

**Preston Conservation and Agricultural Commission  
Regular Meeting  
Monday, June 28, 2021  
Preston Town Hall  
7:30 pm.**

**1. Call to Order**

Chairman Piszczek called the meeting to order at 7:32 pm.

**2. Roll Call**

**Regular Members**

Gary Piszczek, Chairman  
Matthew Snurkowski, Vice Chairman - excused  
Lynwood Crary  
Margaret Gibson  
Sandy Pimentel  
Ted Zajac

**Alternates**

Roberta Charpentier - seated

*Chairman Piszczek seated R. Charpentier*

**3. Approval of the May 17, 2021 Regular Meeting minutes.**

**A motion was made by L. Crary and seconded by S. Pimentel to accept the Regular Meeting Minutes of May 17, 2021 as presented.**

**All in favor. Motion carries.**

**4. Comments from the Public**

See Blue Water Development

**5. Communications**

**a)** Letter dated April 30, 2021 to the Conservation & Agricultural Commission regarding the “Registry of Soil Scientists” brochure published by the Society of Soil Scientists of Southern New England (SSSSNE).

**b)** Registration form for the Connecticut Land Conservation Council 2021 regarding “Voices from the Field: What is a Land Trust now?”

**c)** Permit Application for the Use of Pesticides in State Water (Amos Lake) from DEEP to CAC.

**d)** Letter dated June 7, 2021 from Peter Fazekas, Director of Aquarion Water Company to Preston Conservation and Agricultural Commission, Gary Piszczek, Chairman.

**e)** Connecticut Wildlife Magazine May/June 2021 (to be passed around).

**f)** Open forum for area conservation groups.

**5. Public Hearings**

None

**A motion was made by L. Crary and seconded by G. Piszczek to amend the agenda by moving up New Business, Blue Water Development.  
All in favor. Motion carries.**

## **6. Blue Water Development**

*Blue Water Development, based in Maryland, is proposing a 300-site RV campground on the 63-acre property near the intersection of Routes 2 and 164.*

*The company lists the project on its website as an upcoming attraction called Foxwoods RV Park.*

Chuck Bartnicki asked if Blue Water has brought an application before the CAC.

Chairman Piszczek answered no, Blue Water has not formally approached the Conservation Commission.

L. Crary explained that the CAC does not have any power regarding this project, and will give only an opinion to Planning & Zoning.

M. Gibson distributed the notes she took at the June 24<sup>th</sup> Blue Water presentation.

Chairman Piszczek thought it would be beneficial to have an informal meeting with someone from Mashantucket. Future generations will be much more appreciative if they have a nice piece of prime farmland instead of a 50 year old RV parking lot.

Pat Monahan noted that there is a possible eagle nest at Avery Pond and there are 3 Osprey nests directly across the pond on Route 2 and a lot of aquatic wildlife in the area. They definitely would be threatened by this proposal.

M. Gibson suggested asking for an assessment of potential damage to the wildlife in the area.

Preston resident, unknown name stated that it is called an environmental impact statement.

Leigh Cremin listed comments made at tonight's CAC meeting:

The field for farming is preferable to this legacy of a parking lot, threatening wildlife, the intersection near children. There are 300 campsites with transient recreational vehicles who are not here to contribute to the economy of Preston. They want the entrance to be near the school. There will be impact on the roadways and emergency services.

Chuck Bartnicki stated that Chief Tom Casey said fire code regulations can be lax at campgrounds.

Chairman Piszczek noted that he should be invited if there is a meeting with the Mashantucket Pequots.

Shelley Seeley stated that her concern is if this project falls through, the property will be a parking lot with all the trees taken down.

**A motion was made by L. Crary and seconded by T. Zajac to approve Chairman Piszczek contacting the Town Attorney regarding setting up a meeting with the Mashantucket Pequots regarding this development.**

**All in favor. Motion carries.**

Chairman Piszczek noted that he will post the date and time of the meeting on the Town's website.

## **7. Old Business**

### **a) Clustered Zoning Regulations**

K. Warzecha thought the CAC should continue work on this.

**b) Farm Dating Program/Diane Hansen, Community Based Project**

Pumpkins have been planted.

**c) State Hospital Development**

R. Charpentier noted that they are hoping to resume clean-up on August 1<sup>st</sup>.

R. Charpentier contacted Sean Nugent, Chairman of the PRA and asked for his opinion on who the CAC should pursue for discussions on their concerns regarding the Cove.

Sean discussed this at the June 23<sup>rd</sup> PRA meeting;

- Based on the PDDA the PRA (Town) already has an agreement with the Mohegan Tribe regarding what they can build and where they can build it.
- Gary (CAC) can express his concerns and they can be captured in the Minutes, but not until the development begins and the building process goes through Planning & Zoning can he (CAC) air his concerns.
- In the meantime, the PRA should give Gary (CAC) the opportunity for his voice to be heard.
- Sean asked that Gary attend a PRA meeting with a prepared document that he can highlight with the PRA who could then share it with the Tribe.
- This is not with the expectations that the PRA is going to change or modify anything.
- Key: The PRA is not going to take action on it because the action will occur in the future. But his (CAC) concerns will be heard and shared with the Tribe.

Chairman Piszczek noted that the main concerns are the cove and the woodlands on the east side of Route 12. The campus is a brownfield that needs to get developed and the CAC has no reason to get involved with any of that.

Chairman Piszczek asked S. Pimental to have some info down on paper for the next CAC meeting and then arrangements can be made to attend a PRA meeting.

**d) Beaver behavior report**

None

**e) Petroglyph in Preston, CT**

R. Charpentier asked around but nobody has heard of the petroglyph.

**f) Kendall Property Update**

Avalonia informed Chairman Piszczek that this acquisition is on hold.

**g) Pumpkins for Preston Plan**

Pumpkins have been planted

**8. Boots on the Ground – paddles in the water report.**

R. Charpentier stated that representatives from the Tri Town Trail Association would like to attend a CAC meeting and present a power point with information on this trail whose trailhead is in Preston.

[Link to website](#)

[Tri Town Trail Association](#)

Pat Monahan, President Amos Lake Association stated that the Amos Lake Association is very eager to partner with the CAC regarding a “paddles on the water” and would like to start planning some events.

R. Charpentier noted that she inquired into the list of Open Space properties in Preston but has not received anything yet.

**9. New Business**

**a) Dog Rock Maintenance**

Chairman Piszczek noted that someone complained that it was getting over grown but has now been mowed.

**b) Blue Water Development**

Discussed earlier

**c) Open forum for area conservation groups**

Chairman Piszczek will ask the Town Lawyer if he can use agenda item **Boots on the Ground** as an open forum for conservation groups.

**10. Meanderings**

S. Pimental noted that she filled 3 contractor bags with garbage from the edge of Poquetanuck Cove.

**11. Adjournment**

**A motion was made by and seconded by to adjourn the meeting at 8:47 pm**

**Respectfully submitted,**



**Roberta Charpentier  
Preston Recording Secretary**