

Planner's comments regarding compliance with the Zoning Regulations with Comment's by PZC Members

	Regulation	Comments	Resolution/Modification	Other Comments
1	Lot size 10 acres 18.11.1	Complies 65+ acres		
2	Road requirements 18.11.2	Complies		
3	Entry drive 24'w x 100' 18.11.2	Complies but should identify distance on the plan	Identify the 100' distance for the driveway access.	
4	Staging area 10 spaces 18.11.2	Complied; 17 spaces provided		
5	Road width - one way 12' and two way 20' 18.11.2 a.	Width for tent area drive is 10' and has been added to the plan. The plan notes that the area will only be accessed by golf carts.		
6	6"8" road detail 18.11.2 a.	Complies; 6"8" gravel base		
7	Non-erosive surface 18.11.2 a.	Complies; stone dust		
8	Engineered prepared plans - cul-de-sac roads, drainage 18.11.2 b	Complies		
9	Emergency access into the park and no campsite closer than 100' to the highway 18.11.2 c	Complies; Emergency access adjacent to main drive plus and additional drive in a separate location pending approval from OSTA/101' to front property line and highway line. C-2.2.	Install second emergency access once approved by the state OSTA	
10	Safe pedestrian access 18.11.2 c	Sidewalks are provided in building area. Fencing was added around playground area; speed of vehicles on long interior roads is of concern.	Add speed bumps in roadway areas and speed limit signs.	
11	Buffer 50' to abutters and 75' for campsite to property line 18.11.3	Vegetative buffer provided/ 100' minimum to all property lines. Additional evergreens have been added to the plan at the top of the slope by the pond. The evergreens (white pines) will be 14' to 16'. The elevation of the evergreens when planted will be at between 133' above msl and the ground elevation in the residential area of Lynn Drive is about 120' above msl and 122 above msl. The quantity listed on the planting chart should reflect what is shown on the plans (I think it says on the chart that only 5 white pines are being planted)	The number of planting listed in the chart should reflect what is noted on the plan. The Town Planner may require additional plantings based on field conditions, after the project is complete and before the final Zoning Compliance is approved (if approved)	A. Moran maybe under resolution it should say "if application gets approved"? Noted and Added
12	Density - 5 site per acre 18.11.4	Complied; 325 permitted - 280 provided		
13	Campsite dimensions 18.11.5	Campsites extend into roadways. The applicant response is that many of the spaces are parallelograms t that the spaces do reflect the 6"x25' requirement without extending into the roadway.	Provide a detail of the parallelogram spaces and note the sites that meet the size requirement based on the sites being parallelograms.	
14	Group camping 18.11.6	None proposed.		
15	Other provisions restrooms 18.11.7 a.	Campsites are served by community water and sewer. Letter has been provided that the water and sewer service will be provided by the MPTN utility and will not use the wells in the Lynn Drive area.		
16	Trapped dumping station 18.11.7b.	Served by community sewer.		
17	Outdoor electrical to be waterproofed 18.11.7.	Add note to C-2.0	Add note to C-2.0	
18	Powerline 18.11.7 d.	Complied; Underground utilities provided		
19	Liquified petroleum gas 18.11.7 e	Add note to C-2.0 "Liquified petroleum gas for cooking or heating purposes shall not be used at individual trailer spaces unless the containers are properly installed in accordance with the Connecticut Building Code and/or Connecticut Fire Safety Code and any other required permit. Portable liquified petroleum gas cylinders shall be securely locked in place, adequately protected from the weather and installed in accordance with the Connecticut Building Code and Fire Safety Code."	Add note to C-2.0	A Moran: Maybe word it different? The bottles attached to the camper are always attached, some campers use a separate gas grill.

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20	Portable fire extinguisher 18.11.7 f	Add note to plan that the check in paperwork will note that a portable fire extinguisher is required for RV units	Add note to plan that the check in paperwork will note that portable fire extinguisher are required for RV units	
21	One occupant 18.11.7 g	Complies; Plan shows one camper per lot		
	Off season use 18.11.8	Complies; Note is on plan that the park is open from April 13 to October 31. The campground will be closed all other times.	Any revision to this opening/closing dates will require approval by the Town Planner/PZC	
22	Storage 18.11.9	Complies; Applicant responded that no storage will be provided on site except for park models owned by Blue Camp. There will be no set location for the park models.	Note this on the Plan C-2.0	
23	Campground register 18.11.10	Complies. Noted on the plan sheet C-2.0		
24	Caretakers 18.11.11	Complies - add note to plan Sheet C-2.0 stating such, the plan indicates that caretakers will "most likely live off-site".	Change note to read that caretakers will live off site with 24 hour availability. If this is changed to have caretakers living on site, approval will be required by the PZC.	
25	Accessory Uses 18.11.12	Accessory uses are shown on the plan.		
25	Music Festivals 18.11.13	No music festivals will be held at the site - this is noted on the plan.	Any addition to the campground to add music festivals will require approval by the Commission of a new special exception.	
27	Renewal Permit 18.11.14	Renewal permit should be required with the condition that the storm water maintenance report will be provided annually with the renewal permit to ensure proper maintenance of the storm water system. The maintenance report will be sent to the town engineer for review and approval. if additional work is required, said work will be completed by the campground owner prior to the issuance of the renewal permit.	Renewal permit should be required with the condition that the storm water maintenance report will be provided annually with the renewal permit to ensure proper maintenance of the storm water system. The maintenance report will be sent to the town engineer for review and approval. if additional work is required, said work will be completed by the campground owner prior to the issuance of the renewal permit and opening of the campground.	A. Moran: Do we make the other campgrounds do this? No, but the recommendation comes as a result of comments made by George Knoecklin, limnologist, his concern is that the storm water basins will not be maintained and will result in degrading the water quality of the pond - which is a reasonable concern. Having the maintenance tied to the renewal permit will ensure the maintenance occurs.
28	Section 19 Site Plan Requirements			
29	19.1.1 Drainage	Provided - CLA comments dated 3/30/2022		
30	19.1.2 Wetland approval	Pending		
31	19.1.3 Plan content and ingredients	Complies		
32	19.1.4 E. & S.	Complies		
33	19.5 Design Standards a-j	Complies		
34	Section 20 Parking Requirements			
35	20.1 General requirements	Complies - adequate parking provided on-site		
36	20.1 a - All weathered surfaced	Complies: Stone dust/bituminous/concrete		
37	20.1 b - parking space size	Complied sheet C-6		

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38	20.1 c Maneuvering	Complies except back up space - maneuvering plan provided C-7 series; and parking lot back up space - the Commission may need to approve a lesser back up space for parking along the front of the property - it appears the back-up space is only 20'.	Add distance for back up spaces	A. Moran: Again, did we make Strawberry Park or Amos Lake require this? Yes. The requirement of having back up space for vehicular parking is required to be 24' for two-way traffic. T.P. Response: It appears that the back up space is 20' for the parking spaces that are parallel to Route 2. the regulations require 24'. They have a few options here - make that drive one way (not recommended), make the parking spaces 10'x18' and reduce the sidewalk to 4' and add wheel stops or move the side walk a bit to create a 24' back up space.
39	20.1 d landscaping within parking area	Complies		
40	20.2 Spaces required	Complies	Provide calculations in zoning chart	
41	20.3 Loading	No loading space is provided; however there are 17 staging spaces and one of the spaces can be used for a loading space	Loading Space in staging area	A. Moran: Not sure what the loading area is? T.P. Response: A loading space is to allow a large vehicle to load and unload materials - they have plenty of staging spaces and if they need a loading space - they can use a staging space. Modified resolution to indicate that staging area can be used for loading/unloading.
42	Additional comments based on Special Exception Requirements			
43	18.2 Notification to abutters	Completed 2/7/2022		
44	18.4 Criteria for Evaluating special exception: Harmony, of general intent, protect rights of individuals, property values, environment, neighborhood compatibility, etc.			

	Regulation	Comments	Resolution/Modification	Other Comments
45	<p>a. Site Design . Overall design, architectural treatment and aesthetic character shall be in harmony with the surrounding area. Consideration shall be given to the following: the design of the proposed use(s), building(s) or development, the relationship between the buildings and the land, the relationships between buildings or structures, the overall physical appearance of the property, building or development and its subsequent compatibility with surrounding development and the neighborhood.</p>	<p>1. The project fronts on Route 2, a commercial route zoned frontage is Resort Commercial which purpose is to promote tourism-oriented commercial development. The project has only one access point to control the flow of traffic. Adjacent uses are the school, gas station, town hall, agricultural, hotel. The architecture of the surrounding area is eclectic. The proposed buildings will be designed with cedar shakes and fiber cement linear siding.</p> <p>2. The rear portion of the property is zoned residentially. The closest disturbance of the development to a property under separate ownership in the residential district is 100' - this is along Avery Pond. The closest residentially used property is 200'. A natural and planted buffer is provided from the developed area to the residential area; an additional line of evergreens (white pines) has been added to the plan to enhance the buffering of the project from the residential area. The white pines will be 14'-16' when planted and can grow to a height of 50' to 100'. Their life span is between 200 years to 450 yrs. The plans show the trees will be staggered and planted about 10' on center. The fast growing trees can grow about 24" per year (information from New England Forestry Foundation and Aborday.org.) The planting of the white pines should eventually (quickly) provide a solid screen of the campground from the residential area.</p> <p>3. A Landscaped entrance will be installed. A berm will be installed along Route 2 and planted with pin oaks which are very hearty and can grow to 70' to 100' tall.</p> <p>4. Dumpsters and trash receptacles have been provided to control trash. White pines will stop debris from entering the pond.</p> <p>5. The project will maintain 25 feet to the wetland areas in most places – with the exception of the westerly cul-de-sac. In this area, the 25'x60' campsites are within 25' of the wetland, but the area will be used for smaller campers and as a result the actual developed area is 25' from the wetland. The IWWC has jurisdiction over the work within the wetland buffer. The Commission needs to consider the relationship between buildings and land and the overall physical appearance of the property, how it fits into actual landscape of the area only.</p> <p>6. The applicant has developed an extensive landscape plan to help integrate the project into the natural landscape, several rain gardens and landscaped drainage basins have been added to help accomplish this goal and address the storm water within the site.</p> <p>7 Lights from the campground should not be visible from the neighborhood as they are at a lower elevation than the treeline.</p>		<p>A. Moran: I thought the dumpsters were going to be behind a fence so they couldn't be seen.</p> <p>T.P. response: Yes they will be fenced, but the adding the white pines will help with eliminating any loose debris entering the pond.</p>

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46	<p>b)Appropriateness of Location or Use: The use shall preserve the integrity and character of the neighborhood, adjacent uses and current zoning district. Consideration shall be given to the size, location, use and height of buildings, nature and extent of landscaping, location of driveways, parking and loading areas. The intensity of the proposed use and project development shall be compatible with the adopted POCD. The use and project shall be compatible with adjacent established uses and the neighborhood. The project and its use(s) shall not degrade or decrease the value of the surrounding properties. Surrounding properties shall continue to have an ability to consistently develop with the prevailing zoning district and applicable regulations.</p>	<p>1. Resort Commercial District: Surrounding land uses are the school, hotel, Dunkin Donuts, town hall/library, gas station, and farms along the commercial strip. There are a variety of commercial uses within the area - all uses permitted or allowed by special permit.</p> <p>2. R-60 District: Residential district is set back 500' from Route 2. Closest point to the residential use is 200'. A viewshed analysis has been provided that illustrates that the residents will not see the project from their residential properties (see sheet c-2.6)</p> <p>In order to protect the integrity and character of the neighborhood in the residential area, extensive landscaping has been provided as noted above.</p> <p>There will be no access to the site from the residential district and visibility of the project will be screened by existing and proposed plantings as noted above.</p> <p>3. There are several structures: a welcome center, pavilion, maintenance center and 2 bathhouses. The maximum height of any structure is 22.5'; lighting is 12' and angled downward. There will be a tennis court, pool, splash pad area with slide, playground, bocce court, and volleyball court. Parking will be located 100' from the front property line and will surround the activity area. There will be one public access point that will be 28' wide. A 20' wide emergency access will be located along side of the main drive. A detail has been provided of the entrance that includes signage. Two stone walls will flank the entry drive with two sign panels - these are set back from the edge of the road pavement by about 50'. 4. An extensive landscape plan has been designed that includes the planting of the drainage basins, rain gardens; planting deciduous trees and installing a berm along Route 2; visual screen between the project and the residential area will be achieved by preserving the existing trees within 100 feet of the project and a mixture of evergreens and fast growing deciduous trees. Each campsite will have a minimum of 2 shade trees and 7 shrubs.</p> <p>5. A report from the applicant's attorney was provided indicating consistency with the POCD - exhibit 34.</p> <p>6. A Neighborhood Impact Study (NIS) (Exhibit 64) has been provided. The Conclusion to the NIS indicated that Rt 2 is mixed commercial, residential and agricultural. The site is well suited for the development - which has occurred in this area to support the casino and associated recreational tourist influx. A paired analysis was presented to review sales activity in proximity to campground were similar to those not in proximity to a campground and did not negatively effect neighborhood property values.</p>		
	<p>Continued from above b)</p>	<p>7. Public concern regarding impact on residential property values. There were several articles added into the record that addressed the issue of impact on property value and the neighborhood, including exhibits 67-70.</p> <p>8. Public concern with proximity of development to the pond - See exhibit 61.</p> <p>9. Public concern regarding cost of community services. Applicant responded with a narrative that indicates that the 2 current campgrounds (there are actually 3) have generated an a combined average of 9 annual emergency calls to the fire chief annually. The project is anticipated to be one of the top three taxpayers in the town. See exhibit 82.</p> <p>Concern by the Conservation Agricultural Commission that the project does not presently meet the goal of achieving balance in the long term harmony in the natural world. see exhibit 81.</p>		

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47	c) Adjacent and feeder street(s) shall have the ability to handle peak traffic loads and shall not cause traffic hazards. The use and the extent, nature and arrangement of parking facilities, entrances and exits shall not create or further aggravate vehicular and pedestrian traffic safety problems.	Traffic plan and a revised traffic plan has been provided. The Resident State Trooper should be contacted to coordinate the traffic control during the construction period. Consultant comments have been provided. The traffic circulation plan has been provided and should also include adding speed limit signs and speed bumps. Check-in shall be after 3:30 p.m. during school year to prevent any conflicts with the school bus schedule. Concern with the number of trips during peak check-in times especially on weekends and holidays. Van transportation will be provided to the Casino (Foxwoods only?) Sight distance along Route 2 is in excess of 1,000 feet Meeting to be held with OSTA 4/21/2022	1. Speed bumps and speed limit signs should be added to the plan 2. Check-in shall be after 3:30 p.m. during school year to prevent conflicts with the bus schedule. 3. The Resident State Trooper should be contacted to coordinate the traffic control.	A. Moran: I do not feel you can control check in time. Most people anyway do not check much before 3pm. And why would they be required to pay for the State Trooper have to be there? There is not going to be enough traffic for checking in to require a Trooper and a certain check in time. T.P. response: Comments are revised to indicate that the applicant will coordinate traffic control during the construction period not for check in. Having check-in coordinate with the schools hours is a good thing. This will only be during the week and during the school year.
48	d) The obstruction of light or air shall be reviewed as relates to impact on scenic views and solar access. The use(s) shall not create excessive and unreasonable noise that is different from what currently exists within the neighborhood. Consideration shall be given to light levels, smoke, odor, gas, dust or vibration in noxious or offensive quantities, and the distance between offensive processes and adjacent properties. The proposed use will not adversely affect environmental quality.	1. There will be no obstruction of light. A view shed analysis has been provided and the project should not be visible from the residential properties. A solid buffer is being provided with white pines. 2. There will be no music festivals, all amplification will meet the ct noise recommendations, and all outdoor activities will be over by 10:00pm weekdays and 11:15 p.m. weekends. No amplification is proposed to be used. 3. Each camp site will have a fire pit. 4. The IWWC 5. Environmental concerns: a) PFAS and PFOS contamination: Report submitted by BGT Environmental Ex. 75 indicating that the sludge was applied over 25 yrs. ago, noting that the type of development and site alteration will not result in an increase in PFAS migration to the wetland more than the process has over the past 15 years and therefore will not create a greater impact on the lake or wetland that is currently occurring. The report has been sent to the State DEEP for review and comment. b) Report from George Knoecklin: (exhibit 61) concerns with cyanobacteria bloom, water clarity, need description of "lake" as a wetland, wetland vegetation description, impact on storm water on the "lake", how shall oil and other contaminants be contained; detention ponds not discharging clean water, wetlands will be degraded, lack of vegetative buffer. The applicant's response from Nielson regarding impact on Avery Pond (exhibit 66). c) Concern by Bull of the CT Audubon Society impact on flora and fauna (exhibit 63)	1. PFAS Comments from DEEP are pending. Unfortunately after DEEP indicated that they would review the report provided by the applicant, they sent a email that they did not have time to review the report. 2. Annual stormwater report to be provided to the ZEO with the annual renewal. The report will be forwarded to the town engineer for inspection and comments. If any improvements need to be made, they will be made prior to the issuance to the renewal permit. If the repairs to the system are not completed in compliance with the plan within 30 days or a timelimit approved by the Town Planner, the town will have the right to enter the property and clean or update the system. The fee for that will be paid for by the owner of the project. 3. Smokeless fire pits will be used and no out of state wood will be permitted. 4. No outdoor activities will have amplification. Any changes to amplifications or addition of music festivals shall require approval by the PZC. 5. IWWC was approved will have a copy of the minutes for the meeting. 6. Provide a spill control and counter measures plan.	A. Moran: The quiet time says 11:15pm, should that be 11pm? What is a smokeless firepit? Never heard of that. Should be removed. And if they are having a band for a dance, every instrument uses an amplifier. T.P response: Quiet time is listed as 11:15 p.m in the regulations. There are smokeless firepits that are very effective. The response letter indicates that they will not have amplification.; however if they do, all amplification should meet the recommendations in the CT Noise regulations.
49	e) Consideration shall be given to protecting unusual topography, walls, habitat areas, and trees, or other unique vegetation on the site. A landscaping plan shall be provided showing mature trees, shrubs, and noninvasive species.	An extensive landscape plan has been provided. Archaeological remains, pond, wetlands and the habitat areas are all special features at the site. Coordination with the MTHO and State Archaeologist is required. 100' buffer to the pond and 25' to the wetland. Lights 12' and angled downward to prevent glare onto adjacent properties. Lighting plan has been provided that shows the extent of the footcandles (see pg. SL-1 in on plans exhibit 85)		

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50	Staff Comments	Town Planner	<p>1. All items of concern are address above.</p> <p>2. An insect and rodent plan needs to be provided and reviewed by the CTDEEP</p> <p>3. Need additional information as for the construction and installation of the tents (See C-6.6).</p> <p>4. Monthly E &S reports to be provided to the Town Planner and PZC during the construction period.</p> <p>5. The IWWC has approved the application with several conditions including that a \$600,000 bond be posted. Rather than two bonds being posted, the PZC and IWWC should have a joint bond that would require both IWWC and PZC sign off before any bonding is released (provided that application is approved)</p>	<p>A. Moran: Again, do other campgrounds have to supply a rodent & insect plan? What are E&S reports? And they have to be monthly?</p> <p>T.P. response: This is a requirement during music festivals and is not actually required otherwise. However having a pest control plan should be required because of the size of the project. All pest control should be reviewed by the CT DEEP to ensure no impact on the environment.</p> <p>E&S (Erosion and Sediment) control is just done during the constructuction period.</p>
51		Town Engineer	All concerns have been addressed - one letter remaining.	
52		Resident Trooper	Response Provided	
53		Superintendent of Schools - cannot deny attendance to school	There is a note on the plan that indicated school aged students will not be permitted to attend Preston Public Schools. It is noted that the town cannot prohibit children from attending the schools. The note should be removed from the plan.	
54		Traffic - meeting was held with the CT Office of State Traffic Administration (OSTA) regarding the application. The applicant needs to provide additional information to OSTA who will not approve the application until the municipality acts on the application.	Response Provided from the applicant. Any changes to the plan that results from the issuance of permit from the OSTA, approval may be required by the PZC.	
55		Fire Chief	No concern	