

**Planning and Zoning Commission
Regular Meeting
Tuesday, April 26, 2022
7:00 P.M.
Preston Plains Middle School Cafeteria**

1. Call to Order

Art Moran, Jr. called the meeting to order at 7:01 P.M.

2. Roll Call

Members

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

Alternates

Nate Koniiecko - excused
Fred Eddy - seated for Doreen Rankin
Terri Eickel - seated for Zach Turner at 7:18 PM

Kathy Warzecha – Town Planner
Kimberly Lang – Recorder

Also present:

49 members of the public

3. Determination of Quorum

4. Approval of the Minutes

a. Regular Meeting and Public Hearing Minutes for March 22, 2022

Richard Chalifoux motioned to approve Regular Meeting and Public Hearing Minutes for March 22, 2022. Charles Raymond seconded the motion. The motion was carried unanimously.

5. Communications

- a. Resubdivision Application #2022-01, Timothy Bowles, Applicant/Owner for property located at 115 River Road; One lot resubdivision.**

- b. **Zoning Permit Application #2022-01**, Brenda Mansaka, Applicant and 30 Spicer, LLC, Owner for property located at 30 Spicer Road; Short Term Rental.
- c. Letter dated April 8, 2022, from the State of Connecticut, Department of Transportation, Carlos M. Wimberly, Bureau of Highway Operations to Preston Planning and Zoning regarding Poquetanuck Cove Bridge Water Main Crossing, Route 12.
- d. Letter dated April 12, 2022, from Heller, Heller, & McCoy to Preston Planning & Zoning Commission and Kathy B. Warzecha, regarding Benesch's response to Town Planner.
- e. Letter dated April 12, 2022, to the Honorable U.S. Congressman Joseph Courtney from Kathy B. Warzecha, Preston Town Planner regarding a grant application.
- f. Zoning Bulletin, February 25, 2022.
- g. Draft Affordable Housing Plan (to be emailed-hard copies provided at meeting)
- h. Town Planner Spreadsheet regarding Blue Camp Application compliance with Zoning Regulations.

6. PUBLIC HEARING - See separate Minutes

- a. **Resubdivision Application #2022-01**, Timothy Bowles, Applicant/Owner for property located at 115 River Road; One lot re-subdivision.

Kathy Warzecha shared six recommendations for this application:

1. The applicant addressed the outstanding Town Engineer's comments on the final design of the culvert.
2. Rather than posting a Bond for the culvert, it is installed and approved prior to the issuance of a permit.
3. The portion of the driveway that exceeds 8% grade will be identified on the plan and be surfaced with a non-erosive material acceptable to the Town Engineer or Town Planner.
4. All pins and monuments are installed prior to the endorsement of the plan unless the applicant wishes to Bond them.
5. Land dedicated to the Town Right of Way shall be identified on the plan and a deed be provided before the plan is endorsed.
6. The Agricultural Easement be signed by the applicant.

Denise Beale motioned to approve the Resubdivision Application #2022-01, Timothy Bowles, Applicant/Owner for property located at 115 River Road; One lot re-subdivision with the Town Planners recommendations as stated. Charles Raymond seconded the motion. The motion carried unanimously.

The Public Hearing then continued.

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 12:15 A.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.

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.

Richard Chalifoux 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. Mike Sinko seconded the motion. The motion was carried unanimously.

8. New Business

Zoning Permit

- a. **Zoning Permit Application #2022-01**, Brenda Mansaka, Applicant and 30 Spicer, LLC, Owner for property located at 30 Spicer Road; Short Term Rental.

Richard Chalifoux motioned to table Zoning Permit Application #2022-01, Brenda Mansaka, Applicant, and 30 Spicer, LLC, Owner for property located at 30 Spicer Road; Short Term Rental. Mike Sinko seconded the motion. The motion was carried unanimously.

9. Other Matters

a. **Bond Release** for Henry Watson, Applicant/Owner for property located at 52 Hollowell Road; Excavation & Deposit of Fill.

Kathy Warzecha recommended the bond be released, it was discovered while purging the Treasurers accounts.

Mike Sinko motioned to release the Bond for Henry Watson, Applicant/Owner for property located at 52 Hollowell Road; Excavation & Deposit of Fill. Denise Beale seconded the motion. The motion was approved unanimously.

b. Revision for facade at Bestway Gas Station & Market, Site Plan #2019-01 located at 212 Route 2, Sultan Ali Javed, Applicant, and Hussan Ali, LLC, Owner.

c. Affordable Housing Plan update and meeting on May 9, 2022.

10. Public Comment - None

11. Adjournment

Mike Sinko motioned to adjourn the meeting at 12:22 A.M. Richard Chalifoux seconded the motion. The motion was carried unanimously.

Respectfully submitted,

Kimberly Lang

Kimberly Lang

**Planning and Zoning Commission
Public Hearing
Tuesday, April 26, 2022
7:00 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 -excused
Mike Sinko

Alternates

Nate Koniiecko - excused
Fred Eddy - seated for Doreen Rankin
Terri Eickel - seated for Zach Turner

Kathy Warzecha – Town Planner
Kimberly Lang – Recorder

Also present:

47 members of the public

PUBLIC HEARING

Richard Chalifoux read the public notice into the record.

- a. **Resubdivision Application #2022-01**, Timothy Bowles, Applicant/Owner for property located at 115 River Road; One lot resubdivision.

Kathy Warzecha added the following Exhibits to the record:

EX. 1 - Resubdivision Application #2022-01, Timothy Bowles for the property at 115 River Road, dated April 5, 2022

EX. 2 - Subdivision Plan entitled “Plan showing Bowles Resubdivision, property of Timothy Bowles, River Road, Preston, CT”

EX. 3 - Legal notice of Public Hearing, Tuesday, April 26, 2022, advertised in The Day on April 14 & April 21, 2022

EX. 4 - Town Planners Resubdivision Checklist review for Resubdivision #2202-01

EX. 5 - Letter dated April 19, 2022, from Tim Bowles, responses to Town Planner's Checklist

EX. 6 - Notice to abutters for Resubdivision Application #2022-01 located at 115 River Road

EX. 7 - Letter dated April 19, 2022, from Tim Bowles to Art Moran, Jr., PZC Chairman regarding Resubdivision #2202-01

EX. 8 - Letter dated February 2, 2022, from John R. Martucci, P.E., LBM Engineering, LLC regarding Drainage Report for Driveway Crossing

EX. 9 - Letter dated April 6, 2022, from Kathy B. Warzecha, Town Planner to Lisbon Town Clerk regarding Resubdivision #2022-01

EX. 10 - Letter dated April 6, 2022, from Kathy B. Warzecha, Town Planner to James Butler, SECCOG regarding Resubdivision #2022-01

EX. 11 - Letter dated March 25, 2022, from John Moulson to Tim Bowles regarding wetland approval

EX. 12 - Letter dated April 14, 2022, from Samuel Alexander, SECCOG to Arthur Moran Jr., PZC Chairman regarding review of the plan

Kathy Warzecha read this letter in its entirety into the record. It stated that this re-subdivision had no negative impact on the municipality.

EX. 13 - Letter dated April 19, 2022, from Thomas L. Cummings P.E., CLA Engineers regarding Review of Plan

EX. 14 - Letter dated April 20, 2022, from Peter C. Gardner to Kathy Warzecha, Town Planner regarding revisions in accordance with Town Planners Checklist

EX. 15 - Revised Resubdivision plan entitled "Plan showing Bowles Subdivision, property of Timothy Bowles, River Road, Preston, CT".

EX. 16 - Notice of Agricultural easement for 115 River Road

It was stated that much of the property is classified in a 490 status.

Tim Bowles, 117 River Road Preston stated that he would be giving a 10-acre parcel to his son-in-law and selling a portion to an abutting neighbor. The remainder of the 165 acres is being discussed with Avalonia Land Trust to continue to preserve the area. There is a 27-acre parcel that is presently being used as hayfields and that will continue.

Kathy Warzecha stated that because this is a single home subdivision there would be no open space for the town.

At this time Art Moran closed the Hearing at 7:15 P.M. to act on this application.

The Public Hearing continued at 7:18 P.M.

Zach Maurice recused himself and Terri Eickel was seated in his place.

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 proceeding Kathy Warzecha added the following Exhibits to the record:

EX. 72 - Letter dated March 22, 2022, from Margaret Gibson, 154 Watson Road; Blue Camp CT, LLC

EX. 73 - Letter dated March 22, 2022, from Maryann O'Neil to Kathy Warzecha; BlueWater RV Park

EX. 74 - Letter dated March 23, 2022, from Susan and Tim Hotchkiss to Kathy Warzecha; testimony from PZC meeting on 0322.22

EX. 75 - PFAS Evaluation Report prepared by BGT Environmental, LLC dated March 1, 2022

EX. 76 - Supplemental Will Serve Letter from Preston Plains Water Company dated March 16, 2022

EX. 77 - Report of Carl Nielsen, CLM from TRC Companies, Inc. to John Moulson and Commission members dated March 11, 2022

EX. 78 - Letter dated March 30, 2022, from Kathy B. Warzecha, Town Planner to Harry Heller, comments regarding revised site plan prepared by Benesch dated March 9, 2022, for 451, 455, & 495 Route 2

EX. 79 - Email dated March 10, 2022, from Sarah Sportman, Connecticut State Archaeologist

EX. 80 - Letter dated March 30, 2022, from Tom Cummings, CLA Engineers, comments for revised campground site plan dated March 9, 2022, prepared by Benesch dated March 9, 2022, for 451, 455, & 495 Route 2

EX. 81 - Letter dated March 22, 2022 from Gary Piszczek, Chairman of Conservation & Agricultural Commission to PZC regarding revised project comments

EX. 82 - Letter dated April 12, 2022, from Heller, Heller & McCoy, Harry B. Heller to PZC, Kathy B. Warzecha, Town Planner regarding cover letter for Blue Camp CT, LLC.

EX. 83 - Letter dated April 12, 2022, from Heller, Heller & McCoy, Harry B. Heller to CLA Engineers, Inc, Thomas Cummings regarding comments and cost estimate for Blue Camp CT, LLC.

EX. 84 - Letter dated April 7, 2022, from Benesch, Will Walter, PE to Kathy B. Warzecha, Town Planner regarding responses to her comments dated March 30, 2022.

EX. 85 - Blue Camp CT, LLC Revised Plan prepared by Benesch dated April 7, 2022

EX. 86 - Letter dated April 14, 2022, from Harry B. Heller, synopsis of demand on municipal services (cost of community services)

EX. 87 - Letter dated April 19, 2022, from CLA Engineers, Inc., Thomas L. Cummings, P.E. to Mrs. Kathy Warzecha, Town Planner regarding comments

EX. 88 - Planner's comments regarding compliance with the Zoning Regulations with comments by PZC Members

EX. 89 - Letter dated April 21, 2022, from Gladys Kimmel & John J. O'Dea of 32 Route 164, comments

EX. 90 - Letter dated April 21, 2022, from Harry B. Heller, Heller Heller & McCoy, response to Planner's Supplemental Comment List

EX. 91 - Letter dated April 21, 2022, from George T. Logan, REMA regarding Rodent & Insect Control Plan

EX. 92 - Resume for Graham A. Washburn, Project Geologist/GIS Specialist, BGTEnvironmental, LLC

EX. 93 - Resume for Zoe Belcher, LG, LEP, BGTEnvironmental LLC

EX. 94 - Letter dated April 26, 2022, from Harry Heller in response to matrix/additional review comments dated April 21, 2022, included Benesch's response by Will Walter with attachments.

Attorney Heller representing Blue Camp CT, LLC, and Mashantucket Tribal Nation introduced the team of people that were with him to assist in providing information to the Commission and the public. He also corrected Mrs. Warzecha that the PFAS report was not prepared by Emily D'Marco.

He then stated the property owners have addressed the many concerns that have been brought up at both the Inland/Wetlands Commission and the previous two Planning and Zoning Commission Public Hearings. The owners have listened to the many comments and concerns of the Preston citizens and have made adjustments to address those concerns.

One concern was addressed in the flood impact study showing that in the event of a 100-year flood event the campsites would be under six inches of water in the worst-case scenario. This is well below anything that would cause damage to the sites or the RVs on the sites.

To address the concerns of residents on Lynn Drive and surrounding the area over the views seen from their properties, the owners have planned to infill the southern border of Avery Pond with evergreens between the deciduous trees already established there.

Dumpsters have been added to address the concerns of refuse. Also to appease the concerns of the steep slope, a wooden retaining fence will be installed on the western edge of the roadway located on the property.

There is a need for secondary emergency ingress and egress. To address this, plans include a structurally sound drive covered with grass immediately to the west of the primary access to the property. The embedded structure will easily support any emergency vehicles as well as other vehicles.

The property has been heavily studied by the tribe for its archeological significance and as a result of their findings, a conservation area has been set aside and the rest of the site has been approved for development.

At this point, Steven Ulman explained the data collected by the traffic study that was done. He explained that according to the state there was not significant enough traffic on Routes 2A and 12 to warrant their inclusion in the study that was done. The traffic studies were done in May 2021, while this may not seem like the ideal time other data was used as well. The data that the state of Connecticut had for 2017, 2018, and 2019 pre-pandemic years were taken into consideration. The 2021 data was expanded by taking the average of 2017-2019, and then increasing it by 1% per year to project possible traffic patterns. It needs to be noted that the CT DOT typically collects data in May rather than July. It was also noted that other developments that occur in the area have to take into account what is already in the process of being developed.

Att. Heller then addressed concerns about hazardous materials. He stated that the pool chemicals and oils and gas for lawn mowers would be stored in a maintenance building. And that the building in question has no drain so everything will be contained within the building in the event of spillage. He also stated that there are written protocols to follow in the event of spillage.

Mike Sinko felt the 3-gallon limit was too small.

The owners are researching smokeless fire pits in hopes to alleviate concerns over excessive campfire smoke.

The driveways to the tent area have been widened to 10 feet making them accessible by ambulance. The fire department will be able to get their trucks within 200 feet of the most remote site.

Attorney Heller then addressed the presents of PFAS on the property. He explained that this is a relatively recent environmental concern. The State of Connecticut has established both stationary and mobility levels. He stated the use of sludge as fertilizer in 2005 has left residual amounts PFAS on the property. He then stated after multiple samples were taken it has been established that direct exposure limits were well below the state's criteria. Therefore, there is no concern for exposure. He then explained that there are studies on mobility which is the leaching of the containment throughout an area. Studies have determined the distance PFAS will move and it has been determined that the PFAS on the property has moved as much as it will move. He reiterated that none of the levels have exceeded the levels established by the State of Connecticut.

Terri Eickel questioned the validity of the information and stated that PFAS is carcinogenic and that there are no safe levels.

Attorney Heller reiterated that the State of Connecticut has regulations that they are using as a guide.

He continued to state that the development will have less phosphorus and nitrogen leaching into Avery Pond than the agricultural use on this property.

To address concerns of the abutting property, Attorney Heller explained that the down lighting will allow no light migration. He pointed out that groundwater and drinking water are protected by DEEP. They have looked at the impact of this development on Avery Pond and its surrounding wetlands and brooks.

He then addressed statements by residents that there are no benefits to the municipality. He stated that was incorrect. It is estimated that this project would be the largest private taxpayer in Preston. He further stated that after reaching out to the State Police and the Fire Marshall that the impact on emergency services would be minimal. He shared that in 2021 emergency responses to Hidden Acres and Strawberry Park were minimal. The State Police report that they responded to 14 calls to either Hidden Acres or Strawberry Park, which is 0.8% of their calls. The Fire Marshall reported 9 calls, which is 1% of their calls. The cost of emergency services for the Town of Preston will be minimal.

He then addressed the Town Planner's concerns about the insect and rodent controls that will be used. He shared that no environmentally hazardous chemicals would be used.

He shared that as far as the Glamping sites were concerned access is now available for ambulances and smaller emergency vehicles. He also shared a handout with a cover page with an explanation of the area and 6 pictures showing what these sites will look like.

He then stated that with the posted 5mph signs it has been determined that speed bumps are unnecessary. They are a hindrance to water runoff and create a maintenance issue.

To deal with the conflict of RV check-ins conflicting with school dismissals, they have moved check-ins to 3:30 rather than 3:00. It was explained that many of their patrons actually chose to check-in online which makes the process go much more quickly. It was also stated that when there is a higher than usual number of RVs registered to come in on a particular day they will staff accordingly to accommodate their patrons quickly and efficiently for minimal disruption to traffic in the area.

There will be no RVs stored on the property over the off-season, nor will there be propane stored on the property. The patrons will need to obtain propane from local vendors.

Even though there are many plantings being added to the property, there will be no irrigation system installed. Any watering will be done manually, and there is a restore and replace plan for plantings.

Other concerns that this project is too large for the town are just not true. Strawberry Park has 450 sites and Hidden Acres is somewhat smaller, with 180 sites.

As far as negative impacts on property values and wildlife in the area, it was reiterated that studies have shown there will be no negative impact on the surrounding property values. As far as the wildlife is concerned the impact will be marginal. It was pointed out that the many plantings proposed will actually improve the area and will increase the area of wildlife habitats.

In conclusion, Attorney Heller stated that the BlueWater RV Park is a good development that will enhance Preston's tax base and provide seasonal employment. He further stressed that this project complies with all the Town's regulations and that the Inland Wetlands & Watercourse Commission has approved the plan. He pointed out that the developers have made multiple modifications to the plan because they have listened to the concerns of the community stated at the Public Hearings held by both the Inlands, Wetlands & Watercourse Commission and the Planning & Zoning Commission.

At this point, Attorney Heller fielded questions from the Commission members.

Denise Beale asked about the off-season storage and employment and glamping tents aren't tents by definition. All these concerns were addressed by Emily D'Marco and Attorney Heller. It was stated that there will be 27 rental RVs that will remain on the property during the off-season. As far as employment, for both seasonal and off-season employment the company reaches out to the local employment agencies to find suitable employees. Only if none are found, which as usual, does the company reach beyond the local pool of possible employees. There will be 2-3 employees during the off-season to maintain and secure the site. After some discussion of the definition of a tent, it was stated that the glamping tents are taken down and stored at the end of the season, however, their platforms are permanent structures to minimize soil erosion.

PUBLIC COMMENTS

Connie Bernard, 34 Route 164, mentioned her concerns about the surrounding area's property values, and the increased traffic to the area during and after construction. She also stressed the consumption and quality of water in the area. *Attorney Heller stressed that there are two separate water companies that supply the area and that this project will not disrupt or hinder the established neighbors' water supply in any way.*

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. It is especially concerning with the announcement of a waterpark at Foxwoods. As far as the possible decline in property values, he feels that the comparisons that have been done are not comparable to Preston. He is also concerned that with all the Exhibits none are a sample of typical activities that take place during a patron's stay at a BlueWater property.

Exhibit 95 - RV Park links to articles dated April 26, 2022 – Article “Hinsdale officials reject RV park plan, calling it too much for a small town”, provided by Steve Ballirano.

Peter Leibert, 39 Krug Road, stated that he disagrees with the information given earlier concerning the traffic on Routes 2A and 12. There is a lot of traffic and when RVs are exiting from 395 to go across the bridge and come that way traffic will increase and that will become an issue. The intersection at the crossing of Routes 164 and 165 is also dangerous and should be considered. He also stated that there is no such thing as a smokeless fire pit, where there's fire there's smoke.

Susan Rosenberg, 72 Lakeview Drive, presented a sample list of a campground's activity schedule and stressed her concern for the noise, traffic, and disruption to the area with all of that occurring. She also stressed that the constant activities will disrupt the wildlife in the area, particularly the birds in the area: egrets, eagles, osprey, and others. She then had multiple people hold up enlarged pictures of these birds that she herself had taken around Avery Pond.

Exhibit 96 - 2022 Activities schedule, 2021 weekly activities (no list of RV Park is noted), Jen Hollstein

Exhibit 97 - 6- Wildlife photos entered by Susan Rostenberg.

Jennifer Hollstein, 12 Lynn Drive, stated her concern for the various pets that will accompany the campers, will they be leashed, licensed, and are there assurances they've had

their rabies vaccinations? She also stated that this project is not in harmony with the area. She gave pictures of the Foxwood RV parking lot, which had very few RVs in it, and questioned whether this RV park is needed in the area. She also shared several unfavorable reviews of other BlueWater properties that can be found on Trip Advisor, stressing that it is out of harmony with the area.

Exhibit 98 - Campground photo (Chesapeake Bay KOA Resort) entered by Susan Hotchkiss.

Exhibit 99 - RV Foxwood parking lot photos entered by Jen Hollstein.

Exhibit 100 - Trip advisor – Review of Blue Water campgrounds entered by Jen Hollstein.

Exhibit 101 - Letter from Jennifer Hollstein, 12 Lynn Drive.

Tim Hotchkiss, 20 Lynn Drive, stated that the traffic will disrupt the whole area!

Margaret Gibson, 154 Watson Road, stated that the RV park is not compatible with the neighborhood. They are mobile buildings, that will create noise with their weekend and daily activities, the pets that will accompany their owners, and the influx of a population that may or may not respect the area. Even though the park's lighting will be down lighting the lights in the RVs will not. She urges the Commission to review the application process to consider the value in preserving an area, it shouldn't be enough that it meets the regulations, it should enhance life and businesses in Preston.

John Waggoner, 41 Lynn Drive, feels that the applicant hasn't done due diligence. He stated that as an emergency responder it is difficult to respond in a campground with other people and vehicles everywhere not in tune with the vehicles trying to get to the emergency. He stated that the two wells in the area are connected so there will most likely be water issues. He shared a copy of Preston's Special Exception Regulations, and stated that the RV park is not adhering to 18.1 - *Protect or promote the rights of individuals, property values, and the environment in the area*. He also stated his concerns about the area traffic once the Grey Wolf Water Park Resort is completed with an estimated 600,000 visitors per year which equates to 1,400 cars per day as well as the trucks and buses that will be serving the area.

Exhibit 102 - Letter from John Waggoner, 41 Lynn Drive.

Peter Rosenberg, 72 Lakeview Drive, suggested that the Commission reject this application and stated that the town of Preston can have stronger regulations than the State of Connecticut.

Sue Sliker, 6 Lynn Drive, a new resident of 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 stated that her property is so close to this project that when the site walks occurred in December and the surveyors would come to do their work that she could easily talk to them from her backyard. This project will surely bring down property values.

Andrew Stockton, 16 Lynn Drive, stated that he is surprised that a project of this magnitude doesn't have a 3-D model or an artist's rendition of the completed project, instead there are just architectural technical drawings. He also shared that this project doesn't meet the POCD, which states that the goal for any development *is to create diverse sustainable businesses for Preston.*

Patricia Monahan, 50 Lake View Drive, wanted to know if there is any long-term water quality and aquatic life monitoring in place. She stated that Avery Pond and the outflowing brooks are part of the Long Island Sound watershed and she is concerned about the impact that the RV park and its various activities will have on the area wildlife and migrating species. She was also concerned whether the many plantings were native plants that would support the native wildlife of the area. Her final statement was that smokeless fire pits emit carbon monoxide and carbon dioxide.

Exhibit 103 - Letter from Patricia Monahan, 50 Lake View Drive.

Attorney Carey, representing Susan Hotchkiss and Jennifer Hollstein, pointed out that glamping sites are not mobile and nowhere in the regulations are they allowed. He stated that he doesn't see any spin-off businesses to support this project. He then highlighted several other issues concerning traffic, access to the site, more proper environmental studies, disruption to the character of the neighborhood, and the impact on the surrounding natural habitats. He mentioned that the Inland, Wetlands, & Watercourse Commission voted 3 to 2 in favor of the project with several members recusing themselves clearly showing this was not a decisive vote.

Exhibit 104 - Letter dated January 18, 2022, from Richard Cody, Suisman Shapiro, intervention petition representing Susan Hotchkiss and Jennifer Hollstein

Susan Hotchkiss, 20 Lynn Drive, stated her concerns 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; and urged the Commission to protect the entire watershed from the negative effects of this project. She reiterated that the project does not align with the POCD, so therefore it should not be approved.

Exhibit 105 - Letter dated April 26, 2022, from Susan Hotchkiss.

Sean Tate, 18 Overlook Drive, reiterated the point that the project isn't compatible with the neighborhood and doesn't comply with the POCD.

Exhibit 106 - Quality assurance criteria for the consideration and due diligence on the RV application by the Planning and Zoning Commission for Blue Camp CT, LLC.

Jerry Grabarek, 17 Hewitt Road, stated his concerns about the pollutants introduced and the increased air pollution which will change the air quality of the area due to increased traffic.

Gary Piszczek, Chairman of the Conservation & Agriculture Commission, 124 Miller Road, advocated for the fragile ecological area that must be protected. The plan does not balance with the wetland habitats in the area.

Exhibit 107 - Letter dated April 26, 2022, Gary Piszczek, Chairman of Preston Conservation and Agricultural Commission.

Exhibit 108 - Letter from Robert and Mary Ann O'Neil.

Attorney Heller provided rebuttal comments regarding the following items:

- He stated that the project is a joint venture between BlueWater, Mashantucket Tribal Nation, as well as Kampgrounds of America, and Jelly stone Campgrounds which are well-known and established partners.
- The Campground will be screened from Lynn Drive as well as from Route 2 with a variety of infill evergreen plantings and a wooden retaining fence will be installed on the western edge of the property.
- Neighbors shouldn't be disturbed with the well-established quiet hours (in accordance with the Preston Zoning Regulations) at all BlueWaters properties.
- The density is below the allowable density of the regulations with 4 RVs per acre.
- The emergency service data came from Preston's police and fire department, and are indisputable.
- The waterways will not suffer any pollution from the project. The tributary that drains from Avery Pond, Indiantown Brook, and other bodies of water further downstream. The man-made drainage system built to deal with overflow will not empty into Indiantown Brook.
- The glamping sites follow the regulations established in the regulations, they are removable and will be taken down and stored in the off-season.

- The Inland, Wetlands, & Watercourse Commission have asked for a Bond (\$600,000) to ensure certain work is done to their specifications.
- The issue of emergency vehicle access has been addressed in several ways - the widening of access to the glamping sites, the emergency drive, and petitioning for permission from the state to have a second emergency drive on the eastern end of the property.

At the conclusion of Attorney Heller's rebuttal Chairman Moran ask the Commission if any of them had any questions for Attorney Heller.

Chairman Moran asked if there was an age limit for driving the golf carts and if they were electric. *Attorney Heller stated that persons with a valid driving license and that golf carts are electric. When speed bumps were brought up he reiterated that they are necessary.*

Richard Chalifoux questioned the design of the buildings and would they fit into the surroundings. *Attorney Heller showed Mr. Chalifoux the designs of the buildings that could be found in the Summary of Plans.*

With no further questions, Chairman Moran closed the Public Hearing at 12:15 A.M. . .

Respectfully submitted,

Kimberly Lang

Kimberly Lang