

HELLER, HELLER & McCOY
Attorneys at Law
736 Norwich-New London Turnpike
Uncasville, Connecticut 06382



Sidney F. Heller (1903-1986)
Harry B. Heller (hheller@hellermccoy.com)
William E. McCoy (bmccoy@hellermccoy.com)

Mary Gagne O'Donal (mgodonal@hellermccoy.com)
Andrew J. McCoy (amccoy@hellermccoy.com)

Telephone: (860) 848-1248
Facsimile: (860) 848-4003

April 14, 2022

Town of Preston Planning and Zoning Commission
Attention: Mrs. Kathy Warzecha, Director of Planning
389 Route 2
Preston, Connecticut 06365

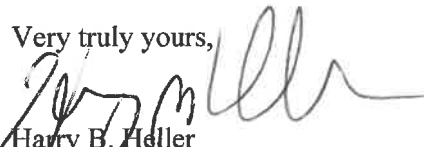
Re: Blue Camp CT, LLC – Application for Special Exception for a Recreation Campground at 451, 455 and 495 Connecticut Route 2 (Norwich-Westerly Road), Preston, Connecticut

Dear Kathy:

Enclosed herewith please find a synopsis (with backup) of information received from the Resident State Trooper of the Town of Preston and the Preston Fire Marshal with respect to emergency responses to the two (2) existing campgrounds in the Town of Preston (i.e. Strawberry Park and Hidden Acres). In evaluating the information provided herein, please note that the two (2) existing campgrounds, combined, contain approximately 670 individual recreation campground sites. This represents approximately 240% of the number of campsites currently proposed in the Blue Water Resort at Avery Pond.

This information is submitted in response to your query concerning the demand that the proposed recreation campground will place on municipal services.

Should you have any questions, please feel free to contact the undersigned.

Very truly yours,

Harry B. Heller

HBH/rmb
Enclosures

Cc: Michael Carey, Esquire

EMERGENCY SERVICES TO EXISTING RV PARKS (PRESTON, CT)

1. Fire Department¹:

Total Number of Calls to Fire Departments (2021):	615
Total Number of Calls coming from Existing RV Parks (2021):	9
<hr/>	
Total Percentage of Calls Attributed to RV Parks (2021):	≈1.5%

2. Police Department²:

Total Number of Calls to Police Department/Trooper (2021):	2,535
Total Number of Calls Not Including Traffic Stops/ Motorist Assistance:	1,977
<hr/>	
Total Number of Calls Coming from Existing RV Parks (2021):	14³
<hr/>	
Total Percentage of Calls Attributed to RV Parks (2021):	≈0.6%
Total Percentage of Calls (less Traffic Stops/Motorist Assistance)	≈0.7%

¹ Figures provided by Town of Preston Fire Chief, Keith Wucik, via email dated 3/23/22 and 3/24/22.

² Figures provided by Resident State Trooper, Sean Bresnan, via emails dated 4/12/22

³ All calls came from Strawberry Park and are broken down as follows:

- Four (4) assist citizens- no report taken
- One (1) criminal mischief- no report taken
- Two (2) disturbances- no report taken
- One (1) domestic- Report taken/arrest made
- One (1) larceny- no report taken
- Two (2) patrol checks- no report taken
- Three (3) suspicious incidents- 1 report taken



Andrew McCoy <amccoy@hellermccoy.com>

Camp Ground Statistics 2021

Bresnan, Sean <Sean.Bresnan@ct.gov>

Tue, Apr 12, 2022 at 11:46 AM

To: "amccoy@hellermccoy.com" <amccoy@hellermccoy.com>

Andrew,

For the year of 2021 I found the following information:

Hidden Acres Camp Ground (47 River Road Preston): 0 calls for service

Strawberry Park (42 Pierce Road Preston): 14 calls for service.

4 assist citizens- no report taken
1 criminal mischief- no report take
2 disturbances- no report taken
1 domestic- Report taken/arrest made
1 larceny- no report taken
2 patrol checks- no report taken
3 suspicious incidents- 1 report taken

I hope this helps. If you need any more information I can try to get it to you.

Respectfully,

Trooper Sean Bresnan #530
Connecticut State Police Troop E
W: (860) 848-6500
Ext. 5127
E: Sean.Bresnan@ct.gov



Andrew McCoy <amccoy@hellermccoy.com>

Camp Ground Statistics 2021

Bresnan, Sean <Sean.Bresnan@ct.gov>
To: Andrew McCoy <amccoy@hellermccoy.com>

Tue, Apr 12, 2022 at 12:10 PM

For the year of 2021, total calls in the Town of Preston was 2,535 but that includes 381 traffic stops, 177 motorist assists. It also includes if we do a general patrol check of an area with no caller... unfortunately it's a little difficult to break it down any further to help get a solid number on how many "calls for service" there was.

Respectfully,

Trooper Sean Bresnan #530
Connecticut State Police Troop E
W: (860) 848-6500
Ext. 5127
E: Sean.Bresnan@ct.gov

From: Andrew McCoy <amccoy@hellermccoy.com>
Sent: Tuesday, April 12, 2022 11:49:26 AM
To: Bresnan, Sean <Sean.Bresnan@ct.gov>
Subject: Re: Camp Ground Statistics 2021

EXTERNAL EMAIL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

[Quoted text hidden]



Andrew McCoy <amccoy@hellermccoy.com>

RE: "EXTERNAL" Strawberry Park and Hidden Acres

Fire Chief <firechief@preston-ct.org>
To: Andrew McCoy <amccoy@hellermccoy.com>

Wed, Mar 23, 2022 at 2:59 PM

Andrew, we responded 9 times to the two campgrounds in 2021.

Keith Wucik

Fire Chief / EMD

Town of Preston

C: 860-222-5970

From: Andrew McCoy <amccoy@hellermccoy.com>
Sent: Wednesday, March 23, 2022 10:11 AM
To: Fire Chief <firechief@preston-ct.org>
Subject: "EXTERNAL" Strawberry Park and Hidden Acres

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I was hoping to talk with you regarding the above two properties. Specifically, I am trying to determine the number of calls received by the fire department regarding the above properties in 2021.

Please give me a call at my offices to discuss further when you have a moment. Our office number is 860.848.1248. I can also be reached via cell at 860.271.6470

Best,

Andrew McCoy

Heller, Heller & McCoy

736 Norwich- New London Turnpike

Uncasville, Connecticut 06382

Office: (860) 848-1248

Cell: (860) 271-6470

.....CONFIDENTIALITY NOTICE.....

The information in this email may be confidential and/or privileged. This email is intended to be reviewed by only the individual or organization named above. If you are not the intended recipient or an authorized representative of the intended recipient, you are hereby notified that any review, dissemination or copying of this email and its attachments, if any, or the information contained herein is prohibited. If you have received this email in error, please immediately notify the sender by return email and delete this email from your system.

Thank You.



Andrew McCoy <amccoy@hellermccoy.com>

RE: "EXTERNAL" Strawberry Park and Hidden Acres

Fire Chief <firechief@preston-ct.org>
To: Andrew McCoy <amccoy@hellermccoy.com>

Mon, Apr 4, 2022 at 1:59 PM

All medical incidents. All at Strawberry Park. 6 Transports.

[Quoted text hidden]



Andrew McCoy <amccoy@hellermccoy.com>

RE: "EXTERNAL" Strawberry Park and Hidden Acres

Fire Chief <firechief@preston-ct.org>
To: Andrew McCoy <amccoy@hellermccoy.com>

Thu, Mar 24, 2022 at 11:52 AM

Andrew,

The town of Preston is one department but has two stations, Poquetanuck and Preston City. We do not respond separately to calls. So the total of calls would not be for one station or the other but for the entire department. The Preston Fire Department as a whole responded to 615 emergency calls.

[Quoted text hidden]