

To: Municipal offices and tax-paying voters of Town of Preston, Connecticut
From: Leigh Cremin, Town of Preston resident and property owner
Re: Economic and ecological redevelopment of prior farmland to expand resort facilities campus
Date: December 21, 2021

Hold the phone. (That means, "Wait, please.") Hold the phone because...

The Office of the Town Planner has approved projects in the last five years that are completely incongruent with the Town of Preston's Plan of Conservation and Development (POCD) and that Office needs to be evaluated,

To the end of reevaluating the implementation of the Town POCD and planning its revision, the Southeastern Council of Governments is working with the Town of Preston via the means of a survey of its townspeople specific to the Town's character and affordable housing ambitions, and promises delivery of data results by spring 2022,

The Town Engineer states in his December 8th report that the wetlands need to be re-flagged in the field for the Commission to properly evaluate this (or any) application and need to be readily identifiable in any development plans and inspections for such,

The following Connecticut Department of Energy and Environmental Protection (CT DEEP) Offices were contacted (by me) last week and had not heard of any proposed development of a 304-slot RV park next to Avery Pond on Route 2 in Preston which raises issues of due diligence in any inquiry, impact reporting and projections by the developer for this project in this locale:

Boating Division, Bureau of Outdoor Recreation (they regulate and maintain the boat ramps on Avery Pond and nearby Amos Lake,)

Wildlife Division, which office monitors nesting bald eagles in Connecticut, maintains the species on the Threatened Species list, and indicates an active bald eagle nest two miles from Avery Pond,

Land and Water Resources Division, which Land and Water Resource Division (LWRD) Applications includes the following activities:

- Aquifer Protection
- Coastal (Tidal)
- Inland Wetlands and Watercourses
- Flood Management
- Non-consumptive Diversion
- Section 401 Water Quality (Tidal and Non-tidal)
- Tidal and Inland General Permits,

The global health pandemic crisis is in its twenty-second month in Connecticut and every aspect of economic and ecological maintenance, growth, and sustainment must be reevaluated by stakeholders

BEFORE any major development, especially proposed development that is part of a 450-acre resort commercial zone with enormous economic potential and biodiversity,

It's blippin' Christmas Eve in four days, and thanks to a vaccination and at-home test kits, we get to spend time with our loved ones for the holidays after many months of isolation and grief, and we need to prepare our families for these more-than-ever wondrous gatherings.

So, hold the phone, please. No development in, no development out til we have a plan, know exactly what we want, what we have, and can accurately assess the challenges we will face to accommodate our needs while safeguarding our economic and ecological resources.

Thank you for your consideration.

Respectfully,

Leigh Cremin

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