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March 11, 2022

Town of Preston
Inland Wetlands and Watercourses Commission
Attention: Mr. John Moulson, Chairman
389 Route 2
Preston, Connecticut 06365

Re: Application of Blue Camp CT, LLC to Town of Preston Inland Wetlands
and Watercourses Commission

Dear Mr. Moulson:

In light of comments received from the Town of Preston Inland Wetlands and Watercourses Commission at the continued public hearing held on March 1, 2022, as well as testimony of concerned residents at that continued public hearing, including a report submitted by Dr. George Knoecklein, alleging potential adverse impacts that the project may have on Avery Pond, the Applicant is revising its development initiative submitted for consideration to the Preston Inland Wetlands and Watercourses Commission. In addition, to assist the Applicant in determining that the revised project initiative will have no potential adverse impacts to Avery Pond, the Applicant has engaged the services of Carl D. Nielsen, a limnologist and certified lake manager. The highlights of the revisions to the project design are more fully detailed in a report entitled "Application of Blue Camp CT, LLC ("Applicant") to Town of Preston Inland Wetlands and Watercourses Commission Blue Water Recreational Campground Resort at Avery Pond 451, 455 & 495 Connecticut Route 2 (Norwich-Westerly Road), Preston, Connecticut Application Narrative Date: October 11, 2021 Revision No. 1: January 11, 2022- Address Review Comments Revision No. 2: March 9, 2022 Address Public Hearing and Expert Witness Comments". The significant modifications incorporated into the revised application and project plans are as follows:

1. The revised application eliminates a permit request to conduct any direct activities in inland wetlands and watercourses.
2. The 9 proposed safari tent sites on the northwesterly peninsula of the project parcel have been eliminated and the Applicant no longer seeks a permit to either access or disturb any

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portion of the northwesterly peninsula which is within the permitting jurisdiction of the Town of Preston Inland Wetlands and Watercourses Commission.

3. The revised application and site plan creates a 100 foot undisturbed natural buffer around the entire interface of the project parcel with Avery Pond, resulting in the elimination of 22 campsites.
4. The geometry of the most northerly two directional traffic lane within the project has been reconfigured to create a separating distance of greater than 100 feet from Avery Pond.
5. The proposed floating dock in Avery Pond has been eliminated from the project proposal.
6. The proposed elevated walkway providing access from the project site to the shore of Avery Pond has been eliminated.

Submitted herewith for further consideration by the Town of Preston Inland Wetlands and Watercourses Commission are the following:

1. Seven (7) copies of the March 9, 2022 revised Inland Wetland and Watercourses Application incorporating the parameters referenced above.
2. Seven (7) copies of the revised project narrative entitled "Application of Blue Camp CT, LLC ("Applicant") to Town of Preston Inland Wetlands and Watercourses Commission Blue Water Recreational Campground Resort at Avery Pond 451, 455 & 495 Connecticut Route 2 (Norwich-Westerly Road), Preston, Connecticut Application Narrative Date: October 11, 2021 Revision No. 1: January 11, 2022- Address Review Comments Revision No. 2: March 9, 2022 Address Public Hearing and Expert Witness Comments"
3. One (1) copy of the revised stormwater management report for the project entitled "Stormwater Management Report Blue Water Recreational Campground Facility 451-495 CT Route 2 Preston, CT Prepared For Town of Preston 389 Route 2 Preston, CT 06365 October 12, 2021 Rev. January 2022 Rev. March 2022" prepared by Benesch.
4. Two (2) full sized and five (5) half sized prints of the revised project site development 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 to Address Public Hearing Comments" prepared by Benesch.

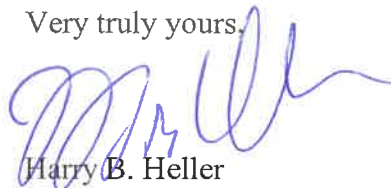
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5. Five (5) copies of a report evaluating the lack of project impact to the watercourse resource of Avery Pond which abuts the project site prepared by Carl D. Nielsen, CLM.
6. Revised State of Connecticut Department of Energy and Environmental Protection reporting form reflecting the revisions listed above.

Each of the above documents should be entered into the public hearing record with respect to the permitting proceeding currently extant before the Town of Preston Inland Wetlands and Watercourses Commission.

Should you have any questions concerning this correspondence or the documents submitted herewith, please feel free to contact the undersigned.

Very truly yours,



Harry B. Heller

HBH/smr
Enclosures
cc: Ms. Emily Demarco
cc: Mr. William Walter
cc: Mr. James Baeurle
cc: Carl D. Nielsen