

First, quick question...I've noticed that, I believe, all of Bluewater's RV resorts have some type of designated enclosed dog park or designated dog area on their properties with beaches. I haven't seen anything in the site plans for anything of that nature at this development...will there be plans for that considering a lot of people do travel with their dogs? If so, are there any regulations with the Town of Preston that need to be met to allow that.

I don't believe the "aesthetic character" of this style campground...280 RV's crammed on top of one another...would be in any way "in harmony with the surrounding area" as is referenced in the Special Exception application.

Looking at all the site plans with tons of little boxes representing RV's and buildings, it's difficult to be able to envision what this RV Resort would look like once completed and there are real buildings and 280 real RV's parked on the grounds. That I know of Bluewater has not presented any pictures or illustrations to try to give an idea of what that would look like. I tried to find a similarly sized and designed campground that Bluewater owns to be able to get a visual of this proposed development. Bluewater's Cape Charles Chesapeake Bay KOA Campground seemed comparable with 316 full service sites, 7 Deluxe Cabins and 5 Glamping tents. The biggest difference being though that it is located on the Chesapeake Bay and has actual beach frontage. I went online and found an aerial photo of the campground. I had the photo enlarged and I am presenting that photo for the Commission to view.

In reference to the Cape Charles KOA being located on Chesapeake Bay and having actual beach frontage access, this type of campground may do very well when it's located near a large accessible body of water such as the ocean or a large bay or lake where the guests have access to or are in close proximity to an actual beach, but I believe it has been mentioned previously that Avery Pond does not compare to the other bodies of water that Bluewater's other resorts are located on. And yet, as Todd Burbage told us at the June 23, 2021 meeting at the Poquetanuck Fire Department, their properties are "centered around water" and the amenities that location would provide, such as fishing, beach access and kayak and canoe rentals. Attorney Harry Heller even reiterated, when discussion came up regarding other locations, that that lake (referring to Avery Pond) is an amenity to this project and as Todd indicated their projects are

centered around water. Also when asked if the proposed resort would be bringing in bands, Todd replied by saying no, that Foxwoods has such a great entertainment center that there is no way he could compete with that. He called Foxwoods the "Disneyland of the North"

So, if Avery Pond won't be the amenity Bluewater planned on due to the floating dock and kayak & canoe rental being removed from the plans and no longer having the boardwalk down to the pond, what amenities will this proposed Luxury Resort have that will draw people to stay there. What sets it apart? Tennis and bocce courts, a swimming pool and splashpad? Those amenities can be found at most other campgrounds and even some hotels. I'm not sure how many people would want to stay at this proposed RV resort on cramped sites with no shade and limited access to water activities on a struggling little pond, solely to visit Foxwoods.

But according to Todd Burbage this RV Resort won't be bringing more people to the area. He told us on June 23rd that part of the reason Bluewater chose this location was due to the fact that Foxwoods realized they had a little bit of an issue. He stated that over the years as the popularity of the casino grew and the RV space started to grow it became an inconvenience and opportunity. Todd mentioned at least twice that the RV'ers were already here. Todd said that Foxwoods patrons are their clientele and that they're just "taking Foxwoods existing people and putting them here". (referring to the proposed Blue Camp RV resort).

I don't believe any sort of market analysis is required in the Planning & Zoning regulations, but Attorney Heller has reminded the Commissions that they need to review actual facts, not just one person's opinion. So for a development of this magnitude with this much concern from Preston residents for it's impact on the environment and the Town of Preston, shouldn't there have been some sort of study done to determine if there really is a demand for 280 RV parking spots. I don't know if Foxwoods keeps records of the RV lot usage or if they do, how far they go back, but it would seem to me that Bluewater could have requested that information to present as actual facts.

I drove past the designated RV parking lot at Foxwoods on Thursday June 24 at 8:31am and there were 6 RV's in the parking lot. (submitting photo) On Friday June 25 at 10:16am there were 5 RV's in the parking lot. (submitting photo) On Saturday June 26th at 9:34am there were 8 RV's in the parking lot. (submitting photo) On Sunday June 27th at 5:54pm and

there were 6 RV's in the parking lot. (submitting photo) At various times over the last 9 months I've driven past the designated RV parking lot at Foxwoods and never seen more than 8 RV's parked there.

When the subject of the lack of existing RV's parking at Foxwoods was brought up at the June 23rd meeting at the firehouse even Attorney Heller commented that he didn't know about Foxwoods and couldn't speak for Foxwoods (in regards to the RV traffic there), but he said the 2 parking lots on the right at Mohegan Sun are always full every weekend and he'd be surprised if Foxwoods was different. But Bluewater isn't developing this for Mohegan Sun...they're developing it on Mashantucket land.

Lastly, Todd Burbage came to the Poquetanuck Firehouse on June 23 last year to "open a conversation between the community". During that conversation Preston residents expressed numerous concerns that the development would possibly have on Avery Pond, the surrounding wetlands and the town of Preston itself. Todd encouraged any of us to visit one of his campgrounds, specifically Stafford Lake in NH, to see what Bluewater was all about. Todd said "seeing is believing" and even offered to comp anyone who went.

It wasn't feasible for me to visit that or any of his campgrounds so I did what I would normally do when planning a trip...I went on Trip Advisor and read reviews from other travelers on his Stafford Lake campground. A 3 star review from August of 2021 states in part "screaming kids running around unsupervised and an endless stream of rented golf carts bumping down the gravel roads gave the campground a chaotic feel from morning to night". A 1 star review from October of 2020 states "unattended little kids running all over the place, golf carts flying around with kids driving them, and kids hanging off the back, loud parties, broken down laundry room and terrible dirt dusty roads".

Mind you, there were good and bad reviews, and I'm not just singling out the negative ones, but after reading the ones I did and seeing similar complaints, it made me question how all of Bluewater's RV parks are managed. The question led me to research the rest of the Bluewater RV resorts listed in their portfolio on the handout from the Planning & Zoning Public Hearing on February 23. I used the Trip Advisor website and searched for each of Bluewater's resorts. Some campgrounds had more reviews than others, so since the reviews were posted in chronological order from newest to oldest, I only printed the website's Page 1 of reviews.

In some cases those reviews went back beyond the time Bluewater owned or managed (and I say managed because a number of their campgrounds are either jointly owned with another corporation or Bluewater partnered with another company and assumed management of the campground)

Again, I'm not trying to single out the bad reviews, admittedly there are good reviews. I just wanted to bring attention to the fact that even in the good reviews there are similar concerns at most of their campgrounds. And the 2 main issues I found were with management and with shade and spacing concerns. I selected a few of the reviews from each area which express these concerns.

Management issues:

May 2021 review of Yogi Bears Jellystone Park Camp-Resort (Delaware Beaches) "No security, no quiet time enforcement, no dust control, (kids driving rental carts like nascar). Not a friendly park. As a full time RV'r, just warning my fellow traveler".

September 2021 review of Cherrystone Family Camping Resort "Streets were like speedways with out of control golf cart drivers"... "music so loud we got to enjoy it halfway down the block from it...lots of barking...lots of lights on golf carts racing by after dark until midnight"

July 2021 review of Frontier Town "The golf cart situation is as stated by others...ridiculous. They allow anyone to drive one with no rules and no enforcement any kind. Although you see "Park Rangers" driving around in their golf carts they don't stop to answer any questions or listen to any concerns".

Shade and spacing concerns:

October 2020 review of Sun Outdoors Rehoboth Bay "Keep in mind we are in a 5th wheel camper and our bedroom slide is about 10 feet from their fire pit"

October 2020 review of same "This park is basically in an open field, newly turned into a campsite"

October 2020 review of same "The trees are newly planted so it will be a long time before there will be any shade"

September 2021 review of Cape Charles Chesapeake Bay "BTW, no tree's so no SHADE, ouch!"

May 2021 review of Cape Charles Chesapeake Bay “Just an FYI, you better like your neighbors because most spots are very close together”

May 2020 review of same “The things that are so-so are the fact that there are almost no trees so the camping spaces are more like a parking lot with hook-ups.”

September 2021 review of Outer Banks West “Oh and you really have to love people, because the sites are VERY tight”

June 2021 review of Frontier Town “Yes it’s crowded, yes lots of bikes, yes lots of golf carts, yes lots of people.”

Three of the RV resorts listed on Bluewater’s portfolio were recently purchased by partners and Bluewater assumed management of, one in June 2021 and two in January 2022. Three other RV resorts listed are still in the development stages. I have listed the dates and partners for the recent purchases and the names of those in development.


(Bluewater partnered with Sun Outdoors and assumed management of Reunion Lake RV Resort in June of 2021; Bluewater partnered with National Land Lease Management and assumed management of Tropic Island Resort in January of 2022; Bluewater partnered with Sun Outdoors and assumed management of Tall Pines Harbor Campground also in January of 2022. Sun Outdoors Chincoteague Bay, Fort Dupont Campground and Sun Outdoors Sugarloaf Key West are still in development stages.)

I would also like to note that, to the best of my research, to date Bluewater has not actually purchased land and built a campground from the ground up on it. (one that is completed anyway) They have either purchased existing campgrounds or assumed management of existing campgrounds with other corporations as their partners.

Again, I understand that some of these issues may not be addressed by Planning & Zoning regulations, but going back to when this application was first submitted and seeing how many revisions have had to be made due to the lack of due diligence on the part of the applicant and their experts, isn’t it possible they’ve gotten other things wrong as well. Are we just supposed to take Todd Burbage’s word that “seeing is believing”? What I have seen so far does not instill confidence in me that this development won’t have negative impacts on Avery Pond, the Town of

Preston or its residents in the long term. I feel Blue Camp's application for a Luxury RV resort should be denied.

Respectfully submitted,


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