

**Town of Preston
Planning and Zoning Commission
Tuesday January 11, 2022
Special Workshop Meeting on Blue Camp CT, LLC
Preston Plains Middle School Cafeteria
1 Route 164
7:00 p.m.**

1. Call to Order

Chairman Moran called the meeting to order at 7:00 pm.

2. Roll Call

Members

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

Also Present

Kathy Warzecha – Town Planner
Tom Cummings – Town Engineer
Roberta Charpentier – Recorder

Alternates

Nate Koniecko - excused
Fred Eddy - absent
Terri Eickel

3. Review of Special Exception Application #2021-03 and Site Plan Application #2021-02, 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.

Kathy Warzecha noted that the Plan which is extensive and its pages include;

Survey
Topographic map
Erosion and Sediment Control
Architectural Drawings
Overall Site Plan with;
Lighting
Utilities
Planting
Details

K. Warzecha stated that she will start with the Site Plan

- add property owners across the street
- add more detail on the front entrance-way
- add more detail on the emergency access
- building setback is 50' and should be 100'
- distance from road

D. Rankin asked about the dumpster enclosures

K. Warzecha noted that there are five

- regulations require all campsites must be 75' from the property line but several of them are within 75' feet of the property line if the pond is the property line
- **Page C-2.1** - Show how the walkway to dock will be constructed because it is in such a small area
- show how will golf cart are be surfaced
- It is unknown what 2 lines next to the walkway represent
- walkway path details needed

C. Raymond asked if they'll have a propane filling station.

- **Page C-2.3** – tenting area has no turn-around for emergency vehicles, and areas are close to the property line
- **Page C-2.4** – need details for pedestrian path-way
- **Page C-2.5** – typical RV site – does not comply with the town's regulations – it has to be 60' x25'
- **Page C-2.6** – lighting; 12' poles along road
40" (low) every campsite
10' mounted on buildings
every 100'
dusk to dawn
recessed lighting on walk-ways and bridges

D. Rankin asked if lighting will be on the dock.

K. Warzecha answered just the rail and they will have to identify if that is safe and if there will be any light near the dock.

K. Warzecha noted that T. Cummings suggested they show what the home owners on the lake will see from their view.

- **Page C-3.0** – grading and drainage need contours
- **Page C-4.0** – Utility Plan - sewer, water and electric provided to every site
- **Page C-5.0** – landscape plan – lots of trees are being planted

T. Cummings noted that details are needed for the generator and pump station on Route 2

- **Page C-6.0** – Detail Sheet
- additional details need to be added
- parking space is the wrong size

- Building Plans – identify snack bar
- 100 year floodplain need to be addressed due to areas in floodplain
- flood statement needed

D. Rankin requested info on fire pit; is every site including glamping sites going to have a fire pit.?

K. Warzecha noted she has concern that campers may start a campfire near the dock

K. Warzecha went over her concerns and questions from tonight's workshop;

- traffic study needs to be investigated more because this campground is close to two casinos.
- details needed for pump station
- will they have an irrigation system
- the dock in the wintertime
- will any RVs be permanent or be allowed to be left over the winter
- will camp fires be allowed on every campsite
- Will there be a shuttle service

4. Public Comment segment is being eliminated from the agenda because this is a workshop to allow the Planning and Zoning Commission to review and formulate questions and comments regarding the above listed application

Chairman Moran read part of the Town's Ordinance Regarding Public Comment And Questions At Meetings Of Town Boards, Commissions And Committees

Section 3 – Procedures For Public Comment And Questions

6. The Agency may from time to time limit or delete the Public Comment and Question segment from its agenda.

(a) If the Public Comment and Question segment is limited or deleted from the agenda, the reason for limiting or deleting Public comment and Question shall be identified in the agenda when it is posted.

(b) f the Public Comment and Question segment is limited or deleted at the meeting, the reason for limiting or deleting Public Comment and questions shall be identified and included in the minutes of the meeting.

Chairman Moran explained that tonight's workshop was to allow the Commission to get acquainted with the Plan and the Public will have plenty of time at the Public Hearing to speak.

5. Adjournment

A motion was made by C. Raymond and seconded by D. Rankin to adjourn the meeting at 8:11

P&Z
Workshop
January 11, 2012

pm.
All in favor. Motion carries

Respectfully submitted,

A handwritten signature in cursive script that reads "RT Charpentier".

Preston Recording Secretary