

# PRESTON PLANNING AND ZONING SURVEY

1. How long have you lived in Preston? \_\_\_\_\_
2. What is the age of the person completing the survey? (All adults in your household may complete the survey, however, each adult may only complete the survey once) Please list ages:  
\_\_\_\_\_
3. What is your household size? \_\_\_\_\_
4. Which type of housing do you currently live?
  - Single family home
  - Duplex
  - Apartment
5. Which of the following best describes your current housing situation?
  - Homeowner
  - Assisted senior living
  - Renter
  - Living with others and assisting with paying rent or mortgage
  - Living with others not paying rent or mortgage
  - Other, please describe \_\_\_\_\_
6. In what industry do you currently work?
  - Defense
  - Gaming
  - Agriculture
  - Education or government
  - Tourism/Entertainment
  - Retired
  - Other, please note:  
\_\_\_\_\_
7. Do you work in Preston?
  - Yes
  - No
8. What feature(s) about Preston do you like the most? Select as many as you like.
  - Country living
  - Convenient to shopping and other commercial services
  - Near to place of employment
  - Easy access to local government
  - Close to family
  - Low crime rate
  - Quality school system
  - Sense of community
  - Historic Character
  - Affordability of housing
  - Farm/Rural Character
  - Low property tax rateOther \_\_\_\_\_
9. Future residential development should entail:
  - Large lot development, over 2 acres
  - Multi-family development, such as town houses
  - Medium lot development, 1-2 acres
  - Housing for elderly assisted living in all areas of the town
  - Smaller lots under 1 acre (if public water or sewer is available)
  - Affordable housing that meets the State's definition of affordable housing. For more information about the definition of affordable housing please refer to: [www.preston-ct.org/187/Planning-Zoning-Department](http://www.preston-ct.org/187/Planning-Zoning-Department).
  - Cluster development that provides smaller lot sizes while retaining open space
10. How should the town protect its small-town character and quality of life? **Select as many as you would like**
  - Protect historic resources – cemeteries, buildings, historic villages
  - Protect and preserve scenic farm areas, specify locations \_\_\_\_\_
  - Add additional open space or park areas based on an approved open space plan/recreation plan
  - Protect natural resources such as Amos Lake, Great White Cedar Swamp, Avery Pond, Broad Brook, Poquetanuck Cove, etc.
  - Other \_\_\_\_\_
11. Should regulations or ordinances be established to:
  - Designate local scenic roads and protect them from public improvements such as widening or removal of stone walls – please provide road names.  
\_\_\_\_\_

- Protect scenic vistas in Preston by minimizing the amount of ridgeline development – please provide locations\_\_\_\_\_
- Preserve agricultural uses through incentive zoning, such as cluster zoning – reduce lot sizes and frontage requirements but retaining the balance of the land as open space for agriculture.
- For new subdivisions regulations that would require sidewalks and street lighting to be installed.

12. The Conservation Agricultural Commission and the Planning and Zoning Commission will be updating the Open Space Plan. Do you support the acquisition of open space?

- If yes, please note locations  
\_\_\_\_\_  
\_\_\_\_\_
- No, please indicate why\_\_\_\_\_

13. An open space fund is available for the acquisition of open space in Preston, which exists because of a fee collected for subdivision development, would you be willing to add to that fee from taxes collected annually, possibly by matching fees collected from subdivision open space fees? Note, the Town generally collects between \$10,000 and \$15,000 from subdivision open space fees per year. [Matching this fee could have positive impact on protecting Preston farms or other natural resource areas.](#)

- Yes
- No
- Comments\_\_\_\_\_

14. Do you support the preparation and implementation of a **community-wide strategic plan and assessment** that will consider recommendations of **Plan of Conservation and Development**. The **strategic plan** will continually assess the goals of the community and school district and will include a recommended Capital Improvements Plan and budget.

- Yes
- No
- Comments\_\_\_\_\_

15. Do you support having a corresponding Capital Improvement Plan (CIP) budget that will incrementally fund priority capital improvements identified in the **community wide strategic plan**, such as special recreational projects, public works street, bridge and drainage projects, municipal building improvements, school improvements etc. with a goal to minimize bonding for capital improvements and reduce the tax burden associated with unexpected expenditures. Keeping in mind that this strategic plan will also enable the town to identify grant funds available for such priority improvements and not solely depend on the town budget. It is noted that there will be a great deal of grant funds becoming available in the next several years; however, many of the grants require a matching share and/or design plans for the project completion (shovel ready projects).

- Yes
- No
- Comments\_\_\_\_\_

16. Do you support the creation of a sitting building-committee to address the growing town and school district facility needs.

- Yes
- No

17. The Preston Town Hall and Library are currently undersized and in need of improvements, do you support:

- The preparation of a professional feasibility study paid for by the town to determine what is the best solution for these municipal facilities at this time.
- Improve the existing Town Hall complex by adding an addition to house additional meeting space and offices.
- Build a new Town Hall and reuse the current Town Hall for other purposes, such as a community center or senior center.
- Build a new municipal complex that would include a town hall, community center, library, public works, emergency services and senior center and sell the existing Town Hall for commercial purposes.
- No improvements; keep everything the way it is with no improvements, except for maintenance.
- Comments\_\_\_\_\_

18. Do you support sustaining the high-quality education programs for the community youth?

- Yes
- No
- Comments\_\_\_\_\_

19. Do you support the town and school district sharing services between each other and with other communities for efficiency and financial savings?

- Yes
- No

Comments \_\_\_\_\_

20. Would you support the construction of a community center?

- Yes
- No
- Only if paid for by using a grant

Comments \_\_\_\_\_

21. How should the town fund or control incremental costs of town government and education? Select as many as you like.

- Seek grants for special projects
- Attract business/commercial/industrial development to increase the tax base
- Lessen potential for high and medium density development
- Finance infrastructure through bonds and loans
- Minimize and reduce education budget even if it reduces the quality of education
- Minimize and reduce administrative budget even if it reduces services
- Minimize and reduce emergency service budget even if it reduces services

22. Would you be willing to provide financial incentive to attract development to town, such as short-term tax incentives?

- Yes
- No

23. What type(s) of economic development would you like to have in Preston: Select as many as you like.

- Small scale local retail stores
- Office development including accounting, finance, medical, law and banks
- Small scale tourism such as Inns, boutiques, cafes
- Short-term rentals
- Tourism development attractions and entertainment
- Commercial/Manufacturing/Industrial
- Medium sized shopping centers
- Marijuana production or retail facilities
- Other \_\_\_\_\_

24. In which locations would you like to see commercial development:

- Route 2
- Route 12 and Preston Riverwalk
- Route 164 and Preston City Village
- Route 2A and Poquetanuck Village
- Route 165

What type of developments do you support for any of the above locations?

\_\_\_\_\_  
\_\_\_\_\_

25. Currently, the Town does not have a *town charter* as most towns in CT do. A charter can establish a different organizational structure for how the Town is governed, i.e., mayor, town manager, town council, board of selectmen. It can also allow the town to create it own budget processes. Keep in mind there is a specific process that would be involved in creating the charter which will include creating a charter commission and will ultimately require approval of the charter at a referendum. ***See information on the Town Website regarding a charter.***

- Yes
- No

Comments: \_\_\_\_\_  
\_\_\_\_\_

26. What is the best way to communicate with you: Print, text, email, automated phone, Facebook page posting, all of the above. \_\_\_\_\_

**Other Comments**

Please provide any comments you may have regarding any of the above questions or about the town that has not been addressed in this survey. You may use additional pages.

## PRESTON PLANING AND ZONING SURVEY

The Preston Planning and Zoning Commission (PZC) is in the process of updating the Town's *Plan of Conservation and Development* (POCD). This is mandated by the Connecticut General Statutes; the Plan is required to be updated every 10 years; Preston's is due to be completed in September 2024.

With every update, the Commission prepares a survey which is distributed to Preston residents and taxpayers. It is the Commission's mission to create a plan that reflects the needs and desires of the community, which is why your input is so important. So please, take a few minutes to fill out this survey. Your input will assist the Commission in formulating a plan with goals and objectives that guide them and other boards, commission, and agencies into the future.

You must be a Preston resident or taxpayer **and** must be 18 years of age or older to fill out the survey. Please make copies for as many people in your household as needed. We are providing you with a self-addressed stamped envelope for your convenience.

As a side note the survey conducted in the 2014 POCD, received over 500 responses! We would like to exceed this number in 2023!

**So let your voice be heard and return your survey by Friday May 19, 2023!**

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**Thank you for taking this survey. Your input will help guide us into the future!**  
**Please feel free to share any additional comments.**

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