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May 8, 2026

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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 #2026-03: An Amendment to the Zoning Regulations:

AMENDMENTS TO SECTION 16 OF THE ZONING REGULATIONS ADDING SECTION 16.20 ELECTIC VEHICLE CHARGING STATIONS, INCLUDING SECTION 16.20.1 PURPOSE, SECTION 16.20.2 APPLICABILITY, SECTION 16.20.3 COMMERCIAL OFFICE, AND MULTI-UNIT RESIDENTIAL DEVELOPMENT REQUIREMENTS, SECTION 16.20.4 STATE FACILITIES AND SCHOOLS REQUIREMENTS, SECTION 16.20.5 GENERAL INSTALLATION REQUIREMENTS FOR ALL COMMERCIAL, INDUSTRIAL, MULTI-FAMILY, OR OFFICE DEVELOPMENTS, INCLUDING STATE, MUNICIPAL, AND SCHOOL FACILITIES

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 **May 26, 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

AMENDMENTS TO THE ZONING REGULATIONS ADDING DEFINITIONS REGARDING ELECTRIC VEHICLE, ELECTRIC VEHICLE CHARGING STATION, ELECTRIC VEHICLE DIRECT CURRENT FAST CHARGING STATION, AND ELECTRIC VEHICLE LEVEL TWO CHARGING STATION;

AMENDMENTS TO SECTION 16 OF THE ZONING REGULATIONS ADDING SECTION 16.20 ELECTRIC VEHICLE CHARGING STATIONS, INCLUDING SECTION 16.20.1 PURPOSE, SECTION 16.20.2 APPLICABILITY, SECTION 16.20.3 COMMERCIAL OFFICE, AND MULTI-UNIT RESIDENTIAL DEVELOPMENT REQUIREMENTS, SECTION 16.20.4 STATE FACILITIES AND SCHOOLS REQUIREMENTS, SECTION 16.20.5 GENERAL INSTALLATION REQUIREMENTS FOR ALL COMMERCIAL, INDUSTRIAL, MULTI-FAMILY, OR OFFICE DEVELOPMENTS, INCLUDING STATE, MUNICIPAL, AND SCHOOL FACILITIES

Add to definitions: (Alphabetically)

Electric Vehicle: Any battery electric vehicle, fuel cell electric vehicle, plug-in hybrid electric vehicle or range extended battery electric vehicle.

Electric Vehicle Charging Station (EVCS): An electric component assembly or cluster of component assemblies designed specifically to charge batteries within electric vehicles by permitting the transfer of electric energy to a battery or other storage device in an electric vehicle.

Electric Vehicle Direct Current Fast Charging Station: Means an electric vehicle charging station that utilizes direct current electricity providing forty kilowatts or greater.

Electric Vehicle Level Two Charging Station: Means an electric vehicle charging station that supplies two hundred eight to two hundred forty volts alternating current.

Section 16.20 Electric Vehicle Charging Stations

16.20.1 Purpose

The purpose of this Section is to facilitate the safe and orderly installation of Electric Vehicle Charging Stations (EVCS), support the transition to electric transportation, and ensure that adequate infrastructure is available in commercial, institutional, and multi-unit residential developments while protecting public safety and accessibility.

16.20.2 Applicability

Electric Vehicle Charging Stations are permitted in all districts as an accessory to the principal use of the property.

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a. Accessory Use

Electric Vehicle Charging Stations shall be considered an accessory use to the principal use of the property in all districts.

16.20.3 Commercial, Industrial, Office and Multi-Unit Residential Developments

The provisions of this Section shall apply to the installation of Electric Vehicle Charging Stations in commercial, industrial, office, and multi-unit residential developments, and public or institutional facilities where off-street parking is provided.

Any new construction of a commercial, office, or industrial building or multi-unit residential building that requires **thirty (30) or more off-street parking spaces** shall provide electric vehicle charging infrastructure capable of supporting **electric vehicle charging stations or Direct Current Fast Charging (DCFC) for not less than ten percent (10%) of the required parking spaces.**

16.20.4 State Facilities and Schools

New state buildings and school construction projects shall provide **Level two electric vehicle charging capacity for at least twenty percent (20%) of parking spaces designated for light-duty vehicles,** where such parking is provided.

16.20.5 General Installation Requirements for all commercial, industrial, multi-family, or office developments, including state, municipal, and school facilities

a. Location and Setbacks

EVCS equipment shall not be subject to the building setback requirements of Section 15; however, such equipment shall be located **no less than ten (10) feet from any property line or street right-of-way** unless otherwise approved by the Planning and Zoning Commission.

b. Approvals and Permits

The location of each EVCS shall be subject to approval by the **Fire Marshal** and shall require all necessary permits from the **Building Department** and compliance with applicable State Building and Electrical Codes.

c. Protection of Equipment

All EVCS equipment shall be protected by **wheel stops, curbs, or bollards** to prevent damage from vehicles.

d. Pedestrian Safety

Where EVCS equipment is installed adjacent to a sidewalk or pedestrian path, the **minimum required sidewalk width shall be maintained.** Charging cords shall be arranged so as not to obstruct pedestrian circulation and shall not cross driveways, sidewalks, or passenger loading areas.

e. ADA and Code Compliance

EVCS outlets, connectors, and associated equipment shall comply with all **applicable State Building Code requirements and the Americans with Disabilities Act (ADA).**

f. **Parking Space Dimensions**

Installation of EVCS equipment shall **not reduce the minimum parking space dimensions** required under Section 20.

g. **Signage**

Each EVCS parking space shall be clearly marked with signage indicating that the space is **reserved for electric vehicles actively charging**.

h. **Maintenance**

All EVCS installations shall be **maintained in good working order** and available for use. Nonfunctioning equipment shall be repaired or replaced in a timely manner.

i. **Information Display**

Each charging station shall display clear and legible information including:

- i. voltage and amperage levels
- ii. operating instructions
- iii. safety information
- iv. usage fees and payment method, if applicable
- v. 24-hour contact information for reporting operational issues

j. **Lighting and Digital Displays**

LED screens or digital displays used for operational or advertising purposes shall be positioned and shielded so as **not to produce glare or distraction to motorists or pedestrians**. Where glare prevention cannot be achieved, such displays shall be limited to **operational instructions only** and shall utilize the **minimum illumination necessary for operation**.

16.20.6 Conflicts

Where the provisions of this Section conflict with other provisions of these Zoning Regulations, **the provisions of this Section shall govern**.