



News from Preston Planning and Zoning Commission

We're making it easier to do business, enjoy your community, and move forward with development — all while preserving what makes Preston special.

Supporting Local Business and Our Community

✔ Gravel Operations: Extended Timeline

To support efficient operations, the Commission has amended the zoning regulations to extend the gravel excavation renewal period from 2 years to 4 years. Currently, Preston has two gravel facilities, and this change ensures continued oversight while reducing administrative burdens for the business and for the Town.

✔ Home Occupations: Easier Renewals

We've heard your feedback — just when a small business gets going, it's time to renew! We've extended the renewal period for Home Occupation permits from 1 year to 4 years, reducing inconveniences for our hardworking entrepreneurs, while still checking in to protect neighborhoods.

✔ Yard Sales: Streamlined Permits

Everyone loves a good yard sale — but continuous ones can disrupt the community. Previously, all yard sales required approval by the Zoning Enforcement Officer, who is only in once a week. Now, permits can be issued by the Land Use Administrative staff immediately at Town Hall without needing ZEO approval. Quick, easy, and community-friendly!

✔ Accessory Apartments: More Flexibility

Investing in an accessory apartment is a big decision. Previously, permits required renewal and weren't transferable when homes changed owners. That's changed — no more renewals, and approvals are now transferable. Build with confidence knowing your this aspect of your investment is protected.

🌿 Poquetanuck Cove and Village Heritage Trail Update: We're Getting Closer!

Yes, it's been a long time coming, but we're nearly there! Plans are almost finalized for the Village, Community Park, and Lincoln Park Road areas. Construction is expected to begin after July 2026, with final tweaks now being made to lighting, signage, and landscaping.

🎨 We've invited the newly formed Preston Garden Club to help beautify the trail, and we're asking the schools and community to help write engaging interpretive signs about our area's rich:

- Indigenous and colonial history
- Flora, fauna, and natural resources
- Archaeology, ecology, and fisheries

🗺️ This trail isn't just a scenic path and decorative streetscape— it's traffic calming for the historic village, a safe pedestrian route for seniors, families, and hikers, creates a Main Street connecting the Village, Park, Tri-Town Trail, and more.

A key highlight: the Shewville Brook Bridge near Senior Housing will be fully replaced and widened for trail use. Thanks to a Transportation Alternatives (TA) Grant, taxpayers won't bear the cost. We're also applying for additional funding to cover the town's match for this part of the \$5.4 million project.

🏡 Riverwalk Development: A Major Opportunity

We're working closely with the Redevelopment Agency as the 390-acre Riverwalk parcel is expected to transfer to Mohegan Gaming by year-end. As one of the largest developable commercial sites in the region — with public utilities and direct access to Route 395 — Riverwalk offers huge potential.

The Commission has updated development guidelines to prepare for future applications, helping developers move forward efficiently and responsibly.

✔ Setting the Record Straight

We've heard the rumors — some say the Commission is anti-development. Let's be clear: Since 2000, the Planning & Zoning Commission has approved nearly 100 commercial applications and disapproved only one — This denial was substantiated by the Court's decision to uphold the Commission's decision on appeal by the applicant. We are pro-growth, pro-community, pro-fairness and pro-equity.

🗣️ Have ideas, questions, or want to get involved in writing the trail interpretive signs? Let us know! Together, we're building a stronger, more connected, and more vibrant Preston.