



TOWN OF PRESTON

Inland Wetland and Watercourses Commission
389 Route 2
Preston, Connecticut 06365
860-887-5581 x118 voice 860-204-0021 facsimile

Fee \$ _____ Check # _____ Date Paid _____ Application # _____
Public Hearing Scheduled _____ Public Hearing Fee \$ _____ Date Paid _____

INLAND WETLAND AND WATERCOURSES COMMISSION
REVISED MARCH 9, 2022 TO ADDRESS PUBLIC HEARING AND EXPERT WITNESS COMMENTS
GENERAL APPLICATION

**TO CONDUCT A REGULATED ACTIVITY IN OR WITHIN 100 FEET OF AN INLAND WETLAND OR WATERCOURSE AREA;
FOR A SUBDIVISION/RESUBDIVISION CONTAINING AN IN INLAND WETLAND OR WATERCOURSE**

This application has been prepared in accordance with Sections 22a-36 to 22a-45, Section 8-26, inclusive, of the Connecticut Statutes, as amended, and the Town of Preston Inland Wetlands and Watercourses Regulations.

All applicants shall complete all applicable sections of this application form in accordance with Section 7 of the Town of Preston Inland Wetlands and Watercourses Regulations. In addition, please carefully review Section 8.1 of the Regulations regarding evaluation criteria. The application shall be accompanied by a check for the appropriate fee payable to the Town of Preston. **PLEASE ATTACH PLAN SHOWING DETAILS OF THIS APPLICATION.**

- Name of Applicant Blue Camp CT, LLC
 - Applicant's mailing address 9919 Stephen Decatur Highway, Ocean City, Maryland 21842
 - Applicant's phone number n/a home (443) 604-5518 work _____
- Applicant's interest in the property: Lessee
- Name of Property Owner (if not applicant) The Mashantucket Pequot Tribal Nation
 - Property owner's address and mailing address 2 Matt's Path, Mashantucket, Connecticut 06338 and P.O. Box 3008, Mashantucket, Connecticut 06338
 - Owner's phone number n/a home (860) 396-2111 work _____
- Attach a written, witnessed consent by the owner (if the application has not been signed by the owner) to allow the applicant to submit the application. See written consent of the Mashantucket Pequot Tribal Nation submitted herewith.
- Property address 451, 455 and 495 Connecticut Route 2 (Norwich-Westerly Road)
 - This property may be reached by proceeding easterly on Connecticut Route 2 from the intersection of Connecticut Route 2 with Connecticut Route 164 to the driveway entrance to the property which is on the north.
 - Assessor's map number 25 Lot # 0-2-451; 0-2-455; 0-2-495 Zoning District Resort Commercial and R-60
 - Is the property part of a pending or previously approved subdivision No, if so please reference n/a

PROFESSIONAL REVIEW FEE MAY BE REQUIRED

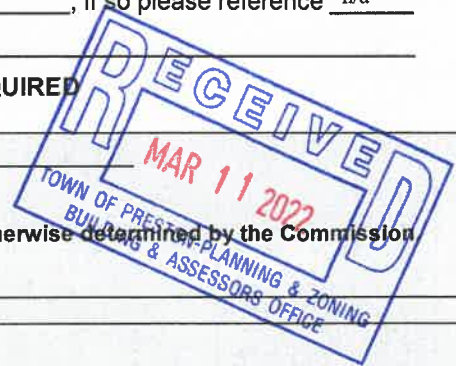
FOR OFFICIAL USE ONLY APPROVED _____ DENIED _____

Conditions of approval

- A bond in the amount of \$500 must be post prior to the start of work unless otherwise determined by the Commission
- Contact the Inland Wetland Agent prior to the start of work.

Reason for denial

Chairman/Secretary (signed) _____ Date _____ Date of Commission Action _____



6. Purpose of activity for which authorization is requested

Development of a comprehensive vacation resort recreation campground.

7. Describe in detail what the proposed activity will entail, including, but not limited to, alteration, construction, pollution, amount and type of deposition of material, amount and removal of material. Indicate all proposed activities within the wetland and watercourse area and the timing of the activities.

See Narrative submitted with this application.

8. Submit a detailed plan of the proposal in accordance with Section 7.2 of the Town of Preston Inland Wetlands and Watercourses regulations. See plan entitled "Blue Water Recreational Campground Resort at Avery Pond 451, 455 & 495 CT Route 2 (Norwich-Westerly Road) Preston, CT Issued for: P&Z Comment Revisions February 11, 2022 Revised March 9, 2022" prepared by Alfred Benesch & Company.

9. Describe the effect on drainage, upstream areas, downstream areas, areas adjacent to the wetland, and areas prone to erosion and sedimentation. Please describe the sedimentation and erosion control measures that will be implemented to eliminate any erosion, sedimentation or impact on the wetland areas:

See Narrative attached and submitted herewith.

10. Please explain all feasible and prudent alternatives to the alterations of the wetlands or watercourses. Please provide plans illustrating such alternatives.

See Narrative attached and submitted herewith.

11. List the names and addresses of abutting property landowners.

See "Abutters List Application of Blue Camp CT, LLC to Preston Inland Wetlands and Watercourses Commission 451, 455 and 495 Route 2, Preston, Connecticut" attached to the original application dated October 11, 2021.

12. Is a regulated activity proposed upon a wetland or watercourse located within 500 feet of an abutting municipality? If so, provide list of municipalities and documentation of the Notification to the abutting municipalities pursuant to Section 6.5 of the Inland Wetland and Watercourses Regulations.

No.

13. Certify whether or not the following conditions exist:

- a) Any portion of the property on which the regulated activity is proposed is located within 500 feet of the boundary of an adjoining municipality(s);
- b) Traffic attributable to the completed project on the site will use streets within the adjoining municipal to enter or exit the site;
- c) Sewer or water drainage from the project site will impact streets or other municipal or private property within the adjoining municipality, or;
- d) Water run-off from the improved site will impact streets or the other adjoining municipality.

Traffic attributable to the completed project will utilize Connecticut Route 2 located in the adjacent municipality of Ledyard, Connecticut and sanitary sewer service for the project will be transmitted through a subsurface transmission system through the Town of Ledyard, Connecticut to the wastewater treatment plant in Mashantucket, Connecticut.


14. Note the name of the soil scientist that flagged the wetland and/or watercourse and date the wetlands were flagged. All plans submitted must have the original signature of the soil scientist, land surveyor and professional engineer, if applicable.

Martin Brogie, Inc. - May 30, June 3 and June 4, 2019; partially reflagged by REMA Ecological Services, LLC on January 6, 2022.

The undersigned hereby consents to necessary and proper inspections of the above mentioned property by agents/commissioners of the Preston Inland Wetland and Watercourses Commission both before and after the permit are issued by the Commission.

The undersigned attests that the information supplied in the application is accurate to the best of his or her knowledge and belief.

BLUE CAMP CT, LLC


 _____ Date 03/09/2022

Signature of APPLICANT
 Print or type name: Harry B. Heller, its Authorized Agent
 The Mashantucket Pequot Tribal Nation
 _____ Date 03/09/2022

Signature of OWNER
 Print or type name: Harry B. Heller, its Authorized Agent

 Signature of OWNER
 Print or type name:

The applicant or the applicant's representative MUST appear before the Commission at the next regular meeting officially receiving the application, considering the revised application at a continued public hearing to be held on March 15, 2022

NOTHING IN THE INLAND WETLAND REGULATIONS SHALL NEGATE THE REQUIREMENT FOR THE APPLICANT TO OBTAIN ANY OTHER ASSENTS, PERMITS AND LICENSES REQUIRED BY LAW OR REGULATION BY THE TOWN, STATE OF CONNECTICUT, AND THE UNITED STATES GOVERNMENT, INCLUDING ANY APPROVAL REQUIRED BY THE PLANNING AND ZONING COMMISSION, THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION, AND THE UNITED STATES ARMY CORPS OF ENGINEERS. OBTAINING SUCH ASSENTS, PERMITS, OR LICENSES IS THE SOLE RESPONSIBILITY OF THE APPLICANT.