

**Town of Preston
Planning and Zoning Commission
Notice of Public Hearing
Tuesday, September 27, 2022 at 7:00 P.M.
Preston Plains Middle School
1 Route 164, Preston, CT 06365**

The Preston Planning and Zoning Commission will conduct Public Hearings on the following:

- 1. Subdivision Application #2022-02; Nicholas Rice & Steven Rice, Applicant and Owner for property located 39 Doolittle Road; 6-lot Re-subdivision.**
- 2. AMENDMENTS TO: SECTION 2 OF THE ZONING REGULATIONS ADDING ADDITIONAL DEFINITIONS AS FOLLOWS: ADULT-USE MARIJUANA DISPENSARY FACILITY, HYBRID-USE DISPENSARY FACILITY, MEDICAL MARIJUANA DISPENSARY FACILITY, ADULT-USE MARIJUANA PRODUCTION FACILITY, HYBRID- MARIJUANA PRODUCTION FACILITY, AND MEDICAL MARIJUANA PRODUCTION; SECTION 18, SPECIAL EXCEPTION CRITERIA ADDING SECTION 18.25 OUTLINING SPECIAL EXCEPTION REQUIREMENTS FOR ADULT-USE MARIJUANA DISPENSARY AND ADULT-USE MARIJUANA PRODUCTION FACILITY; SECTION 9.2 SPECIAL EXCEPTIONS IN PLANNED INDUSTRIAL DISTRICT, ADDING SECTION 9.2.17 ALLOWING ADULT-USE MARIJUANA PRODUCTION FACILITY; SECTION 10.4, SPECIAL EXCEPTIONS IN RESORT COMMERCIAL DISTRICTS, ADDING SECTION 10.4.16 ALLOWING ADULT-USE MARIJUANA DISPENSARY FACILITY; SECTION 11.7.1 THAMES RIVER DEVELOPMENT OVERLAY DISTRICT, ADDING SECTION 11.7.1.24 ALLOWING ADULT-USE MARIJUANA DISPENSARY FACILITY**

Copies of these applications are on file and available for review at the Preston Town Hall, in the Planning and Zoning Office between 9:00 A.M. and 4:30 P.M., Tuesday through Friday or available on the Preston website at <https://www.preston-ct.org/275/Planning-Zoning-Department> You may forward written comments to Planning and Zoning Department, 389 Route 2, Preston, CT 06365 or email comments to kwarzecha@preston-ct.org. Interested persons may attend the Public Hearing and be heard, or written communication may be received at or prior to the Public Hearing.

Arthur Moran, Jr., Chairman

Printed on: Thursdays, 09.15.22 & 09.22.22 in The Day.

**Town of Preston
Planning and Zoning Commission
Tuesday, September 27, 2022
7:00 P.M.**

**Town of Preston
Preston Plains Middle School Cafeteria
Regular Meeting Agenda**

1. Call to Order

2. Roll Call

Members

Art Moran, Jr. – Chairman
Richard Chalifoux – Vice Chairman
Doreen Rankin – Secretary
Denise Beale
Charles Raymond
Zach Turner
Mike Sinko

Alternates

Fred Eddy
Terri Eickel

Kathy Warzecha – Town Planner
Kimberly Lang – Recorder

3. Determination of Quorum

4. Public Comment

5. Approval of the Minutes

- a. Regular Meeting Minutes of August 23, 2022.

6. Communications

- a) Zoning Bulletin, July 10, 2022
- b) Zoning Bulletin, July 25, 2022
- c) “*Zone of Contention*” by Michael Catarevas in *Connecticut Magazine*
- d) Marijuana Dispensing and Production Regulations
- e) **Zoning Permit Application #2022-05**, Lisa Neundorf, Applicant; and Victor O’Laughlen, Jr., Owner for property located at 249 Route 2; Short Term Rental.
- f) **Site Plan Application #2022-02**, Kenneth Zachem, Applicant/Owner for property located at 356 Route 2; commercial building to be used as a package store, restaurant, and associated parking.
- g) **Site Plan Application #2022-03**, Eduard Mayer, Applicant/Owner for the property located at 39/43 Pierce Road; one day events.
- h) **Special Exception Application #2022-02**, Eduard Mayer, Applicant/Owner for the property located at 39/43 Pierce Road; one day events.
- i) Application Status Report

7. Membership –

Nate Koniecko has officially resigned and the appropriate State officials have been notified.

8. Public Hearing

Subdivision

- a. **Subdivision Application #2022-02**, Nicholas Rice and Steven Rice Applicants/Owners for the property located at 39 Doolittle Road; 6 lot subdivision.

Zoning Text Amendment

- a. **SECTION 2 OF THE ZONING REGULATIONS ADDING ADDITIONAL DEFINITIONS AS FOLLOWS: ADULT-USE MARIJUANA DISPENSARY FACILITY, HYBRID-USE DISPENSARY FACILITY, MEDICAL MARIJUANA DISPENSARY FACILITY, ADULT-USE MARIJUANA PRODUCTION FACILITY, HYBRID- MARIJUANA PRODUCTION FACILITY, AND MEDICAL MARIJUANA PRODUCTION; SECTION 18, SPECIAL EXCEPTION CRITERIA ADDING SECTION 18.25 OUTLINING SPECIAL EXCEPTION REQUIREMENTS FOR ADULT-USE MARIJUANA DISPENSARY AND ADULT-USE MARIJUANA PRODUCTION FACILITY; SECTION 9.2 SPECIAL EXCEPTIONS IN PLANNED INDUSTRIAL DISTRICT, ADDING SECTION 9.2.17 ALLOWING ADULT-USE MARIJUANA PRODUCTION FACILITY; SECTION 10.4, SPECIAL EXCEPTIONS IN RESORT COMMERCIAL DISTRICTS, ADDING SECTION 10.4.16 ALLOWING ADULT-USE MARIJUANA DISPENSARY FACILITY; SECTION 11.7.1 THAMES RIVER DEVELOPMENT OVERLAY DISTRICT, ADDING SECTION 11.7.1.24 ALLOWING ADULT-USE MARIJUANA DISPENSARY FACILITY**

9. Old Business

Subdivision

- a. **Subdivision Application #2022-02**, Nicholas Rice and Steven Rice Applicants/Owners for the property located at 39 Doolittle Road; 6 lot subdivision.

Zoning Text Amendment

- a. **SECTION 2 OF THE ZONING REGULATIONS ADDING ADDITIONAL DEFINITIONS AS FOLLOWS: ADULT-USE MARIJUANA DISPENSARY FACILITY, HYBRID-USE DISPENSARY FACILITY, MEDICAL MARIJUANA DISPENSARY FACILITY, ADULT-USE MARIJUANA PRODUCTION FACILITY, HYBRID- MARIJUANA PRODUCTION FACILITY, AND MEDICAL MARIJUANA PRODUCTION; SECTION 18, SPECIAL EXCEPTION CRITERIA ADDING SECTION 18.25 OUTLINING SPECIAL EXCEPTION REQUIREMENTS FOR ADULT-USE MARIJUANA DISPENSARY AND ADULT-USE MARIJUANA PRODUCTION FACILITY; SECTION 9.2 SPECIAL EXCEPTIONS IN PLANNED INDUSTRIAL DISTRICT, ADDING SECTION 9.2.17 ALLOWING ADULT-USE MARIJUANA PRODUCTION FACILITY; SECTION 10.4, SPECIAL EXCEPTIONS IN RESORT COMMERCIAL DISTRICTS, ADDING SECTION 10.4.16 ALLOWING ADULT-USE MARIJUANA DISPENSARY FACILITY; SECTION 11.7.1 THAMES RIVER DEVELOPMENT OVERLAY DISTRICT, ADDING SECTION 11.7.1.24 ALLOWING ADULT-USE MARIJUANA DISPENSARY FACILITY**

Zoning Permit

- a. **Zoning Permit Application #2022-03**, Briana Cabral, Applicant/Owner for property located at 260 Route 2; Short Term Rental.

10. New Business

Zoning Permit

- a. **Zoning Permit Application #2022-05**, Lisa Neundorf, Applicant; and Victor O’Laughlen, Jr., Owner for property located at 249 Route 2; Short Term Rental.

Site Plan

- a. **Site Plan Application #2022-02**, Kenneth Zachem, Applicant/Owner for property located at 356 Route 2; commercial building to be used as a package store, restaurant, and associated Parking.

- b. Site Plan Application #2022-03, Eduard Mayer, Applicant/Owner for property located at 39/43 Pierce Road; day event use. *This will be tabled as the application is incomplete.***

Special Exception

- a. Special Exception Application #2022, Eduard Mayer, Applicant/Owner for property located at 39/43 Pierce Road; day event use. *This will be tabled as the application is incomplete.***

11. Other Matters

- a) PZC Schedule Planner**
- b) Number of STR in town – Richard Chalifoux’s concern**
- c) Poquetanuck Village Traffic Calming Grant Project**

12. Adjournment