

**Town of Preston
Inland Wetlands and Watercourses Commission
Tuesday, March 1, 2022
7:00 pm
Preston Plains Middle School
Public Hearing (continuation)**

1. Call to Order

Chairman Mouslon called the Public Hearing to order at 8:00 pm.

Roll Call

Regular Members

John Moulson – Chairman
Gerald Grabarek – Vice Chairman
Doug Fox – Secretary - excused
Paul Andruskiewicz
Chuck Bartnicki - recused
Ian Stammel – absent
Zach Turner - absent

Alternates

Rebecca Hayes - seated
Henry Wrigley - seated

Also Present

Len Johnson – IW Agent
Roberta Charpentier – Recorder
Attorney Harry Heller
Attorney Andrew McCoy
Emily Demarco Blue Camp Project Manager
Will Walter, Project Design Engineer - Nash Engineering
Ryan Deen, Landscape Architect – Nash Engineering
George Logan – Wetland Scientist/Ecologist
Zoe Belcher Environmental Licensed Professional

Chairman Moulson seated alternates R. Hayes and H. Wrigley

Inland Wetlands Application #2021-12, Blue Camp CT, LLC, Applicant and The Mashantucket Pequot Tribal Nation, Owner for property located at 451, 455 & 495 Route 2; Development of a comprehensive luxury recreational campground.

Attorney Harry Heller stated that he is representing the applicant Blue Camp CT, LLC and the Mashantucket Pequot Tribal Nation.

Also present this evening:

George Logan Wetland Ecologist
Will Walter Project Engineer
Ryan Dean Project Landscape Architect

Emily Demarco Project Manager for Blue Camp
Zoe Belcher, LEP BGTEnvironmental LLC

Attorney Heller noted that comments from the Town's consulting engineer Tom Cummings and consulting wetlands ecologist Joe Theroux have been addressed.

See Town of Preston Website for all of Attorney Heller's March 1st exhibits submitted for the record

Will Walter explained except for the crossing of the elevated bridge, the change made is that all the disturbance has been pulled out 25' outside the wetlands.
Reduced the number of tents by 9 on the north eastern peninsula and made access golf cart only.
Carved out 2 areas where additional wetlands mitigation will create 16,000 square feet of wetlands.
Have reduced the amount of tree disturbance along the bank of the pond to 3.
Gravel surfaces rather than asphalt will be used which allowed the reduction in size of stormwater retention ponds

Attorney Heller noted that in conjunction with the revisions that were made to the Plan, we are proposing two wetland creation areas in the eastern part of the site.

Attorney Heller submitted a financial analysis comparing revenues from 302 campsites to 270

Attorney Heller stated he will now address questions that were asked by IWWC Commission members;

Rainfall data utilized by engineer to size storm water systems

- Reviewed data at Norwich Weather station
- Historical Rainfall Data - 1998-2022
- no 100 year storms in the last 24 years
- 1 each of 25 year, 10 year and 50 year storms

See Town of Preston Website

Exhibit 64: Historical rainfall Data 1998-2022, 24 Hour Storm Intensity

Tisbury soils

- slight infiltration of groundwater at 9 feet
- modeling at 3 feet
- basins examined by Town Engineer who concurred they meet parameters of Town's regulations

J. Grabarek asked if septic sludge had been spread on this property

Zoe Belcher, LEP investigated

- PFAFs used for last 80 years.
- Used for water proofing in non-stick teflons, pizza boxes, etc.
- Tested and found presence of PFAFs
- Because PFAFs have been present for 15 years, the development will not increase the effects

See Town of Preston Website

Exhibit 62: Letter dated March 1, 2022 from BGTEnvironmental to Emily Demarco regarding Blue Camp and PFAS Evaluation

Exhibit 63: PFAS Evaluation Maps dated March 1, 2022

Attorney Heller submitted the resumes of Zoe Belcher, LEP and Graham Washburn, Geologist from BGTEnvironmental LLC into the record and qualify them as experts

Chairman Moulson asked if anyone from the Public had questions.

Attorney Michael Carey asked when the Commission received the documents discussed tonight and have they been sent to the Town's consultants for review?

Chairman Moulson answered he does not know if they have been reviewed

Attorney Heller answered that they have been reviewed by Town consultants

Peter Leibert, 39 Krug Road stated he has lived in Town for 55 years because it is a beautiful farming community and wonders what is the saturation point.

Sue Hotchkiss, 20 Lynn Drive noted that there was a giant storm on March 30, 2010 where she could kayak to her neighbor's yard and wondered if that was one of the rain events that was recorded. We have had 2 storms in 40 years where I could kayak from the pond to my neighbor's home and that seems more than a 5 inch rain event.

Will Walter answered that he recalls that March 30th was one of the larger storms. When engineers look at a design storm, the lowest is a 2 year storm and the largest looked at is a 100 year storm. In reality a 2 year storm is a monstrosity and in a 100 year storm everyone is heading for the hills. No one is driving around in a 100 year storm, it is a Monsoon. I do recall seeing the March 30th date; I don't recall if it was a 2 year or a 10 year.

Jennifer Hollstein, 12 Lynn Drive noted that she has two letters she received from experts that she would like to read.

See Town of Preston Website

Exhibit 69: Letter dated February 11, 2022 from CT Audubon to John Moulson and IWWC

Exhibit 68: Letter dated March 1, 2022 from Northeast Aquatic Research to Jen from George Knoecklein Ph. D.

Tim Hotchkiss, 20 Lynn Drive stated that for the past 2 years he has been sampling Avery Pond for Cyanobacteria and high concentrations can be toxic.

Andrew Stockton, 16 Lynn Drive asked if the public will be able to see a presentation of the financial analysis and ask questions because it seems to be all new content tonight.

J. Grabarek stated that the Commission just received it tonight and agrees more time is needed to look it over.

Attorney Heller noted that he does not disagree.

See Town of Preston Website

Exhibit 58: Letter dated March 1, 2022 from Andrew Stockton, 16 Lynn Drive, to PZC/IWWC regarding Blue Camp CT, LLC

Peter Rostenberg 72 Lake View Drive stated that he and his wife are one year residents and there is a number/counting problem. These wonderful people spoke logically and intelligently and were committed to make a reasonable argument for their positions. I think it is up to you all to consider acting on some of their recommendations. My recommendation is to consider creating an Ad Hoc Committee to meet with Uncas Health Department Director to tell him what these wonderful people have said. As a former Director of Health for two towns in CT in each town we wrote local health ordinances. Because the numbers we use now are minimal and they can be improved. My thought is we need to reconsider this Plan because knowing water and sewage disposal, my first question when I heard about this project was where are they getting their water and how are they disposing the human waste?

Susan Hotchkiss, 20 Lynn Drive
See Town of Preston Website

Exhibit 65: Letter dated March 1, 2022 from Susan Hotchkiss, 20 Lynn Drive, Comments

Pat Monahan, 50 Lakeview Drive, President Amos Lake Association
See Town of Preston Website

Exhibit 61: Letter dated March 1, 2022 from Pat Monahan, 50 Lakeview Drive to IWWC

Gary Piszczek, Chairman Preston Conservation and Agricultural Commission
See Town of Preston Website

Exhibit 60: Letter dated March 1, 2022 from Gary Piszczek, CAC Chairman to IWWC

Paul Andruskiewicz asked;

- where on the Plan is the concrete wash station?
Will Walter answered that wash station is utilized after concrete is poured. The contractors will decide where to put it.
- Asked George Logan what the final configuration will be for what he called the best meadow on the site. Will it be left alone or disturbed?

George Logan answered it won't be disturbed.

• Response letter from Joe Theroux asked you to describe what the line drawn on the Plan were. Will Walter answered the lines were a result of software used. Some of the lines were USGS grid lines.

- Is there a picture of site lighting depicted anywhere? Height of poles.

Ryan Dean showed plans of proposed site lighting and noted the poles will be from 8' to 12'.

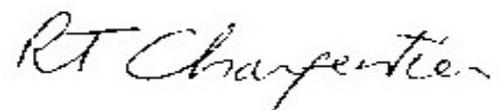
- The wetland impact legend shows impact of 23 acres, upland review area 16 acres, disturbed upland review area 10 acres. So is the impact to wetlands just the 10 acres of disturbed upland review area?

Will Walter noted that the number has gone down.

The Public Hearing was recessed at 10:10 pm

IWWC
Public Hearing
March 1, 2022

Respectfully submitted,

A handwritten signature in black ink that reads "RT Charpentier". The letters are cursive and fluid, with a prominent "R" and "T" at the beginning.

Roberta Charpentier
Preston Recording Secretary