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2026 MAY 15 AM 10:23

Kathy B. Warzecha
TOWN CLERK

May 12, 2026

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Town Hall
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 #2026-04 *OPTION 1* - An Amendment to Section 16.6.2 (f) of the Zoning Regulations Criteria for the Size of an Accessory Apartment.

OR

Zoning Text Amendment #2026-04 *OPTION 2* - An Amendment to Section 16.6.2 (b) and (f) of the Zoning Regulations Criteria for the Size of an Accessory Apartment.

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

**AN AMENDMENT TO SECTION 16.6.2 (F) OF THE ZONING REGULATIONS
CRITERIA FOR THE SIZE OF AN ACCESSORY APARTMENT**

16.6.2(f) Accessory Apartment Size

- An accessory apartment must be **at least 450 square feet**.
- It must **not exceed 30% of the primary residence's total Living Space** (as defined in Section 2).

Exception (up to 50% allowed):

The Commission may allow a larger accessory apartment—**up to 50% of the primary residence's Living Space**—if all of the following conditions are met:

1. The primary residence was built **before March 18, 2019** (or, if the apartment is in an accessory structure, that structure was built **before July 15, 2019**);
2. The apartment is located **entirely within a basement, attic, or similar area**; and
3. The Commission determines that any added floor area (such as an expansion of a garage, barn, basement, or similar structure) is **reasonable**.

What "reasonable" means:

In making this determination, the Commission may consider factors such as:

- The **size and scale** of the addition compared to the existing structure and home
- Its **location, visibility, and impact** on the street and neighboring properties
- **Consistency of design and materials** with the existing structure
- Whether the property still **appears to be a single-family home**
- Compliance with **setbacks, height, and coverage rules**
- Impacts on neighbors (e.g., **privacy, light, air, noise**)
- Whether the addition is **proportional to the lot and existing buildings**

How Living Space is calculated:

- The accessory apartment's floor area is **not included** when calculating total Living Space.

Example:

- Primary residence Living Space: 3,000 sq ft
- Maximum accessory apartment (30%): 900 sq ft
- Remaining primary residence Living Space: 2,100 sq ft
- If the apartment is in an accessory structure, the **maximum size is still 900 sq ft**

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Chris Fanning
TOWN CLERK

AN AMENDMENT TO SECTION 16.6.2 (b) AND (f) OF THE ZONING REGULATIONS CRITERIA FOR THE SIZE OF AN ACCESSORY APARTMENT

16.6.2 b) An existing accessory structure not part of the residence, such as a second story of a garage or barn, may be used for an accessory apartment and the accessory structure was present on the property as of the effective date of this regulation on July 15, 2019. The accessory structure shall not have the appearance of a second residence as determined by the Commission. See examples below:



16.6.2(f) Accessory Apartment Size

- An accessory apartment must be **at least 450 square feet**.
- It must **not exceed 30% of the primary residence's total Living Space** (as defined in Section 2).

Exception (up to 50% allowed):

The Commission may allow a larger accessory apartment—**up to 50% of the primary residence's Living Space**—if all of the following conditions are met:

1. The primary residence was built **before March 18, 2019** (or, if the apartment is in an accessory structure, that structure was built **before July 15, 2019**);
2. The apartment is located **entirely within a basement, attic, or similar area**; and
3. The Commission determines that any added floor area (such as an expansion of a garage, barn, basement, or similar structure) is **reasonable**.

What "reasonable" means:

In making this determination, the Commission may consider factors such as:



- The **size and scale** of the addition compared to the existing structure and home
- Its **location, visibility, and impact** on the street and neighboring properties
- **Consistency of design and materials** with the existing structure
- Whether the property still **appears to be a single-family home**
- Compliance with **setbacks, height, and coverage rules**
- Impacts on neighbors (e.g., **privacy, light, air, noise**)
- Whether the addition is **proportional to the lot and existing buildings**

How Living Space is calculated:

- The accessory apartment's floor area is **not included** when calculating total Living Space if in the accessory structure space.

Example:

- Primary residence Living Space: 3,000 sq ft
- Maximum accessory apartment (30%): 900 sq ft
- Remaining primary residence Living Space: 2,100 sq ft
- If the apartment is in an accessory structure, the **maximum size is still 900 sq ft**