Planning and Zoning Commission
Regular Meeting
Tuesday, July 28, 2020 at 7:00 P.M.
Teleconference Meeting

1. Call to Order

Chairman 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
Anne Sabrowski – Secretary
Denise Beale
Charles Raymond
Doreen Rankin
Mike Sinko

Alternates
Robert Berube – excused
Nate Kniecko –
Phillip LaPierre – excused

Kathy Warzecha – Town Planner
Kimberly Lang – Recorder

3. Determination of Quorum

4. Approval of Minutes.


Corrections noted were:
➢ Page 2; Item 8; 2nd paragraph; Kathy Warzecha; 2nd sentence – The applicant will just be parking
➢ Page 2; Item 8; 4th paragraph; Kathy Warzecha; 2nd line – when the owner
➢ Page 2; Item 8; 4th paragraph; Kathy Warzecha; 4th line – not from the home.
➢ Page 3; 1st paragraph; Anne Sabrowski – signage on the vehicle looks like. Are there any
➢ Page 3; 2nd paragraph; Robert Berube – Robert Berube felt that because the signage is on a vehicle
it’s not permanent, so he felt a permit is not necessary.

Denise Beale motioned to approve the June 23, 2020 Regular Meeting Minutes with the noted corrections. Mike Sinko seconded the motion. Art Moran, Richard Chalifoux, Anne Sabrowski, Denise Beale, Charles Raymond, and Doreen Rankin voted yes, and Mike Sinko abstained. The motion carried unanimously.

5. Communications

a. Amos Lake Public Hearing; List of 12 Exhibits for the Public Hearing for Special Exception
Application #2020-01.

6. Public Hearing – called at 7:10 P.M. ended at 9:08 P.M. see Minutes

7. Old Business – Reconvened at 9:08 P.M.

Richard Chalifoux thanked the public and all the participants of tonight’s meeting for their patience and professionalism.

Mike Sinko added that he felt that the presenters were very clear and thorough with the the information shared.

Kathy Warzecha requested that if the Commission were to vote favorably on this action that they do so with the stipulation of a $11,059 Bond be posted and that the plans are consistent with the town’s special exception regulations and POCD as stated in the Planner’s report.

Denise Beale ask if the is accepted with the additional 25 sites if they will add a full-time caretaker.

Art Moran stated that the original plan had 25 sites, but that plan has been reduced to 20 sites.

Kathy Warzecha pointed out that the Commission would be voting on the plan presented tonight which is 20 sites as oppose to 25 sites.

Richard Chalifoux asked if site distances were noted on the plan.

Kathy Warzecha stated that she was given those numbers verbally and in summaries, so it doesn’t need to be on the plan.

Mike Sinko asked if the plan is approved can they add the 3 sites.

Kathy Warzecha answered no it’s the plan presented with 20 sites.

Special Exception

a. Special Exception Application #2020-01, Amos Holding Company LLC, Applicant/Owner for property located at 53 Hollowell Road; Expansion of Recreational Campground pursuant to Section 18.11 Adding 25 seasonal campsites; interior gravel driveway system, new septic system and miscellaneous site work.

Charles Raymond motioned to approve Special Exception Application #2020-01, due to its consistencies with the town’s Special Exception Regulations and Conservation Plans; with the stipulation that an $11,059 Bond be posted for this project. Richard Chalifoux seconded the motion. The motion carried unanimously.

Site Plan

a. Site Plan Application #2020-01, Amos Holding Company LLC, Applicant/Owner for property located at 53 Hollowell Road; Expansion of Recreational Recreational Campground pursuant to
Section 18.11 Adding 25 seasonal campsites; interior gravel driveway system, new septic system and miscellaneous site work.

Charles Raymond motioned to approve Site Plan Application #2020-01, due to its consistencies with the town’s Special Exception Regulations and Conservation Plans; with the stipulation that an $11,059 Bond be posted for this project. Richard Chalifoux seconded the motion. The motion carried unanimously.

8. New Business

None

9. Other Matters

There were none.

10. Public Comment

There were no comments.

11. Adjournment

Mike Sinko motioned to adjourn at 9:18 P.M. Charles Raymond seconded the motion. The motion carried unanimously.

Respectfully Submitted,

Kimberly Lang

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Planning and Zoning Commission
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Denise Beale
Charles Raymond
Doreen Rankin
Mike Sinko -

Alternates
Robert Berube – excused
Nate Koniecko -
Phillip LaPierre - excused
Kathy Warzecha – Town Planner
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Art Moran read:

Special Exception Application #2020-01, Amos Holding Company LLC, Applicant/Owner for property located at 53 Hollowell Road; Expansion of Recreational Campground pursuant to Section 18.11 Adding 25 seasonal campsites; interior gravel driveway system, new septic system and miscellaneous site work.

Art Moran reviewed the process thus far. The Public Notice was read at a Regular meeting and continued to the April meeting; and the per Executive Order extended an additional 90 days. He shared with the Commission that Tim Paige contacted him by phone, and he told Mr. Paige he could not discuss this application. Mr. Paige wanted to make sure that the Commission had received and read his letter and to be sure all exhibits are shared.

Kathy Warzecha then entered into the record the following exhibits:

Exhibit 1 – 1/30/2020 -Special Exception Application #2020-01 Submitted by Amos Lake Holding Company, LLC
Exhibit 1a. - 1/30/2020 - application fee
Exhibit 1b. - 1/30/2020 - abutter's list
Exhibit 1c. - 1/30/2020 - various deeds
Exhibit 2 – 1/20/2020 - Map entitled Improvement location survey depicting proposed campsites prepared for Amos Lake Holding Company, LLC; 53 Hollowell Road, Preston CT dated January 2020 (2 Sheets) prepared by Mattern and Stefon, Land Surveyors, LLC
Exhibit 3 – 2/23/2020 - Erosion and sediment control cost estimate
Exhibit 4 – 2/23/2020 - Drainage narrative prepared by Robert Schuch P.E.
Exhibit 5 – Appearing in the Norwich Bulletin on 2/14/2020 and 2/20/2020 – Town of Preston Planning and Zoning Notice of a Public Hearing
Exhibit 6 – 2/05/2020 - Notice to abutters from Susan Mattern
Exhibit 7 – Staff Reviews
Exhibit 7a. – 2/04/2020 - Referral for plan review (IWWC Officer, ZEO, Fire Marshal, Uncas Health, Town Engineer, Building Inspector, Conservation Commission
Exhibit 7b. – 2/11/2020 - Kathy LaCombe, Building Inspector
Exhibit 7c. – 2/13/2020 - Town Engineer Comments, CLA, Thomas Cummings
Exhibit 7d. - 2/18/2020 - Town Planner Comments - PZ Department
Exhibit 7e. - 2/19/2020 - Additional Planner’s comments
Exhibit 7f. - 2/18/2020 - Len Johnson - IWWC
Exhibit 7g. - 2/24/2020 - Gary Piszczek, Conservation Agricultural Commission
Exhibit 7h. - 2/25/2020 - Albert Gosselin, Uncas Health District
Exhibit 7i. - 3/20/2020 - Town Engineer Comments, CLA, Thomas Cummings
Exhibit 7j. - 3/20/2020 - Robert Scully, State Dept of Health subsurface sewage disposal system
Exhibit 7k. - 4/1/2020 - Additional Planner’s comments
Exhibit 7l. - 3/10/2020 - Mandy Smith, CT Dept of Health Approval for construction of water and treatment works
Exhibit 7m. - 4/28/2020 - Planner’s comments
Exhibit 7n. - 4/21/2020 - Town Engineer Comments, CLA, Thomas Cummings
Exhibit 7o. - 7/02/2020 - Additional CLA comments, Thomas Cummings
Exhibit 7p. - 7/16/2020 - Road Foreman’s Report, Robert Boyd
Exhibit 7q. – 7/16/2020 – Planner’s Report
Exhibit 8 – Notices and Minutes
Exhibit 8a. - 3/17/2020 - Public notice of Planning and Zoning Meeting cancellation
Exhibit 8b. - 4/23/2020 - Public notice of Planning and Zoning Meeting cancellation c 5/26/2020 Planning and Zoning Commission Minutes
Exhibit 8c. - 5/26/2020 - Planning and Zoning Commission Minutes
Exhibit 8d. - 6/23/2020 - Planning and Zoning Commission Minutes
Exhibit 9 - 2/26/2020 - Planner’s report on Agenda Items
Exhibit 10 - 3/17/2020 - Letter from Susan Mattern regarding public hearing time period extension

Exhibit 11 Application/Map Updates
Exhibit 11a. - Not dated Narrative from Amos Lake Holding Company, re: compliance with Special Exception Criteria
Exhibit 11b. - 2/24/2020 Map entitled Improvement location survey depicting proposed campsites prepared for Amos Lake Holding Company, LLC; 53 Hollowell Road, Preston CT dated 2/24/2020 (3 Sheets) prepared by Mattern and Stefon, Land Surveyors, LLC
Exhibit 11c. - 3/13/2020 Map entitled Improvement location survey depicting proposed campsites prepared for Amos Lake Holding Company, LLC; 53 Hollowell Road, Preston CT dated 3/13/2020 (4 Sheets) prepared by Mattern and Stefon, Land Surveyors, LLC
Exhibit 11d. - 3/17/2020 Aerial View - Map entitled Improvement location survey depicting proposed campsites prepared for Amos Lake Holding Company, LLC; 53 Hollowell Road, Preston CT dated 3/2020 (1 Sheet) prepared by Mattern and Stefon, Land Surveyors, LLC
Exhibit 11e. - 4/9/2020 Aerial View - Map entitled Improvement location survey depicting proposed campsites prepared for Amos Lake Holding Company, LLC; 53 Hollowell Road, Preston CT dated 4/9/2020 (1 Sheet) prepared by Mattern and Stefon, Land Surveyors, LLC
Exhibit 11f. - 6/12/2020 Map entitled Improvement location survey depicting proposed campsites prepared for Amos Lake Holding Company, LLC; 53 Hollowell Road, Preston CT dated 6/12/2020 (4 Sheets) prepared by Mattern and Stefon, Land Surveyors, LLC
Exhibit 11g. - 3/16/2020 Robert Schuch, P.E. Revised Drainage Narrative
Exhibit 11h. - 4/16/2020 Revised Erosion and Sediment Control Cost Estimate from Amos Lake Holding Co. LLC

Exhibit 12 Public Comments
Exhibit 12a. - undated - Letter from Jeff and Donna Raderstorff, 17 Beachwood BLVD, Norwich, CT
Exhibit 12b. - 3/24/2020 - email from Charles Michlette, 13 South B Street, Norwich, CT
Exhibit 12c. - 3/20/2020 - Letter from Richard Flemming and Joseph LoPresti (from Preston)
Exhibit 12d. - 3/22/2020 - Letter from James Kiley
Exhibit 12e. - 3/25/2020 - Letter from Debra Michlette, Amos Lake Beach and Picnic Area, LLC, Site 4
Exhibit 12f. - 4/15/2020 – Richard and Alexis Lavoie Campsite 15
Exhibit 12g. - 4/22/2020 - John Fede and Andrea Albert, 75 Skyline Drive, Stonington, CT
Exhibit 12h. – 7/13/2020 – Letter – John and Kara Manica
Exhibit 12i. – undated – Letter – Megan and Kyle Campbell, 10 Rockwell Street, Norwich, CT
Exhibit 12j. – 7/17/2020 – Gail and Chet Black
Exhibit 12k. – 7/21/2020 – Letter - Cassia Cortright
Exhibit 12l. – 7/22/2020 – Letter – Anne Klewin, Northwest Corner Rd., North Stonington, CT
Exhibit 12m. – 7/23/2020 – Letter – Ed Mattern and Carol Wocik, 51 Mattern Road, Preston, CT
Exhibit 12n. – 7/17/2020 – Letter – Betty Starling, 148 Vinegar Well Road, Gales Ferry, CT
Exhibit 12o. – 7/23/2020 – Letter – Michael and Susan Homsii
Exhibit 12p. – 7/20/2020 – Letter – Theodore Rory and Evan Parker, 158 River Road, Preston, CT
Exhibit 12q. – 7/22/2020 – Letter - George Nowakowski
Exhibit 12r. – 7/16/2020 – Letter – Jimmy and Gloria Wilson
Exhibit 12s. – 7/22/2020 – Letter – Levin Wade and Family
Exhibit 12t. – 7/21/2020 – Letter – Holly Korworski and Family
Exhibit 12u. – 7/22/2020 – Letter - Robert Ervine, 256 Route 164 Preston, CT
Exhibit 12v. – 7/20/2020 – Letter - Jessica Woodmansee Tedeshi and Steven Tedshi
Exhibit 12w. – 7/23/2020 – Letter - Lauren Jurzik, 8 Puddle B Road, Preston, CT
Exhibit 12x. – 7/23/2020 – Letter - Linwood Crary, 108 Old Jewett City Road, Preston, CT
Exhibit 12x1. – 7/23/2020 – Letter - Ann LoPresti, 39 Pendleton Road Preston, CT
Exhibit 12x2. – 7/26/2020 – Letter - John and Samantha DiFrancesca
Exhibit 12x3. – 7/26/2020 – Letter - Mark and Michelle Holdridge
Exhibit 12x4. – 7/28/2020 – Letter – Katrina Bosque
Exhibit 12y. – 7/23/2020 – Letter - Timothy Paige in opposition to the plans, 170 Route 164, Preston, CT
Exhibit 13. – Appraisal Impact Report – Howard Russ, Appraiser

At this point Kathy Warzeca asked if there were any questions from the Commission members for her to address. There were none. She also stated that her extensive report is part of the exhibits and rather
than review it; she would turn the meeting over to the Bill Sweeney the attorney for the applicant to present their case.

Bill Sweeney explained that he represents the Amos Lake Campground and will make a brief statement about the project. He told the Commission that Susan Mattern will be sharing the plans and the survey reports; and finally, Russ Howard an appraiser would share his report on the projects impact to adjacent properties.

Bill Sweeney gave a brief history of the family run campground that was established in 1966. He stated that since then the Amos Lake Beach Club and subsequent campground have been part of the fabric of Preston life. The property sits on the eastern part of Amos Lake and the campground is set back from the waterfront. He stated that the plans being presented meets or exceeds all requirements required by both the state and town; and that they are fully in compliant of buffer and screening requirements. At this point he turn the meeting over to Surveyor Susan Mattern.

Susan Mattern referred the Commission to Exhibit 11f the revision 3 which was submitted June 12, 2020. She pointed out using visual plans the area of the Amos Lake Beach Club: the pavilion, owner maintenance building, basketball and volleyball courts, beach, and restroom facilities. Ms. Mattern pointed out the natural boundaries of a brook and wetlands surrounding the Beach Club area. The expansion of the existing campground is purposed for the southeastern corner of the property on 3.3 acres of land. The area is relatively flat field with a 7-10% slope in the southwestern corner of the purposed site. She also pointed out the boundaries of the inland wetlands located on the property. She pointed out that no activity will occur around the wetlands or within 100 feet upland review area. Since the 1966 opening of the campground’s original 30 sites there have been only 4 additional sites were previously added. Now 54 years later the owners are seeking approval of 20 additional sites.

To access those additional sites a 100’ long paved driveway that will be 24’ wide will be constructed. Then that driveway will narrow to 20’ wide two-way traffic. It will loop around the purposed sites, it will be bisected by an existing road, and finally come to a fork. The fork is not part of the purpose addition, but the fork allows access to a dumpster area, additional parking, and family owned property. Near the entrance of the Beach Club there is a staging area for up to 10 recreational vehicles as required by regulations. It is predicted that this area will be underutilized because guests are greeted by the owners and guided to the campsite. Nearly all the campsites are seasonal rentals. There will be guardrails that separate the purposed campsites from the Amos Lake Beach Club parking lot. The entrance to Amos Lake Beach Club will remain the same.

The minimum required campsite area is 25’ wide and 60’ long and 1500 square feet. The purposed sites are all over the minimum requirements. The range of sizes for the purposed 20 sites are from 2400 to 3560 square feet; this will provide ample space for a recreational vehicle and 2 additional vehicles to park on site. Guess parking is provided throughout the campground. There is mounted lighting on existing buildings and there will be pole lighting along the roadway. The pole lighting will have down lighting, which directs the light straight down rather than a cone shape lighting system. There will be solar lights on site poles.

During the construction and development process the owners would like to keep as many of the 30 trees as possible. Twenty-nine trees create a a natural buffer between the campsite and lake. These trees are mature trees ranging in diameters of 12” to 38”. There is approximately 220’ from the campsites to the lake.

All the sites will have utilities. The septic will be pumped to a leach field which has been approved by Albert Gosselin of Uncas Health District. The septic plan follows all state regulations and guidelines. As stated in Exhibit 4 there will be no adverse effects with storm runoff with this system. Appropriate
erosion controls will be taken during construction. The existing well is 75 feet away from any septic as stated in Exhibit 71.

Susan Mattern then shared charts showing data results from all testing, signage, and specifications for the project such as: details for the driveway, lighting, dumpsters, guiderails, sequence of construction.

Attorney Sweeney summarized the project as a modest expansion of an existing seasonal recreation area that has been part of the community since 1966. The expansion will have little impact to the area with the expansion locate over 200 feet from the lake.

He then referred to Exhibit 12y; acknowledged Mr. Paige’s objection and concerns about the project’s impact to his property value with the additional light, noise, smoke, and visual impact. Bill Sweeney stated that Mr. Paige’s property is approximately a quarter mile away and that natural topography and existing trees provides ample buffer and screening for his property. Attorney Sweeney reminded the Commission that they can’t make a judgement to regulate viewsheds for private property owners. He also pointed out that the project creates no vehicle or pedestrian hazards, the dense foliage protects visual views and the closet neighbor is 900 to 1400 feet away. The septic is done in such a way that there is no impact to Amos Lake itself. He then shared both winter and summer views from an area close to Mr. Paige’s property. Finally, he stated that approval of this plan would allow another generation to enjoy this beautiful asset of Amos Lake.

Art Moran asked if the new sites would be seasonal or daily sites.

Attorney Sweeney answered that they would be almost exclusively seasonal with only a few daily as required by regulations.

Art Moran also questioned the loading/staging area.

Attorney Sweeney explained that is part of requirements due to regulations.

Doreen Rankins asked if seasonal RV’s stayed year-round.

Attorney Williams shared that some people leave them on site while others take them elsewhere, both scenarios are allowed by regulations.

Doreen Rankins clarified that RV’s stay unlike the weekly turn over and traffic seen at Strawberry Park.

Attorney Sweeney answered correct.

Denise Beale questioned the possibility of music festivals.

Attorney Sweeney stated that it was not part of the park’s future.

Kathy Warzeha stated that they would need to come back to the Commission for a new Special Application.

Denise Beale restated her concern of sound traveling across the water.

Attorney Sweeney assured her that it was not part of the application and not what his clients want to pursue.
Richard Chalifoux asked if there have ever been any complaints against the campground.

Kathy Warzecha stated not to her knowledge.

Richard Chalifoux stated a concern that planting white pine around the septic and leech field.

Susan Mattern stated by keeping them trimmed to approximately 6’ will also keep their roots in check.

With no further questions from the Commission Chairman Moran open the floor to Public Comment.

Public Comments

Timothy Paige stated that his request for additional buffer would consist of a berm with shrubs 2-3 feet high. He stated that he felt confusion with the process and getting information. He has concerns about the lighting; full hook up vs gray water; and concerns that an economic impact report wasn’t available until this morning at 10am. He stated that the Commission has the right to require additional screening to buffer in off season months.

Henry Watson stated that he’s always been pleased with how the family has preserved the area. They have been a good neighbor to the town.

Lois Woodmansee stated that the campground brings business to the town and very happy with the campground thus far.

George Mattern stated that the owners have kept the campground neat, clean, and safe over the years and have allowed recreational access to the lake.

Sam Popenchock stated that the owners have made constant improvements over the years and is in favor of the expansion.

Ellen Popenchock stated that she is in favor of the expansion because of how well the owners have cared for the property thus far.

Taylor Woodmansee state he is in favor of the expansion.

Dave LoPresti stated that there are no negatives to the expansion. The owners have integrity and work hard to maintain a beautiful property that fits into our community.

Scott Ahern stated that his property abuts the campground and that the owners do a great job with their business.

William Sweeney rebutted that no additional buffering or screening are needed. The original plans have been revised since January. And finally, that Exhibit 13 was submitted last Friday, if they were not posted for the public to preview until this morning based on the town’s office schedule. He did note that they could have been presented as late as this evening. Lastly, he asked for a decision tonight.

With no other comments the Public Hearing was closed at 9:08 P.M.
Respectfully Submitted,

Kimberly Lang

Kimberly Lang