

PUBLIC NOTICE
Preston Planning and Zoning Commission
August 16, 2018
Draft Zoning Regulations

The Preston Planning and Zoning Commission adopted the Plan of Conservation and Development in 2014, the plan mandated to be updated every ten years in accordance with the Connecticut General Statutes. The plan emphasizes creating a solid agricultural base, considers agriculture as an economic asset, creates village districts to enhance and promote historic preservation while promoting economic development, and protects Poquetanuck Cove and Amos Lake watershed areas. Subsequently, the Commission embarked on updating the Zoning Regulations to reflect the goals and objectives of the POCD. Again, the Commission worked tirelessly to update the regulations in house. All meetings were open to the public. In culmination of all the hard work, the Commission completed a draft of a comprehensive update of the Zoning Regulations.

The Commission is pleased to provide a copy of the draft regulations for public inspection and review. The Commission will be conducting a public workshop regarding the update in September, date to be announced. Please review and provide comments regarding the revisions at the workshop or in written form at any time. If possible, provide written comments and questions because it makes it easier to address your questions or comments. The draft regulations reflect the goals of the POCD. Highlights of the revisions **include**:

1. Placing the definitions in the front of the regulations and adding several new definitions to assist with the understanding of terms.
2. Updating the permit process to create a more defined and simpler process.
3. Updating the fee schedule to cover the cost of processing land use applications.
4. Provide more flexibility for farmers to help retain family farms and to assist with creating sustainable agriculture. Allow for Accessory Farm Businesses on farms that are 25 acres or more, which include farm catering and banquet facilities, retail sales of farm products in buildings not more than 5,000 square feet, farm to Table Restaurants, sale and repair of farm equipment within a building not more than 5,000 square feet, and historic country inns.
5. Create a new Planned Industrial District to improve the economic sustainability of the Route 2 corridor.
6. Create a new Poquetanuck Village District to improve the village character and create a more historically cohesive and economically sustainable area.
7. Create a special resource protection district for Amos Lake and Poquetanuck Cove.
8. Update the accessory apartment, home occupation, special exception, site plan application, parking, and non-conforming sections of the regulations.

Please take the time to review the regulations and if you have any suggested changes, contact me and/or attend the meeting.

Please note, the Town Clerk has received a grant to codify the Code of Ordinance and other regulations, including the Zoning Regulations. This will renumber, correct grammar, spelling, review the regulations for inconsistencies within the text, with other town regulations and codes and with the Connecticut General Statutes.

Arthur Moran,
Chairman

Kathy Warzecha,
Town Planner