

## Bekah Little

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**From:** Susan M Hotchkiss <susiekiss@comcast.net>  
**Sent:** Wednesday, March 23, 2022 1:42 PM  
**To:** Kathy Warzecha  
**Cc:** Bekah Little  
**Subject:** "EXTERNAL" P&Z testimony 3/22/22  
**Attachments:** Hotchkiss testimony w US Geographical Survey Map link.docx

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Hi Kathy,

Attached is our testimony from last evening. The longer link provided below and in the attachment is only active until April 20. After that it can be accessed by a google account user, using the smaller link.

It is a wonderful tool for viewing the interconnectedness of Avery Pond and Amos Lake. There is no stream per se between the two, but zooming in you can see the vast system of wetlands between the two water bodies. They are connected!

These two links appear to be accessible through the attached Word Doc.

[https://topobuilder-delivery.nationalmap.gov/MapDelivery/CT\\_75MinuteTopo1\\_20220321\\_123014\\_TM\\_geo.pdf?Expires=1655643686&Signature=ish~bJVl0skQemo6YirJlBok4lTfTmy83izkXrC8V7YFBjJH9u4bZ4yGLpoU~IP~tFq3y41gH6-BB6JhNSPvTlSjmgQUr~2zXEwgLUX-tobReOkkcgMUqnk8sofuQ8og-YwR2Kpq9XorWjxE33hYkf92m3sP1moA45Z2pDCZxp8zfe0YG1NqQU67QF~OMpobDI0qLVehhuK90XZkzE43VrsjhTRPeyKHKQCAEAts-ZXgiN9cQ-X2~u5~fo8uT-idIDP5GVyeEYFQAsvFIK9mug2ffMA6EbGDwVNw9EwK5prugORcrLo6hlqbCRkmllmQLbOJlZegQS6fFgK2MsoESQ\\_&Key-Pair-Id=KRXA08BF45ZAF](https://topobuilder-delivery.nationalmap.gov/MapDelivery/CT_75MinuteTopo1_20220321_123014_TM_geo.pdf?Expires=1655643686&Signature=ish~bJVl0skQemo6YirJlBok4lTfTmy83izkXrC8V7YFBjJH9u4bZ4yGLpoU~IP~tFq3y41gH6-BB6JhNSPvTlSjmgQUr~2zXEwgLUX-tobReOkkcgMUqnk8sofuQ8og-YwR2Kpq9XorWjxE33hYkf92m3sP1moA45Z2pDCZxp8zfe0YG1NqQU67QF~OMpobDI0qLVehhuK90XZkzE43VrsjhTRPeyKHKQCAEAts-ZXgiN9cQ-X2~u5~fo8uT-idIDP5GVyeEYFQAsvFIK9mug2ffMA6EbGDwVNw9EwK5prugORcrLo6hlqbCRkmllmQLbOJlZegQS6fFgK2MsoESQ_&Key-Pair-Id=KRXA08BF45ZAF)

<https://drive.google.com/file/d/1WQcvuUQfWoGZWXOxKrFdEY4htXLPbrmm/view?usp=drivesdk>

Susan Hotchkiss

P&Z Public Hearing March 22, 2022

1. With an average of 6 persons per site and 280 sites, that is how many people potentially are packed into this relatively small area making noise and doing what people do for carefree camping fun, like exploring the wetland and pond environments, despite signage to prevent it. It is likely that the average patron will have little or no concern for their effects on others, the environment, or the residential area that will be so close by.
2. Smoke from all 280 campsites in a highly compacted area will have an increased negative effect on air quality. Will all patrons really follow the park's guidebook and use only recommended substances for burning? Will there be foraging for wood in the area?
3. The application describes, in its site design, a "proposed landscaped berm along the frontage of route 2 to buffer the proposed resort development from traffic noise and the visual effects of traffic on Route 2." What about protecting the residential area in close proximity to the RV park from the DEVELOPMENT'S noise? The geography, including the echoing effect of the water, makes the residential area near the pond like an amphitheater. The sound is greatly amplified. Right now, we can easily hear sound carry over from casino activities such as summer outdoor movies and pool parties. That berm might even contribute to campground noise amplification. Large, hard sided RV's may even amplify sound.
4. Is there a specific plan submitted regarding pesticide application? Are invasive plant species being removed using herbicides? What products? Will wetlands be considered?
5. Have you gotten feedback from the school superintendent and our resident state troopers about the responses they received from the developer regarding their valid questions and concerns?
6. Will there be effects on the area's drinking water quality caused by vehicular leakage of fluids into groundwater and other influences such as the potential for waste water and stormwater infrastructure failure?
7. Water supply is another concern. The developer has stated that the Mashantucket Pequot Tribal Nation (MPTN) has informed them that the supply needs for 1000+ daily potential campers and the RV park's additional needs, like irrigation of landscaping, etc. will not be an issue. It was a surprise for us to hear that the water source for the RV park would be the Preston Plains Water Company community well, owned and operated by the MPTN. This is the same source which supplies

water to the 60+ year old residential development, formerly known as the Country Squire neighborhood. Our assumption was that water would be supplied by the tribe's reservation-treated water source, which could be assumed is the water source for the casino complex. Our water supply gets switched to that if there is an issue, such as in September when annual water testing revealed a contamination with E. coli. Our assumptions may be very wrong. Can the community well handle this increased operation in capacity and function? From where does the PP School get its water? You, who must make a critical and informed decision about this project, must require solid, factual information and accurate and timely communication from the water company about this; we residents depend on that water source. From recent experience, communication has not been good as far as details about disruptions in water supply and service. This must be absolutely clear before this project can proceed.

8. Finally, why is it that, when creating the zoning districts in our community, the Avery Pond watershed wasn't included along with Poquetanuck Cove and Amos Lake in the district named: "Special Resource Protection Overlay/Amos Lake Watershed Area and Poquetanuck Cove Area"? Continuing a description of this zone from the zoning regulations: **"This overlay district provides protection for the Amos Lake Watershed Area and Poquetanuck Cove Area. The uses and requirements are intended to limit intensive activities, which might produce surface runoff and groundwater contamination that could harm the lake or cove."** The interconnectedness of Avery Pond and the two streams flowing out of it, situated BETWEEN Amos Lake and Poquetanuck Cove, is well-established. These watercourses are part of the alewife migration to and from Amos Lake and Long Island Sound. (Recall the recently installed fishladder at Hallville.) The chair of Preston's Agriculture and Conservation Commission, Gary Piszcek, has stated in testimony before wetlands that this area is part of a "wildlife corridor". This oversight is really unfortunate because the health of quiet, 36 acre Avery Pond and its associated wetlands and watercourses directly impact connected downstream waterways and environs. Is it because of its apparently unfortunate location off of route 2, that the land nearby Avery Pond has gotten lumped into the resort commercial zoning district? This development, as currently planned, IS an "intensive activity, which might produce surface runoff and groundwater contamination that could harm" the pond and its related watercourses which eventually will connect with Preston's Poquetanuck Cove and beyond. The singular interconnected nature of the Amos Lake, Avery Pond, and the watershed leading to Poquetanuck Cove is clearly illustrated by this US Geographical Survey map: [https://topobuilder-delivery.nationalmap.gov/MapDelivery/CT\\_75MinuteTopo1\\_20220321\\_123014\\_TM\\_geo.pdf?Expires=1655643686&Signature=ish~bJVI0skQemo6YirJlBok4ITfTmy83jzkXrC8V7YFBJJH9u4bZ4yGLpoU~IP~tFq3y41gH6-BB6JhNSPvTlsimgQUr~2zXEwqLUX-tobReOkkcgMUqnk8sofuQ8og-YwR2Kpq9XorWjxE33hYkf92m3sP1moA45Z2pDCZxp8zfe0YG1NqQU67QF~OMpobDI0qLVehhuK90XZkzE43VrsjhTRPeyKHKQCAEAts-ZXgiN9cQ-X2~u5~fo8uT-idIDP5GVYeEyFQAsvFIK9mug2ffMA6EbGDwVNw9EwK5prugORcrLo6hlqbCRkmllmQLbOJIZegQS6fFgK2MsoESQ\\_&Key-Pair-Id=KRXA08BF45ZAF](https://topobuilder-delivery.nationalmap.gov/MapDelivery/CT_75MinuteTopo1_20220321_123014_TM_geo.pdf?Expires=1655643686&Signature=ish~bJVI0skQemo6YirJlBok4ITfTmy83jzkXrC8V7YFBJJH9u4bZ4yGLpoU~IP~tFq3y41gH6-BB6JhNSPvTlsimgQUr~2zXEwqLUX-tobReOkkcgMUqnk8sofuQ8og-YwR2Kpq9XorWjxE33hYkf92m3sP1moA45Z2pDCZxp8zfe0YG1NqQU67QF~OMpobDI0qLVehhuK90XZkzE43VrsjhTRPeyKHKQCAEAts-ZXgiN9cQ-X2~u5~fo8uT-idIDP5GVYeEyFQAsvFIK9mug2ffMA6EbGDwVNw9EwK5prugORcrLo6hlqbCRkmllmQLbOJIZegQS6fFgK2MsoESQ_&Key-Pair-Id=KRXA08BF45ZAF)

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<https://drive.google.com/file/d/1WQcvuUQfWoGZWXOxKrFdEY4htXLPbrmm/view?usp=drivesdk> )



9. Commission members: to protect this environmentally important watershed, this RV park should be re-designed to ensure that at least a 100 foot buffer is between any

and all activity, permanent structures, infrastructure, campsites, etc. and ALL wetlands and watercourses, not just the pond.

Susan and Tim Hotchkiss, 20 Lynn Drive