

**8. Adjournment**

**A motion was made by N. Vegliente and seconded by G. Moran to adjourn the meeting at 6:15 pm.**

**All in favor. Motion carries.**

Respectfully submitted,



Roberta Charpentier

**Preston Zoning Board of Appeals  
Public Hearing  
Monday, September 12, 2022  
Preston Town Hall  
6:10 pm**

**1. Call to Order**

Chairman Moulson called the Public Hearing to order at 6:10 pm

**2. Roll Call**

**Regular Members**

John Moulson – Chairman

Gregory S. Moran Sr.

Nicholas Vegliante

Merrill Gerber – arrived at 6:05

**Alternates**

John Sacrey - absent

Nicole Serra - seated

**Also Present**

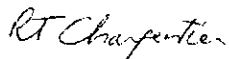
Roberta Charpentier - recorder

**3. Continuation of Public Hearing:** ZBA-2022-002 – R Richard Snarski, 11 Hinckley Hill Road. Applicant seeking to vary Zoning Reg 3.14.3(e), Lot Access and Driveways, use of a right of way for two (2) lots. Zoning Reg 3.14.3(a) required access from an accepted town road or state numbered highway, not on a town road. Zoning Reg 15.2 Dimensional Requirement Required lot frontage on street 250 ft to zero ft (0) parcel not on town road. Zoning Reg 16.5 Rear Lot Development, twenty-five feet required to zero (0) parcel not on town road.

Chairman Moulson read a letter submitted by Susan Mattern requesting a continuation of this Public Hearing until the Zoning Board of Appeals next scheduled meeting on October 17, 2022.

The Public Hearing was recessed at 6:13 pm for a continuance on October 17, 2022.

Respectfully submitted,



Roberta Charpentier  
Preston Recording Secretary