

**Planning and Zoning Commission
Regular Meeting
Wednesday, February 23, 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
Denise Beale - absent
Charles Raymond
Doreen Rankin
Mike Sinko

Alternates

Nate Koniacko - absent
Fred Eddy - absent
Terri Eickel - excused

Kathy Warzecha – Town Planner
Kimberly Lang – Recorder

Also present:

53 members of the public

3. Determination of Quorum

4. Election of Officers

Richard Chalifoux nominated Aurtur Moran, Jr. for Chairman. Mike Sinko seconded the nomination.

Art Moran nominated Richard Chalifoux for Vice-Chairman. Charles Raymond seconded the nomination.

Richard Chalifoux nominated Doreen Rankin for Secretary. Charles Raymond seconded the nomination.

Nominations were closed.

Mike Sinko motioned to approve the slate of office nominations. Richard Chalifoux seconded the motion. The motion was carried unanimously.

5. Approval of the Minutes

a. Regular Meeting Minutes for January 25, 2022

It was mentioned for clarification that the motion at the bottom of page 3 should state that the extension is from December to March.

Charles Raymond motioned to approve January 25, 2022, Regular Meeting Minutes as amended. Richard Chalifoux seconded the motion. The motion was carried unanimously.

6. Communications

- a. **Special Exception Application #2022-01**, Sean Nugent for Preston Redevelopment Agency, Applicant and Sandra Allyn- Gauthier for the Town of Preston, Owner for the Property located at 14, 16, 19, 54, 102, 107, and 111 Route 12; Excavation and Fill, removal of contaminated soils and modification of containment areas.
- b. **Site Plan Application #2022-01**, Sean Nugent for Preston Redevelopment Agency, Applicant and Sandra Allyn- Gauthier for the Town of Preston, Owner for the Property located at 14, 16, 19, 54, 102, 107, and 111 Route 12; Excavation and Fill, removal of contaminated soils and modification of containment areas.
- c. **Coastal Site Plan Application #2022-01**, Sean Nugent for Preston Redevelopment Agency, Applicant and Sandra Allyn- Gauthier for the Town of Preston, Owner for the Property located at 14, 16, 19, 54, 102, 107, and 111 Route 12; Remediation of contamination and excavation.
- d. **Zoning Text Amendment Application #2022-01**, Section 26 Temporary and Limited Moratorium on Cannabis establishments; extension for Six Months to September 20, 2022.
- e. Letter dated Feb. 3, 2022, from Tighe & Bond to Kathy Warzecha, Town Planner, regarding traffic Peer Review of Preston RV Park Traffic Impact Study.
- f. Connecticut Federation of Planning & Zoning Agencies, Quarterly Newsletter, Winter 2022.
- g. Connecticut Federation of Planning & Zoning Agencies, Annual Conference, March 24, 2022.
- h. Letter dated Feb. 2, 2022, from Connecticut Federation of Planning & Zoning Agencies/Commissions to PZC regarding 74th Annual Conference and Dinner.
- i. Zoning Bulletin, Dec. 25, 2021
- j. Letter dated Feb. 11, 2022, from Benesch to PZC regarding Preston Town Planner's comments.
- k. Letter dated Feb. 11, 2022, from Benesch to PZC regarding Preston Resident State Trooper's comments.

- I. Letter dated Feb. 11, 2022, from Benesch to PZC regarding Preston Superintendent's comments.

7. PUBLIC HEARING - See separate Minutes

- a. **Special Exception Application #2022-01**, Sean Nugent for Preston Redevelopment Agency, Applicant and Sandra Allyn- Gauthier for the Town of Preston, Owner for the Property located at 14, 16, 19, 54, 102, 107, and 111 Route 12; Excavation and Fill, removal of contaminated soils and modification of containment areas.
- b. **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.
- c. **Zoning Text Amendment Application #2022-01**, Section 26 Temporary and Limited Moratorium on Cannabis establishments; extension for Six Months to September 20, 2022.

Mike Sinko motioned to move items 9a. and 9b. On the agenda forward for action. Charles Raymond seconded the motion. The motion was carried unanimously.

Special Exception

- a. **Special Exception Application #2022-01**, Sean Nugent for Preston Redevelopment Agency, Applicant and Sandra Allyn- Gauthier for the Town of Preston, Owner for the Property located at 14, 16, 19, 54, 102, 107, and 111 Route 12; Excavation and Fill, removal of contaminated soils and modification of containment areas.

Mike Sinko motioned to approve Special Exception Application #2022-01, Sean Nugent for Preston Redevelopment Agency, Applicant, and Sandra Allyn- Gauthier for the Town of Preston, Owner for the Property located at 14, 16, 19, 54, 102, 107, and 111 Route 12; Excavation and Fill, removal of contaminated soils and modification of containment areas. With the provision that any residential driveways that are damaged are repaired and that the Town Engineer sign off on the Grant payments to the contractor. Charles Raymond seconded the motion. The motion was carried unanimously.

Site Plan

- a. **Site Plan Application #2022-01**, Sean Nugent for Preston Redevelopment Agency, Applicant and Sandra Allyn- Gauthier for the Town of Preston, Owner for the Property located at 14, 16, 19, 54, 102, 107, and 111 Route 12; Excavation and Fill, removal of contaminated soils and modification of containment areas.

Charles Ramond motioned to approve Site Plan Application #2022-01, Sean Nugent for Preston Redevelopment Agency, Applicant, and Sandra Allyn- Gauthier for the Town of Preston, Owner for the Property located at 14, 16, 19, 54, 102, 107, and 111 Route 12; Excavation and Fill, removal of contaminated soils and modification of containment areas. With the provision that any residential driveways that are damaged are repaired and that the Town Engineer sign off on the Grant payments to the contractor. Mike Sinko seconded the motion. The motion was carried unanimously.

THE PUBLIC HEARING RESUMED AT 7:29 P.M.

8. Old Business

Special Exception

- 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.**

Mike Sinko motioned to table 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 until March 22, 2022 meeting. Charles Raymond seconded the motion. The motion was carried unanimously.

Site Plan

- a. **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.**

Charles Raymond 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 until March 22, 2022 meeting. Mike Sinko seconded the motion. The motion was carried unanimously.

9. New Business

Zoning Text Amendment

- a. **Zoning Text Amendment Application #2022-01, Section 26 Temporary and Limited Moratorium on Cannabis establishments; extension for Six Months to September 20, 2022.**

Charles Raymond motioned to approve Zoning Text Amendment Application #2022-01, Section 26 Temporary and Limited Moratorium on Cannabis establishments; extension for Six Months to September 20, 2022. Doreen Rankin seconded the motion. The motion was carried unanimously.

10. Other Matters

a. Affordable Housing Plan

Due to the hour, it was decided that this would be discussed at the March 22, 2022 Meeting.

b. Connecticut Federation of Planning and Zoning Commission's Annual Conference.

Kathy Warzecha asked if any members would be attending the conference so that she could send in registration payment/s. Both Art Moran and Richard Chalifoux will attend the conference.

11. Public Comment - There was none.

12. Adjournment

Mike Sinko motioned to adjourn the meeting at 11:00 P.M. Charles Raymond seconded the motion. The motion was carried unanimously.

Respectfully submitted,

Kimberly Lang

Kimberly Lang

**Planning and Zoning Commission
Public Hearing
Wednesday, February 23, 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 Tarner
Denise Beale - absent
Charles Raymond
Doreen Rankin
Mike Sinko

Alternates

Nate Koniecko - absent
Fred Eddy - absent
Terri Eickel - excused

Kathy Warzecha – Town Planner
Kimberly Lang – Recorder

Also present:

53 members of the public

PUBLIC HEARING

Art Moran recused himself from the Special Exception and Site Plan Applications #2022-01 and Richard Chalifoux took over the duties of Chairing the Public Hearing and Meeting.

Doreen Rankin read the Public Notice into the record for all three Applications to be discussed during the Public Hearing. The Notices were published Thursday, February 10, 2022, and Thursday, February 17, 2022, in *The Day*.

- a. **Special Exception Application #2022-01**, Sean Nugent for Preston Redevelopment Agency, Applicant and Sandra Allyn- Gauthier for the Town of Preston, Owner for the Property located at 14, 16, 19, 54, 102, 107, and 111 Route 12; Excavation and Fill, removal of contaminated soils and modification of containment areas.

Kathy Warzecha entered the following Exhibits into the record:

Exhibit 1 - Special Exception Application #2022-01, dated Feb. 3, 2022

Exhibit 2 - Site Plan Application #2022-01, dated Feb. 3, 2022

Exhibit 3 - Coastal Site Plan Application #2022-01, dated Feb. 3, 2022

Exhibit 4 - Planning and Zoning Commission Public Hearing noticed for February 23, 2022

Exhibit 5 - Site Plan prepared by Tighe and Bond

Exhibit 6 - Engineering Report prepared by Tighe and Bond

Exhibit 7 - Notification to abutters of pending application

Exhibit 8 - Town Planner's Review of the application

Exhibit 9 - Town Planner's Report for the agenda items for PZC Meeting on February 23, 2022

Exhibit 10 - Updated Plans entitled Preston River Walk Phase III, prepared by Tighe and Bond, dated Feb. 22, 2022

Exhibit 11 - Letter dated Feb. 21, 2022, from Andrew White of Tighe and Bond written in response to the Town Planner's comments.

Exhibit 12 - Letter dated Feb. 23, 2022, Thomas Cummings, Town Engineer, review of the plan.

Kathy Warzecha suggested that this application be accepted provided that any damage to residential driveways is repaired and that the Town Engineer sign off on all work before grant payments are made to the contractors.

Sean Nugent, the applicant stated that significantly more ash cinder was discovered during the cleanup. The ash needs to be removed and deposited into the consolidated area B and when completed the area will be capped. In addition, both the Pathway building and septic structure will be abated and cleared. The state has recently released the last remaining funds so there can finally be forward movement. It is hoped that all work is completed by the end of the year. Eversource has rented a portion of the property for their staging area to complete work in the area.

Jerry Grabarek, 17 Hewitt Road, Preston, spoke in favor of this application. He stated that the PRA has worked hard and diligently on behalf of the town and that this application needs the PZC's approval.

There were no other comments on this application.

Mike Sinko motioned to close the Public Hearing at this time, 7:25 P.M.. Charles Raymond seconded the motion. The motion was carried unanimously.

Arthur Moran, Jr., Chairman, resumed the Public Hearing at 7:29 P.M.
Zach Tarner recused himself at this time.

- b. 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.**

Before the proceeding began Art Moran explained that the Commission took a Site Walk of the property with Att. Heller in December and he was unable to attend on the set date so, he met with Att. Heller separately for a Site Walk.

Kathy Warzecha entered the following Exhibits into the record:

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

EX. 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.

EX. 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.

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

EX. 5: Erosion Control & Restoration Cost Estimate dated 11/4/2021 (received 11/12/2021 and prepared by Benesch

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

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

EX. 8: and 9 Plans entitled "Bluewater Recreational Campground Resort at Avery Pond 451, 455,495 CT Route 2, Preston CT dated November12, 2021 plans prepared by Benesch (58 sheets)

EX. 10: 2021-10-12 Storm Water Management Report- Bluewater Recreational Campground Facility dated October 12, 2021.

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

EX. 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 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 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 (PDF).

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

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 (PDF).

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

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

Exhibit 37: Letter dated February 4, 2022 to Kathy. Warzecha from Heller, Heller & McCOY. regarding 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 (PDF).

Exhibit 39 - Plans entitled "Bluewater Recreational Campground Resort at Avery Pond 451, 455,495 CT Route 2, Preston CT dated November12, 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

Attorney Heller, of Heller, Heller, and McCoy, Attorneys at Law, representing Mashantucket Tribal Nation gave an overview of the project. He stated again that two site walks occurred the first with members of the Commission and then later with the Chairman. That both Site Walks took exactly the same routes pointing out the proposed locations of various components of the project. He handed out:

Exhibit 45 - an overview of the presentation.

He continued stating that the property consists of 3 parcels of land all located on the northern side of Route 2 and the easterly side of Route 164. It is partially located in the Resort/Commercial zone and in the R-60 zone.

Emily Demarco, Project Manager, took over presenting to the Commission. She added

Exhibit 46 - a folder with a 27-page overview of Blue Water's previous projects and connections to the communities where they are located.

She explained that their locations are unique vacation destinations throughout the mid-Atlantic and recently the eastern seaboard from Key West, Florida to Maine. They work with hotel chains such as Marriott, Aloft, and campgrounds such as Jellystone, KOA, and Sun. They have chosen Foxwood as a Sun property. The RV industry has grown during the pandemic and is likely to keep growing. She pointed out the demographics of campers and that they tend to be more affluent families looking to enjoy themselves in one area. Blue Waters focuses on nature and the natural surroundings and invest in maintaining the quality of their properties. Their properties are not year-round they are seasonal from April 1st to Oct 31st. They engage with the local community by hiring local personnel, contractors, vendors, and partner with the community for different activities.

She highlight the Awards and Accolades that Blue Water has received and pointed out the list of campgrounds that Blue Water has developed as noted in the overview handout.

William Waters, Project Design Engineer, from Benesch of Glastonbury, CT reviewed the existing condition of the 66 acres of the property. He stated as suggestions and questions have been raised they have revised the plan multiple times to conform to the desires of the community, Boards, and Commissions. He pointed out that the property abuts Avery Pond and wetlands. All disturbances will occur a minimum of 25 feet away from wetlands to protect the natural habitats of the area.

Blue Waters will develop the area paying close attention to not disturb these areas close to the pond and wetlands. To protect Avery Pond, an elevated boardwalk will be constructed along the shore to a dock area for the canoes and kayaks. There will be 3-4 different kinds of sites available to rent. There will be minimal clear-cutting to preserve the area. A designated stormwater management system has been developed to prevent/reduce erosion or flooding to adjacent properties. Water quality is of prime importance; therefore, the site will be using the Tribal Water System and the Tribal wastewater treatment plant. There will be a pump station on-site to connect to the Tribal utilities.

Attorney Heller indicated that the site contains 100-year flood zones and assured the Commission that the plans were developed according to zoning and FEMA requirements for work within the floodplain. He noted that compensatory storage will be provided to compensate for all the filling.

Ryan Dean, the Landscape Architect, from Benesch of Glastonbury, CT pointed out the modified grading that will be done to the east that will actually create more wetlands, a wetlands meadow, and create a larger area for stormwater storage and drainage. A landscape berm along busy Route 2 will be high enough to create a buffer between the campground and the roadway. He stated that only 3-10 inch diameter trees will be removed along the pond and

that there will only be passive activities at the pond, such as canoeing, and kayaking. Through the review process, the number of sites has been reduced from 304 to 302. Because of the property's prior use as a farm field, most of the sites are flat. Also due to the non-use of the property a variety of invasive plants have taken hold at the site. These invasive plants will be eliminated and controlled to stop reappearance. He went on to explain that approximately 2,100 shrubs and 606 trees will be planted to create buffers and landscaping of the area. There will be a 50-foot wide buffer along the pond. The deciduous trees will be filled in with evergreen plantings and shrubs creating more area for animal habitats.

Attorney Heller shared that the lighting proposed for the property is low-key vernacular lighting every 100 feet. Lights will be turned off between 8-10 P.M. nightly. He entered

Exhibit 47 - The Lighting Plan for the property prepared by Benesch.

A variety of lighting fixtures will be used throughout the property to light sites for safety and to ensure that there is no lighting migration off the property. To further buffer adjacent properties from lighting, a buffer of evergreens will be planted along Avery Pond.

Attorney Heller continued by reviewing how the proposed project is compliant with both state and local zoning regulations. He also stated that only the roadway entrance and area immediately around the Welcome Center will be paved and that all others will be crushed stone (stone dust). He also mentioned that the two peninsulas will have no vehicle access, only golf carts will be allowed. He stated that the Mashantucket Utilities will provide both water and sewage to the property. There will be an underground electrical service to eliminate overhead wiring. There will be no group camping and no off-season use. The average stay at their properties is approximately 3-4 days. The project is designed to appeal to a different clientele than a seasonal camper. The campground will have a pool and tennis courts available to campers. There will be no General Manager living on-site. It was stressed that there would be no music festivals.

It was stated that there would have a 50-foot wide, 6-foot high berm between the campground and Route 2 to screen the property from Route 2.

The regulation states that no site is within 75-feet of the adjoining parcel has two issues. One, there is no definition of the parcel, and two Avery Pond is not a parcel and has an unknown owner so 75-foot setback regulation does not apply. He has also noted that he has done a title search that extends to the past 65 years.

The density requirements for the proposed 66 acres allow for 320-330 sites. Blue Waters is proposing 302 campsites.

It was pointed out that since its conception the Preston Resort Commercial Zone has seen very little development. This project would therefore help develop the area for its intended use.

Blue Water has listened to the concerns that have been brought up during the review process thus far and have modified its plans accordingly.

Steve Ulman, Traffic Engineer, from Benesch, started by stating that the property will generate approximately \$238,000 in tax revenues. That is compliant with town regulations and will provide jobs and opportunities for the area. He described the intersection where the entrance to the property will be located and the challenges such as Route 164, 45 mph speed limit, and Route 2, 50 mph speed limit with four lanes of travel. Traffic counts were done in the area in the spring of 2021. To alleviate congestion and traffic in the area the campground will have a shuttle from the site to the casino. There will be room for 17 stacking spaces at the Welcome Center, to accommodate the RV's checking in, which will be ample for the average daily check-ins. Check-ins are typically 15-30 minutes. Route 2 is a non-access highway. The property only has the right to use one driveway access on the west side of the site. An emergency access is provided along the existing driveway. There is a separate emergency access proposed (in a separate location on the east side of the property), but since Route 2 is a non-access highway, the second access requires approval by the state (Office of State Traffic Administration) to provide the additional cut into the highway. All recommendations and comments have been listened to and the plan has been revised to accommodate those concerns. The project is well designed, complies with regulations, and will benefit the community.

At this point members of the Commission were invited to ask questions.

Mike Sinko questioned where the water to sustain the planting will come from.

Attorney Heller stated that Mashantucket Utilities has guaranteed that they have the capacity to supply 24,000 gallons of water daily.

Doreen Rankin asked about emergency vehicle access to the areas not accessible by vehicles. It was stated that the campground will have a utility truck available to bring any camper/s to awaiting ambulances if need be.

The floor was open to the public to make any comments for the application. Hearing non the floor was open to the public to make any statements against the application. The following statements were made:

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. The study was done in the spring of 2021 during a pandemic. He feels another study should be conducted between April 1st and Oct 31st. He is also concerned about the noisy events that will be held, public safety, and the loss of property value.

Attorney Michael Crary, representing two residents, is concerned that: part of the property lies in an R60 zone, that the property is self-sufficient, and, therefore, it will not enhance the economy of the town. He stated with one entrance and a pending second entrance that emergency services have limited access. He stated any development should be in harmony with the surrounding neighborhood. He and his clients feel that this plan is too big, too many people, and will diminish the surrounding neighborhood. The burden of the plan will fall on the residents of Lynne Drive.

Tim Hotchkiss, 20 Lynn Drive, stated that he was against the project due to the closeness to an established rural neighborhood and that it will change the rural environment that the families on the road enjoy.

Richard Moran, formerly of 14 Lynn Drive, stated that Avery Pond is a fragile system and the introduction of many vehicles with their exhaust and run-off pollutants that the heron and osprey rookeries will be at risk and possibly leave the area.

Karen Stockton, 16 Lynn Drive, presented to the Commission, a petition with 384 signatures against the project.

Michael Hotchkiss, a Griswold resident, grew up at 20 Lynn Drive, pointed out that Blue Waters Project Manager is presently being indicted for taking kickbacks while working for NASA. He stated that the town should be careful with who they do business with.

Andrew Stockton, 16 Lynn Drive, stated that he feared lower property values and that with the introduction of many canoes and kayaks compatibility with the surrounding area will be lost. He is also concerned about the increased traffic to the area and the views across Avery Pond from Lynn Drive.

Margaret Gibson, 154 Watson Road, is concerned about the property value and feels that the Commission needs to make sure that all interlocking parts be considered and work together to do the best for the town. That Avery Pond is greatly affected by this development and that residents will gain nothing from this development.

At this point Chairman Art Moran announced that this portion of the Public Hearing ended and would be reconvened at the March 22, 2022, regular meeting.

b. Zoning Text Amendment Application #2022-01, Section 26 Temporary and Limited Moratorium on Cannabis establishments; extension for Six Months to September 20, 2022.

Kathy Warzecha entered the following exhibits into the record:

Exhibit 1 - Proposed amendment extending cannabis establishment moratorium

Exhibit 2 - PZC public Hearing notices for Feb. 23, 2022 meeting, published in The Day 2/10/2022 and 2/17/2022.

Exhibit 3 - Notification to the SCCOG regarding the pending amendment.

Exhibit 4 - Notification to the abutting towns regarding the pending amendment

Exhibit 5 - Notification to the CT DEEP regarding the pending amendment

Exhibit 6 - Letter dated Feb. 18, 2022, from Samuel Alexander, COG to Art Moran, Jr. & PZC responding to ZTA. Stating no inter-municipality conflicts. (read for the record)

Exhibit 7 - Letter dated from Eimy Quispe, Department of Energy & Environmental Protection to Planning & Zoning Commission regarding ZTA #2022-01. Stating that the amendment is consistent with coastal management. (read for the record)

There was no public comment on this application.

The Public Hearing was closed at 10:53 P.M.

Respectfully submitted,

Kimberly Lang

Kimberly Lang

