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TOWN OF PRESTON

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PRESTON, CONNECTICUT 06365-8830

Chris Flannery
TOWN CLERK

Certified Mail

March 20, 2026

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310 Norwich-New London Tpke
Uncasville, CT 06382

North Stonington Town Clerk
Town Hall
40 Main Street
North Stonington, CT 06359

Ledyard Town Clerk
Town Hall
741 Col. Ledyard Highway
Ledyard, CT 06339

Griswold Town Clerk
28 Main Street
P.O. Box 369
Griswold, CT 06351-2398

Norwich City Clerk
Norwich City Hall
100 Broadway
Norwich, CT 06360

Lisbon Town Clerk
Lisbon Town Hall
1 Newent Road
Lisbon, CT 06351

RE:

Zoning Text Amendment #2026-02: Mel Wiese, Applicant for an Amendment to the Zoning Regulations:

- 1. An Amendment to Section 2 of the Zoning Regulations adding the definition of Materials Processing Facility.**
- 2. An Amendment to Section 9.2 of the Zoning Regulations adding 9.2.18 Materials Processing Facility.**
- 3. An Amendment to Section 18 of the Zoning Regulations adding 18.26 Materials Processing Facility. Such use will be permitted only after a determination that detrimental effects of the activity are minimized subject to provisions.**

Dear Sir or Madam:

Pursuant to CGS 8-7d(h), the Preston Planning and Zoning Commission are hereby referring to the attached change to the Preston Zoning Regulations. A Public Hearing regarding these proposed Zoning Regulation changes will be held on **April 28, 2026**, at 7:00 P.M. in the Preston Town Hall, Lower Level, Preston, Connecticut. Please forward any comments regarding these proposed changes to the above noted address or email kwarzecha@preston-ct.org.

If you have any questions regarding this matter, please do not hesitate to contact me at (860) 887-5581 x109.

Very truly yours,

Kathy B. Warzecha

Kathy B. Warzecha
Town Planner

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SECTION 2 – DEFINITIONS

2.1 For the purposes of these Regulations, certain terms or words shall be defined as follows: words in the present tense include the future and words in the singular number include the plural and vice versa. The term “person” includes a partnership or corporation and the word “used” means designed, intended or modified for use. Words not specifically defined shall have commonly accepted definitions.

Materials Processing Facility: An indoor and/or outdoor facility whose business involves the processing and/or recycling of aggregate materials such as, but not limited to, rock, gravel, asphalt, brick, and concrete and/or organic materials such as, but not limited to, wood, leaves, or compost.

SECTION 9 - PI - PLANNED INDUSTRIAL DISTRICT

9.2 Special Exceptions. The following uses are permitted provided they meet the conditions of Section 18 of these Regulations:

9.2.18 **Materials Processing Facility pursuant to Section 18.26.**

18.26 Materials Processing Facility. Such use will be permitted only after a determination that the detrimental effects of the activity are minimized subject to the following provisions:

- a. **Such operations may only be conducted Monday through Saturday between the hours of 7:00 a.m. and 7:00 p.m. No operations shall be conducted on Sundays.**
- b. **No processing or recycling of materials containing hazardous waste shall be permitted. The facility shall maintain policies and procedures, subject to the review and approval of the Commission, to ensure that no contaminated materials enter the facility.**
- c. **No processing or recycling activities shall be permitted within any required yard.**
- d. **The facility shall be secured from unauthorized access by gates, fences, or other similar means.**

Proposed Zoning Text Amendments

Mel Wiese

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- e. Any outdoor areas used for material processing or recycling shall be suitably screened from public view from any adjacent street by way of a fence, berm, sufficient landscaping or natural vegetation, subject to the review and approval of the Commission.**
- f. Provisions shall be made to prevent dust and debris from blowing or being deposited onto neighboring properties.**
- g. Locations for access roads, stock piling and equipment storage shall be selected so as to minimize adverse effects on surrounding properties.**
- h. No equipment used for material processing or recycling shall be located closer than five hundred feet (500') to any residential district.**