

Planning and Zoning Commission
Regular Meeting
Tuesday, March 22, 2022
7:00 P.M.
Preston Plains Middle School Cafeteria

1. Call to Order

Art Moran, Jr. called the meeting to order at 7:00 P.M.

2. Roll Call

Members

Art Moran, Jr. – Chairman
Richard Chalifoux – Vice Chairman
Zach Turner - excused
Denise Beale
Charles Raymond
Doreen Rankin -Secretary
Mike Sinko - arrived at 7:08

Alternates

Nate Koniacko - absent
Fred Eddy - seated for Mike Sinko
Terri Eickel - seared for Zach Turner

Kathy Warzecha – Town Planner
Kimberly Lang – Recorder

Also present:

37 members of the public

3. Determination of Quorum

4. Approval of the Minutes

a. Special Meeting and Public Hearing Minutes for February 23, 2022

The following corrections were noted:

- Page 1 - Fred Eddy was excused not absent, and *Arthur* Moran, Jr. was spelled incorrectly
- Page 11 - Exhibit 43 should read Mashantucket Tribal Nation *and Bluewater Recreational Campground Resorts*
- Page 13 - fourth line from the bottom, “75 fool” should be “75 foot”
- Page 15 - under Michael Hotchkiss’s statement “Project Manager is presently being indited” should read “Project Manager is currently being indicted”
- Page 15 - second paragraph, last line *Lynn Drive* is spelled incorrectly

Richard Chalifoux motioned to approve Special Meeting and Public Hearing Minutes for February 23, 2022, as amended. Doreen Rankin seconded the motion. Art Moran, Richard Chalifoux, Charles Raymond, Doreen Rankin, Mike Sinko, and Terri Eickel voted in favor of the motion and Denise Beale abstained. The motion was passed with 6 votes to approve.

5. Communications

- a. Letter dated March 11, 2022, from Heller, Heller, & McCoy to Kathy Warzecha and the PZC regarding revisions to Blue Camp CT, LLC Special Exception and Site Plan Application #2022-01
- b. Letter dated March 9, 2022, from Benesch to Kathy Warzecha, Preston Town Planner regarding SCCOG review of Blue Water Recreational Campground Resort on Avery Pond
- c. Letter dated February 23, 2022, from Deanna Rhodes, City of Norwich to Preston Town Clerk regarding Text Amendments to Zoning Regulations
- d. Letter dated February 28, 2022, from Deanna Rhodes, City of Norwich to Preston Town Clerk regarding Rescinding Referral of prior Text Amendment to Zoning Regulations
- e. Zoning Bulletin, January 10, 2022
- f. Zoning Bulletin, January 25, 2022
- g. Zoning Bulletin, February 10, 2022

6. PUBLIC HEARING - See separate Minutes

- a. **Special Exception Application #2021-03**, Blue Camp CT, LLC, Applicant and Mashantucket Pequot Tribal Nation, Owner for property located at 451, 455, & 495 Route 2; Comprehensive luxury recreational campground.

THE PUBLIC HEARING ENDED AT 9:22 P.M.

7. Old Business

Special Exception

Special Exception Application #2021-03, Blue Camp CT, LLC, Applicant and Mashantucket Pequot Tribal Nation, Owner for property located at 451, 455, & 495 Route 2; Comprehensive luxury recreational campground pursuant to Section 10.4.11 "Vacation Resorts" which includes recreational campgrounds in accordance with Section 18.11.

Mike Sinko motioned for a 30-day extension for the Special Exception Application #2021-03, Blue Camp CT, LLC, Applicant and Mashantucket Pequot Tribal Nation, Owner for property located at 451, 455, & 495 Route 2; Comprehensive luxury recreational campground pursuant

to Section 10.4.11 "Vacation Resorts" which includes recreational campgrounds in accordance with Section 18.11. Richard Chalifoux seconded the motion. The motion carried unanimously.

Site Plan

Site Plan Application #2021-03, Blue Camp CT, LLC, Applicant and Mashantucket Pequot Tribal Nation, Owner for property located at 451, 455, & 495 Route 2; Comprehensive luxury recreational campground pursuant to Section 10.4.11 "Vacation Resorts" which includes recreational campgrounds in accordance with Section 18.11.

Mike Sinko motioned to table Site Plan Application #2021-03, Blue Camp CT, LLC, Applicant and Mashantucket Pequot Tribal Nation, Owner for property located at 451, 455, & 495 Route 2; Comprehensive luxury recreational campground pursuant to Section 10.4.11 "Vacation Resorts" which includes recreational campgrounds in accordance with Section 18.11. Terri Eickel seconded the motion. The motion was carried unanimously.

8. New Business - None

9. Other Matters

a. Affordable Housing Plan

It was decided that the Commission will have a Special Meeting on Monday, May 9, 2022, at 7:00 P.M. to review the drafted Affordable Housing Plan.

10. Public Comment

Denise Beale asked to speak at this point of the evening. She thanked everyone for their support and understanding this past year during her husband's illness and passing. She also stated that it was good to be back and getting involved again has been the best medicine as she continues to deal with the loss of her spouse.

11. Adjournment

Mike Sinko motioned to adjourn the meeting at 9:31 P.M. Doreen Rankin seconded the motion. The motion was carried unanimously.

Respectfully submitted,

Kimberly Lang

Kimberly Lang

REVISED

**Planning and Zoning Commission
Public Hearing
Tuesday, March 22, 2022
7:10 P.M.
Preston Plains Middle School Cafeteria**

1. Call to Order

Art Moran, Jr. called the meeting to order at 7:10 P.M.

2. Roll Call

Members

Art Moran, Jr. – Chairman
Richard Chalifoux – Vice Chairman
Zach Turner - excused
Denise Beale
Charles Raymond
Doreen Rankin -Secretary
Mike Sinko

Alternates

Nate Koniecko - absent
Fred Eddy
Terri Eickel - seated for Zach Turner

Kathy Warzecha – Town Planner
Kimberly Lang – Recorder

Also present:

37 members of the public

PUBLIC HEARING

- a. **Special Exception Application #2021-03**, Blue Camp CT, LLC, Applicant and Mashantucket Pequot Tribal Nation, Owner for property located at 451, 455, & 495 Route 2; Development of comprehensive luxury recreational campground pursuant to Section 10.4.11 "Vacation Resorts" which includes recreational campgrounds in accordance with Section 18.11.

Art Moran stated that this Public Hearing was a continuation of the Public Hearing that occurred on Wednesday, February 23, 2022.

Before the proceedings began Denise Beale, Fred Eddy, and Terri Eickel all declared that they had listened to the recording of the previous Hearing on February 23, 2022. Fred Eddy and Terri Eickel declared that they had reviewed all the Exhibits for the Special Exception Application #2021-03. Denise Beale declared that she had not reviewed all the Exhibits.

Kathy Warzecha entered the following Exhibits into the record:

Exhibit 1 - Public Hearing Notice posted in the Day Paper on 2/10/2022 and 2/17/2022.

Exhibit 2 - Special Exception Application 2021-03 Bluewater Recreational Campground Resort at Avery Pond 451, 455,495 CT Route 2, Preston CT dated 11/12/2021.

Exhibit 3 - Site Plan Application 2021-02 Bluewater Recreational Campground Resort at Avery Pond 451, 455,495 CT Route 2, Preston CT dated 11/12/2021.

Exhibit 4 - Project Overview - Blue Camp CT, LLC. to the Town of Preston Planning and Zoning Commission dated 11/12/2021.

Exhibit 5 - Erosion Control & Restoration Cost Estimate dated 11/4/2021 (received 11/12/2021 and prepared by Benesch

Exhibit 6 - Traffic Impact Study Bluewater Recreational Campground facility dated 11/12/2021 prepared by Benesch.

Exhibit 7 - Wetlands Assessment and Impact Analysis dated November 8, 2021, prepared by REMA).

Exhibit 8 - Title page and Survey Plans entitled "Bluewater Recreational Campground Resort at Avery Pond 451, 455,495 CT Route 2, Preston CT dated November 12, 2021 plans prepared by Benesch (58 sheets)

Exhibit 9 - Summary Plans

Exhibit 10 - 2021-10-12 Stormwater Management Report- Bluewater Recreational Campground Facility dated October 12, 2021.

Exhibit 11 - Letter dated November 21, 2021, from Dr. Roy. Seitsinger Review Response regarding the application.

Exhibit 12: Email dated December 16, 2021, from Mark O'Neill, local resident to Kathy. Warzecha, Town Planner regarding Blue Camp CT, LLC project

Exhibit 13: Email dated December 16, 2021, from Steve Ballirano, Cooktown Road to Kathy. Warzecha regarding proposed Blue Camp project

Exhibit 14: Email dated December 17, 2021, from Kyle & Emily. Manuzzi, Burdick Road to Kathy. Warzecha regarding proposed Blue Camp CT, LLC project

Exhibit 15: Email received December 21, 2021, from Leigh Cremin, 10 Amos Road to Municipal offices regarding proposed Blue Camp CT, LLC project

Exhibit 16: Email dated December 13, 2021, from Jean Pillo to Kathy. Warzecha, Town Planner regarding Avery Pond Report Card and Blue Camp- CT, LLC project.

Exhibit 17: Letter dated December 20, 2021, from Morris & Jean Fishbone, 18 Burdick Road to Arthur Moran, Jr., Chairman PZC regarding comments on the proposed Blue Camp- CT, LLC project

Exhibit 18: Letter dated December 28, 2021, received from Andrew & Karen Stockton, 16 Lynn Drive; comments on Blue Camp- CT, LLC (was requested to provide a copy to PZC)

Exhibit 19: Cost of Community. Services Studies dated February 10, 2017, and received from Robert & Mary Ann O'Neil

Exhibit 20: Letter received December 28, 2021, from Andrew Stockton to PZC regarding Blue Water CT, LLC,

Exhibit 21: Letter dated January 12, 2022, from Resident State Troopers to PZC comments for Blue Camp- CT, LLC Project.

Exhibit 22: Letter received January 14, 2022, from Susan Hotchkiss to the PZC.

Exhibit 23: Comments dated January 12, 2022, from Kathy. Warzecha, Town Planner- comments on Site Plan/Special Exception RV Park.

Exhibit 24 - Flood Hazard Map for 451, 455, and 495 Route 2 from the Preston GIS

Exhibit 25: Letter dated January 12, 2022, from Tom Cummings, CLA Engineers, Inc to Kathy Warzecha regarding Blue Camp.

Exhibit 26: Letter dated January 14, 2022, from Margaret Gibson to PZC regarding Blue Water CT, LLC project

Exhibit 27: Email dated January 17, 2022, from Bob Chapin to PZC regarding Blue Water CT, LLC project.

Exhibit 28: Letter dated January 26, 2022, from the State of CT to Alfred & Benesch Company, regarding 451, 455 & 495 Route 2 project.

Exhibit 29: Letter dated February--3, 2022 from Tighe & Bond to Kathy. B. Warzecha, regarding traffic review of Preston RV Park, Traffic Impact Study.

Exhibit 30: Letter dated February. 2022 from Elizabeth & Pete Popinchalk to PZC regarding the project

Exhibit 31: Letter dated February 4, 2022, from Harry Heller at Heller, Heller & McCOY. to the Town of Preston, notification as an abutter regarding Bluewater Campground application.

Exhibit 32: Letter dated February 7, 2022, to PZC from Heller, Heller & McCoy. Copies of abutter notifications.

Exhibit 33: Letter dated February 8, 2022, to PZC from Robert & Susan Sliker, 6 Lynn Drive

Exhibit 34: Letter dated February 11, 2022, from Benesch to PZC addressing Town Planner's comments.

Exhibit 35: Letter dated February 11, 2022, from Benesch to PZC addressing Resident State Trooper's comments.

Exhibit 36: Letter dated February 11, 2022, from Benesch to PZC addressing Superintendent's comments.

Exhibit 37: Letter dated February 4, 2022, to Kathy. Warzecha from Heller, Heller & McCOY. regarding the definition of parcel and interpretation of Section 18.11.3 of the Zoning Regulations.

Exhibit 38: Letter dated February 18, 2022, from Rick Moran, formerly. of 14 Lynn Drive, comments.

Exhibit 39 - Plans entitled "Bluewater Recreational Campground Resort at Avery Pond 451, 455,495 CT Route 2, Preston CT dated November 12, 2021 plans prepared by Benesch. Revised February 11, 2022 – 69 sheets

Exhibit 40 - Letter dated February 22, 2022, Benesch Response to CLA Engineers Inc

Exhibit 41 - Letter dated February 22, 2022, from Steven Ulman, Benesch, Response to Traffic Peer Review - Preston RV Park TIS

Exhibit 42 - Preston RV Traffic Impact Study - Revised February 22, 2022

Exhibit 43 - Step 1 - Bluewater-Preston Roadway Plan

Exhibit 44 - Letter dated February 23, 2022, from Matthew Melillo to PZC regarding comments

Exhibit 45 - Bluewater presentation agenda 2-23-2022

Exhibit 46 - Bluewater Preston Campground presentation to the Planning and Zoning Commission

Exhibit 47 - Color-coded lighting plan provided by Benesch 2-23-2022.

Exhibit 48 - Policies for Massey provided by Bluewater 2-23-2022

Exhibit 49 - Notice and petition of intervention, Jennifer Hollstein 2-23-2022

Exhibit 50 - Notice and petition of intervention - Susan Hotchkiss

Exhibit 51 - Petition submitted by Karen Stockton, 16 Lynn Drive (submitted 2-23-2022)

Exhibit 52 - Email from Leigh Cremin dated 2-23-2022 regarding a survey

Exhibit 53 - Letter dated March 2, 2022, from Keith Wucik, Fire Marshal to Kathy Warzecha, Town Planner regarding Blue Camp CT, LLC.

Exhibit 54 - Letter dated March 1, 2022, from Andrew Stockton, 16 Lynn Drive, to PZC/IWWC regarding Blue Camp CT, LLC.

Exhibit 55 - Letter dated March 2, 2022, from Justin LaFountain, SCCOG to Kathy Warzecha, Town Planner regarding Blue Water CT, LLC.

Exhibit 56 - Letter dated March 11, 2022, from Heller, Heller & McCoy to Kathy Warzecha & PZC

Exhibit 57 - Letter dated March 9 from Benesch to Kathy Warzecha, response to SCCOG comments

Exhibit 58 - Bluewater Roadway Plan prepared by Benesch dated January 4, 2022

Exhibit 59 - Stormwater Management Report dated March 8, 2022, from Benesch to IWWC/PZC

Exhibit 60 - Revised Summary Plans dated March 9, 2022, from Benesch to PZC

Exhibit 61 - Letter dated March 1, 2022, from Northeast Aquatic Research to Jen from George Knoecklein Ph. D.

Exhibit 62 - Eastern CT Conservation District, Inc. dated 2004 CT Stormwater Quality Management, Chapter 11-P3-3

Exhibit 63 - Letter dated February 11, 2022, from CT Audubon to John Moulson and IWWC

Exhibit 64 - Neighborhood Impact Study, Purposed development of Blue Water Recreation Campground Resort, 451, 455, & 495 Norwich-Westerley Road Route 2, Preston, CT; Pair Sales Analysis by Russ Appraisal to PZC dated March 15, 2022

Exhibit 65 - Letter dated March 21, 2022, from Heller, Heller, & McCoy; requesting a 30-day extension for Blue Camp CT, LLC

Exhibit 66 - Letter dated March 11, 2022, from TRC to IWWC; Analysis of Impacts to Avery Pond

Exhibit 71 - Plan of water bodies dated March 21, 2022, submitted by Susan Hotchkiss to PZC.

Exhibit 72 - Letter dated March 22, 2022, from Margaret Gibson statement given at the Public Hearing

Attorney Heller representing Blue Camp CT, LLC, and Mashantucket Tribal Nation stated that they have presented at parallel meetings the past few months to both the Inland/Wetlands Commission and the Planning and Zoning Commission and have listened to the many comments and concerns of the Preston citizens. Due to those comments and concerns revisions have been made to the plan since February 23, 2022, Public Hearing. The revised plans have eliminated all activities within 100 feet of Avery Pond. This eliminates all

the sites along the southern edge of Avery Pond and the glamping sites on the northwest side of the peninsula.

To address the concern of an ambulance accessing the remaining glamping sites, the plans have been modified with an access route to the area large enough to accommodate an ambulance and allow for it to turn around.

The emergency access to the campground is located adjacent to the proposed drive since Route 2 is a non-access highway and there is currently just one area where access can be provided to the site. The emergency access will have concrete pavers under planted grass to assure stable and easy access to the area. A second emergency access point may be put on the easterly end of the frontage, but it requires approval by the Office of State Traffic Administration and is not part of this application at this time.

These actions reduce the number of sites from 302 to 280, a reduction of 22 sites. The new plans propose the creation of two created wetlands areas designed to attract birds and wildlife.

There are a variety of sites - pull through, back in, tent, and glamping (safari tents).

The roads have been designed to provide adequate room for maneuvering. Some roads have been designed with concave drainage which drains to the center of the road; while other roads will be designed with a crown, which allows for drainage to flow to the side of the road.

The lighting is all angled downward and therefore there will be no transient light issues.

The Neighborhood Impact Study shows that when comparing home sales near recreational facilities in Preston, East Lyme, and Salem, there was no negative impact to the sales of those homes, nor was there a decrease in property value.

Commission questions were:

Would it be possible to turn the easel so that the public could view the plans as well as the Commission? Attn. Heller repositioned the easel.

It was also asked how many of the campsites have fire pits. The Commission was told fire pits are available at every campsite.

PUBLIC COMMENTS

Sue Sliker, 6 Lynn Drive, a new resident to Preston and stated that she and her husband wouldn't have purchased their home if they had known about the possibility of this

development. She is concerned that Bluewater won't monitor their campers, the buffer zone won't be enough, and what would happen to the area if the campground were to go defunct.

Margaret Gibson, 154 Watson Road, stated that the Neighborhood Impact Study is open to interpretation. She stated that there needs to be further adjustments made to the plan in order to preserve the quality of life for the area residents. She also stated concerns about what the campground's insect and rodent control will look like.

Steve Ballirano, 98 Cooktown Road, stated that he felt the traffic studies done are inadequate and do not give a true picture of the congestion the area deals with. He feels another study should be conducted between Memorial Day to Labor Day before this application is considered. He is also concerned about the noisy events that will be held, public safety, and the loss of property value.

At this point, he added several items to be added to the list of Exhibits.

Exhibit 67 - *Controversial RV park Rejected by Board*, dated Oct. 4, 2018, Joco Report

Exhibit 68 - *Opinion mixed on RV Parks in Youngsville* by Nick Fontenot, *The Advocate*

Exhibit 69 - *Assessing the Effects of Parks on Surrounding Property Values using Hedonic Models and Multilevel Models*, University of Wisconsin, Milwaukee prepared by I-Hui Lin dated August 2016

Exhibit 70 - Park Impact Articles (list)

Exhibit 71 -Waterbodies map of the Avery Pond area

Michael Hotchkiss, 38 Lakeview Drive in Griswold, stated that some residents will move out. He also stated that he felt the plan set forth should have fencing so that campers don't wander onto private property, he also suggested that sound barriers be erected.

Leigh Cremin, 10 Amos Road, requested that the Public Hearing be extended so that residents had time to review all the revisions shared tonight and make comments on them. She also stated that she wanted to see sound sustainable development.

Bob Congdon, 287 Miller Road, stated that they approached him while he was in office and he explained to them that it wasn't up to him. That they need to follow the letter of the law and if they do they should be approved.

Andrew Stockton, 16 Lynn Drive, stated that the petition that was presented at the last Public Hearing represented approximately 12% of Preston's registered voters. His concerns

were the decrease in property value, the traffic study only considered the traffic congestion to the immediate area, not Route 2A, I 395, or I 95, highways that the campers will use to access this campground. He also stated concerns about water use, if this development is following the POCD, and finally the cost to the town's emergency services.

Susan Hotchkiss, 20 Lynn Drive, stated her concerns over the smoke from the many campfires. She was also concerned about the quality of water after so many campers and their needs are added to the community well that services 60 homes. She emphasized that Avery Pond is part of a watershed with 2 streams connecting it to Amos Lake and Poquetanuck Cove, and this project will impact the entire watershed.

Tim Hotchkiss, 20 Lynn Drive, stated that the study doesn't consider the whole watershed only Avery Pond.

Patricia Monahan, 50 Lake View Drive, stated that she has reviewed the reports and she is concerned that the study was done only on Avery Pond, not the 2 streams that flow out of the pond and the other places those streams flow to. She is concerned that the comparison done from area towns to determine property value makes it very difficult to compare because the situations are not the same.

John Waggoner, 41 Lynn Drive, feels that the applicant hasn't done due diligence. Four days isn't enough for a property traffic study. What will happen to the water supply when the coliform counts go up in the summer?

Gary Piszczek, Chairman of the Conservation & Agriculture Commission, stated that the area is a fragile ecological area that must be protected. The plan is not in balance with the wetland habitats in the area.

Anne Sabrowski, 61 Prodeil Road, stated that just because an applicant follows all the rules doesn't mean it's approved; it's not cut and dry. There is a process that needs to be followed and everyone who has spoken except for one has said no to this project.

Tim Hotchkiss, 20 Lynn Drive, stated that the area is part of The Last Green Valley and that if it is approved, get in writing that there will be no music festivals.

Sean Tate, 18 Overlook Drive, stated his concerns for air pollution, noise pollution, traffic congestion, and the influences on the watershed.

Bob Congdon, 287 Miller Road, stated that he did not say he was in favor of the project, he said that there are regulations and they need to be followed.