

**Town of Preston
Inland Wetlands and Watercourses Commission
Tuesday, April 19, 2022
7:30 pm
Preston Plains Middle School
Regular Meeting**

1. Call To Order

Chairman Moulson called the meeting to order at 7:30 pm

Roll Call

Regular Members

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

Alternates

Rebecca Hayes
Henry Wrigley – seated

Also Present

Len Johnson – IW Agent
Roberta Charpentier – Recorder

Chairman Moulson seated Henry Wrigley

2. Approval of Minutes

March 15, 2022 Regular Meeting Minutes

A motion was made by Paul Andruskiewicz and seconded by Jerry Grabarek to approve the March 15, 2022 Regular Meeting minutes as presented.

All in favor. Motion carries.

Public Hearing Minutes of March 15, 2022

A motion was made by Paul Andruskiewicz and seconded by Doug Fox to approve the March 15, 2022 Public Hearing minutes as amended.

J. Grabarek abstained. All other members approved. Motion carries.

Page 2; I am stating for the record you have both boring ~~logs~~ logs and test pits that were performed by Hayley and Aldrich retained to do the soil investigation on this site.

3. Communications

- a) Inland Wetlands Application #2022-04, Jason Chupp, Applicant & Hue Zhen Lin, Owner for property located at 249 Route 2; Install septic system adjacent to wetlands.
- b) Inland Wetlands Application #2022-05, Nadia Wright, Applicant for Juliano's Pools, and John & Cindy Harris, Owners for property located at 78 Hollowell Road; Install residential swimming pool.
- c) Letter dated April 1, 2022 from Erik Freidenfelds, Applicant/Owner to John Moulson and

Commission regarding 2-year extension for IW #2020-04 application for property located at 103 Lewis Road; Construction of a single-family residence.

d) CLA Engineers, Inc., Invoice #2, CL-19-5918U dated January 3, 2022 in the amount of \$300.00 for review of Revised Plans and Drainage, Calculations, comment Letter regarding 63 Branch Hill Road (please see both sides of attached).

e) Wetlands Agent Report dated March 10 – April 13, 2022.

f) IWWC Application Status

4. Legal Actions

None

5. New Business

a) Inland Wetlands Application #2022-04, Jason Chupp, Applicant & Hue Zhen Lin, Owner for property located at 249 Route 2; Install a septic system adjacent to wetlands.

Jason Chupp stated that most of the existing septic is being left in and another one is being added about 15' away.

Chairman Mouslon asked for an improved Plan that shows where the property lines are located and where the wetlands are located.

Len Johnson suggested J. Chupp look at the GIS map of this property to see if there are wetlands and if so, where they are located.

b) Inland Wetlands Application #2022-05, Nadia Wright, Applicant for Juliano's Pools, and John & Cindy Harris, Owners for property located at 78 Hollowell Road; Install residential swimming pool.

Eric Levesque, Juliano's Pools stated a 22 X 36 in-ground pool will be constructed, and the proper erosion control will be erected.

Chairman Moulson requested a map that shows where the wetlands are and asked Len Johnson to visit the property.

c) Approval of 2-year extension for Erik Freidenfelds, Owner/Applicant for IW Application #2020-04 for property located at 103 Lewis Road; Construction of a single-family residence.

A motion was made by Paul Andruskiewicz and seconded by Chuck Bartnicki to approve a 2 year extension for Erik Freidenfelds, Owner/Applicant for IW Application #2020-04 for property located at 103 Lewis Road; Construction of a single-family residence.

All in favor. Motion carries

d) Approval of CLA Engineers, Inc., Invoice #2, CL-19-5918U dated January 3, 2022 in the amount of \$300.00 for review of Revised Plans and Drainage, Calculations, comment Letter regarding 63 Branch Hill Road (please see both sides of attached).

A motion was made by Paul Andruskiewicz and seconded by Chuck Bartnicki to not approve payment of CLA Engineers, Inc., Invoice in the amount of \$300.00 for review of Revised Plans and Drainage, Calculations, comment Letter regarding 63 Branch Hill Road

All in favor. Motion carries.

A motion was made by J. Grabarek and seconded by H. Wrigley to waive the agenda by adding Culvert Replacement

e) Inland Wetlands Application #2022-06, Town of Preston, Culvert replacement, Brand Road

A motion was made by Doug Fox and seconded by Henry Wrigley to approve application 2022-06 for an emergency culvert replacement on Brand Road and that Wetlands Agent Len Johnson goes out there to insure the appropriate erosion control measures are taken throughout the replacement of the culvert.

All in favor. Motion carries

6. Public Hearing

None

7. Violations & Orders

None

8. Wetlands Agent Report

a) Wetlands Agent Report dated March 10 – April 13, 2022.

No comments

A motion was made by Doug Fox and seconded by John Moulson to amend the agenda by moving #9 Public Comment down on the agenda, after #10 Old Business.

All in favor. Motion carries.

9. Old Business

a) 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.

Jerry Grabarek recused himself

Chuck Bartnicki recused himself

Zach Turner recused himself

Chairman Moulson seated Rebecca Hayes

A motion was made by John Moulson and seconded by Paul Andruskiewicz that the IWWC approve Application #2021-12

Discussion:

Paul Andruskiewicz stated that there has been a lot of information presented the last few months. The design team presented a professional design plan. The assigned parameters they were given was challenging.

Inland Wetlands areas were addressed and some revisions were made in a positive manner. Looking on-line I found that the Tribe owns 1,050 acres on the Reservation and it seems to me that is a feasible and prudent alternative. Blue Camp gave a presentation of their existing campgrounds. One is in Florida on the Atlantic and one is in Maryland on the Chesapeake Bay, I don't think Avery Pond compares to the Atlantic or the Chesapeake Bay.

A letter dated December 15, 2021 from Preston Conservation and Agricultural Commission (CAC). The CAC recommend the IWWC reject the proposal. The CAC is an Advisory Committee to this Board, and so I took their comments very seriously.

I looked through the application criteria in the IWWC Regulations. Section 8.1 and subsections 8.1.1 through 8.1.6 and I think they are all jeopardized with this application. As the application was revised it was improved from a wetlands perspective, but I think where it ended is where it should have started; I don't think there should have been a dock put on Avery Pond, I don't think it should have been paved. I think the use of this type of facility with a thousand people and over 250 sites, over 200 campfires, and generators will lend pollution to the pond and wetlands. Greater than the construction, it is the use of the facility that will cause the greater environmental damages.

Henry Wrigley stated I commend the people from Blue Water and their team for the concessions that they made, but I think the project is an over-reach. I don't think this can be done without damaging the wetlands. I do think it is going to be environmentally bad.

Doug Fox asked that the motion be re-read:

A motion was made by John Moulson and seconded by Paul Andruskiewicz that the IWWC approve Application #2021-12

Doug Fox stated in his 12 years on this Commission I don't recall approving activities with this level of intensity within 30 feet of the upland review area. That does seem significant to me considering the turn over on this property. I don't think we addressed the quasi-permanent glamping sites and I do have concerns.

Doug Fox stated that if this application is going to be approved, he would like to add some conditions to the approval

1. After completion of construction and during regular operation the inland wetlands officer will be allowed access to the property during regular business hours and will provide a phone call prior to inspection of the wetlands areas in the 100 foot upland review areas for disturbances and violations.
2. If a violation is noted the Wetlands officer will issue a Cease and Desist order on the property. All activities will immediately cease on the property until the issue has been adjudicated, remediated and inspected. After a satisfactory inspection by the wetlands officer, activities can resume on the property.
3. All costs associated with any violation are the responsibility of Blue Water.
4. A bond in the amount of \$600,000 will be submitted to the town of Preston prior to any construction

A motion was made by Doug Fox and seconded by Rebecca Hayes to attach the amendment to

the motion

All in favor. Motion carries

A motion was made by John Moulson and seconded by Paul Andruskiewicz that the IWWC approve Application #2021-12 with the attached amendment;

- 1. After completion of construction and during regular operation the inland wetlands officer will be allowed access to the property during regular business hours and will provide a phone call prior to inspection of the wetlands areas in the 100 foot upland review areas for disturbances and violations.**
- 2. If a violation is noted the Wetlands officer will issue a Cease and Desist order on the property. All activities will immediately cease on the property until the issue has been adjudicated, remediated and inspected. After a satisfactory inspection by the wetlands officer, activities can resume on the property.**
- 3. All costs associated with any violation are the responsibility of Blue Water**
- 4. A bond in the amount of \$600,000 will be submitted to the town of Preston prior to any construction**

Chairman Moulson took a roll call vote:

John Moulson, Chairman – Yes
Jerry Grabarek, Vice Chairman – recused
Paul Andruskiewicz – No
Chuck Bartnicki – recused
Doug Fox, Secretary – Yes
Ian Stammel – absent
Zach Turner – recused
Rebecca Hayes, Alternate - seated – Yes
Henry Wrigley, Alternate – seated – No

Motion carries

10. Public Comment

None

11. Adjournment

The meeting was adjourned at 8:48 pm

Respectfully submitted,

RT Charpentier

IWWC
Regular Meeting
April 19, 2022

Roberta Charpentier