

105

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The Town of Preston, its commissions and town representatives, serve its citizens. This development does not benefit its residents. It benefits those who will pay to stay there. It is intended to benefit its developer and the tribe. **It is impossible to claim with certainty that the tax income generated by this development, as stated by attorney Heller, will offset other costs to the town due to reduced property values and increased expenses for the town. It is impossible to put a dollar value on the many negative effects that it will have on the quality of life for the many residents living nearby, the effects it will have on the school, the impacts on local traffic and most certainly on the environment and the wildlife in it.**

This development, as it is currently designed, has too many negative or potential negative impacts. It is not up to Preston to ensure that Blue Water will be able to achieve its high profit goals. If Preston wants to permit such a thing, an RV park with a much smaller impact on the environment, on the surrounding neighborhood and on the resources of Preston must be considered. As representatives for the residents of this town, you have the ability to require that there need to be alterations of the project in the form of conditions for approval. Blue Water can spend less; they don't need to pack sites in like sardines in a can in order to maximize the number of sites according to a predesigned formula in zoning regulations. **Any development must be sensitive to the environment: the watershed, wildlife and their habitats, and the potential for surface and aquifer pollution.**

Some excerpts from your POCD:

Page 21: **"A resort commercial district extends along Route 2 in the eastern part of the town and includes the southern part of Route 164. The RC district is intended to allow tourist-type development such as hotels, recreational amenities, and services such as grocery stores and offices."** In re to the Preston Riverwalk development it continues, **".....but requires that any development be sensitive to the natural resources within the area and the rural character of the community."** Should this not also be the same for the Avery Pond area?

p. 141, Goal 5: Priority areas for economic development in Preston will be those areas located on state highways that have access, visual exposure, **environmental compatibility and remoteness from residential development.**

Page 149, Goal 1 (Natural Resources) Objective: "Ensure that existing and future water supplies are adequately protected.

(4 actions are listed:)

- **Action 3: "In the interim, PZC should consider adopting groundwater protection regulations for the land over the aquifer that serves the PPWC (in the vicinity of Avery Pond)."**
- **Action 4: "PZC should consider adopting stream protection measures for Shewville Brook, which has been identified as a future potential surface water supply."** This would mean that Indiantown Brook, which flows out from Avery Pond and continues on to become Shewville Brook must be protected.

When does it become too late to adopt these protective measures?!

Considering all that has been presented regarding concerns about this project, isn't it prudent to restrict any construction, site preparation and campsites to be a minimum of 100 feet away from ALL wetlands and watercourses within and abutting the property?

Some take-aways:

The Town of Preston answers to and serves its citizens; it is not beholden to Blue Water Development, its representatives, or the tribe.

The environment, the wildlife and their habitats, surface waters and aquifers must be protected.

This ecosystem will suffer if the project continues as currently planned. This has the potential to affect waterways downstream from Avery Pond.

The nearby neighborhood, including the school, will be negatively impacted by noise, air quality, traffic, etc.

It is impossible to state with certainty that the estimated tax benefit will offset the negative impacts in terms of quality of life and added expenses for the town.

It is possible to be mindful of all these things and promote desirable development at the same time. **Not all development fits.**

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