


SUMMARY DATE: June 28, 2022

TOWN PLANNING STAFF SUMMARY SHEET FROM: Michael J. Murphy, AICP, 860-885-8697/mmurphy@seccog.org

APPLICATION / PROJECT NAME	APPLICANT / PROPERTY OWNER
Sunfox Campground	David Nowakowski
PUBLIC HEARING / DECISION TIMEFRAMES	PROPERTY ADDRESS / LOCATION INFORMATION
July 5, 2022 P.H; decision 65 days upon close of hearing	15 Kenyon Road North ^
BRIEF SUMMARY OF REQUEST	
The applicant seeks to expand the existing campground to the east to add a total of 29 additional sites	
WAIVER REQUESTS:	

MAP SOURCE: Regional GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-60	86 unit campground with facilities	North: R-60/comm.-res South: R-60, R-40/1395-res East: R-60/res West:R-60/res	Campsites, septic and water supply facilities, utilities	63.1 acres

PLANNING STAFF ANALYSIS AND RECOMMENDATIONS

COMPATIBILITY / COMPLIANCE with the POCD-2016 and other appropriate plans, policies or studies: This site is located in an Open Space Corridor in the 2016 POCD's land use plan in an area that is proposed to stay residential in nature. Campgrounds are permitted in the zone if the meet standards for section 10.8 and section 11.	PROJECT HISTORY AND BACKGROUND: The site has existed as a campground for some time. The traffic impact from the expansion still needs to be articulated. The applicant has been advised to provide a more targeted traffic impact assessment that focuses on the increase in traffic expected with this application and the impact on the capacity of the single entrance road approach to the site.
---	--

LAND USE/ DEVELOPMENT COMPATIBILITY with APPLICABLE REGULATIONS AND/OR DESIGN STANDARDS:

Administrative: Notification of abutters has been an issue raised by a member of the public. Staff will provide more information at the meeting. Public notice signs were installed in front of the property as required.

Flooding and Storm-water Issues: This new application calls less campground sites to be added. The flood data provided had been forwarded with plans to our Town Engineer. Comments from our engineer are attached that will need to be addressed by the applicant. The applicant's engineer indicates that no sites are

located in the floodplain but this will need to be certified by the engineer and the flood plain boundaries shown more specifically on the site plan to confirm campsite location safety.

Water Supply and Sewage Disposal: Final DPH and Uncas Health District approvals will need to accompany the application per Lisbon's regulations. This may require an update of information beyond what has been provided to date from those agencies. The applicant's engineer should elaborate on this at the hearing. **In addition, the report from the JCWC re public water has not been provided yet.**

Traffic and Emergency Access: This planner has advised the applicant's engineer of the need for a revised traffic impact assessment to better assess the neighborhood conditions and project impact. The analysis needs to be more focused on this actual proposal. With respect to emergency access culvert sizing, see the Town Engineer's comments for additional information. Input regarding the treatment of the emergency access and its suitability should be provided by the Fire Marshal.

Design Issues: The engineer should provide some detail or clarify information regarding the following:

- a. lighting of the sanitary facilities,
- b. details for how each site will accommodate two (2) parking spaces,
3. materials and elevations for the future pavilion, how visitor parking will be provided,
4. how garbage disposal containment facilities meet section 10.8.10,
5. analysis of the need or no need for screening from camp activities should be provided to the public at the hearing.
6. ability for vehicles and trailers to negotiate turning radii

Activity Center: This proposal should be explained in detail by the applicant to discuss the nature of the existing center and the future pavilion.

Summary: It appears that the hearing may need to remain open and be continued to the August meeting to allow the applicant to address necessary issues and allow for further Town review.

RECOMMENDED ACTIONS, INCLUDING ANY MODIFICATIONS, CONDITIONS, REASONS FOR APPROVAL OR DENIAL, ETC.:

Staff will provide updates at the meeting.

ATTACHMENTS (CIRCLE):	SUBMITTED PLANS	APPLICATION FORM(S)	LEGAL NOTICE	LEGAL DESCRIPTION
	PUBLIC COMMENT(S)	AGENCY COMMENTS	APPLICANT RESPONSE	STUDY EXCERPTS

OTHER (DESCRIBE):

CLA Engineers, Inc.

Civil • Structural • Survey

317 MAIN STREET • NORWICH, CT 06360 • (860) 886-1966 • (860) 886-9165 FAX

June 27, 2022

Mr. Michael J. Murphy, AICP
Lisbon Town Planner
Southeastern CT Council of Governments
5 Connecticut Avenue
Norwich, CT 06360

RE: Sunfox Campground Expansion Review
15 Kenyon Road, Lisbon
CLA-7023

Dear Mr. Murphy:

We have reviewed the following revised information related to the above referenced land use application and have the following comments:

- 1) Plans with a revision date of 2/14/22
- 2) Drainage calculations dated received 4/14/22
- 3) Special Permit Application and attachments.
- 4) Traffic Report dated 6/16/19.

We note that this is a resubmission of a previous application recently reviewed by us.

Comments:

- 1) The Traffic reports needs to be updated and clarified. It was written for the previous application submission. Also it appears to identify the proposed one-way emergency access road as a possible new proposed campground entrance.
- 2) The Jewett City Water Company letter is unclear. It states that water is available but also states that it is unable to determine the supply needed to support the development. This needs to be clarified.
- 3) Site plans and drainage calculations need to be stamped by a licensed engineer. Survey plans need to be stamped by a licensed surveyor.
- 4) The drainage narrative indicates that there is a minor increase in peak flows while the storm flow table indicates an approximate 30% increase in flows. This needs to be clarified.
- 5) The sizing calculations of the emergency access road wetland crossing needs to be provided in the drainage calculations.

6) The proposed width of gravel access roads need to be called out on the site plans.

Please contact us with any questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read "R. DeLuca". The signature is fluid and cursive, with a long horizontal stroke at the end.

Robert A. DeLuca, P.E.

cc: Robert Adams, Chairman P&Z
Thomas Sparkman, First Selectman

Memo

To: *Review Agencies (applicable agencies will be checked)*

- Building Official/ZEO
- Fire Marshal
- Town Attorney
- Uncas Health District
- Town Consulting Engineer
- Public Works Director/First Selectman
- WPCA/Consulting Engineer
- Utility Company (s) _____
- CONNDOT
- Police

From: Michael J. Murphy, AICP, SCCOG Consulting Planner/Lisbon Town Planner

Date: April 25, 2022

Subject: Sunfox Campground Expansion, 15 Kenyon Road

Description: This proposal is for an expansion of 29 additional campsites and associated gravel access roads, utilities and amenities. Please provide comments by May 9, 2022.

COMMENTS:

This project has been approved by both this office and the Connecticut State department of Health with conditions. Please see attached approval dated July, 1, 2021

Michael J. Murphy, AICP, Consulting Planner – SCCOG/Lisbon Town Planner Tel: 860-885-8697 Email: mmurphy@seccog.org

STATE OF CONNECTICUT

DEPARTMENT OF PUBLIC HEALTH

Deidre S. Gifford, MD, MPH
Acting Commissioner



Ned Lamont
Governor
Susan Bysiewicz
Lt. Governor

Environmental Health Section

July 1, 2021

Albert Gosselin, RS
Uncas Health District
401 West Thames Street, Suite 106
Norwich, CT 06360

Re: Sunfox Campground, 15 Kenyon Road, Lisbon, CT

Dear Mr. Gosselin:

This Department has reviewed the large subsurface sewage disposal system (SSDS) plans for the Phase 1 expansion of the Sunfox Campground. The plans were prepared by CHA Companies (sealed by Bryan L. Busch, PE) and the eleven-sheet plan set is dated November 20, 2020, and the sheets that include the SSDS design information and layout were last revised on June 15, 2021. The plans were submitted to the Department for a large SSDS review and approval in accordance with Public Health Code (PHC) Section 19-13-B103d (c), and for a central SSDS exception pursuant to PHC Section 19-13-B103d (a) (2) (A).

The central SSDS is technically preferable, and the exception has been granted (attached). The SSDS plans are satisfactory and generally in accordance with the provisions of the code. This Department hereby APPROVES the plans with the following stipulations:

1. The central SSDS will serve the Phase 1 campground expansion sites (#1 – #32) and the system has been sized to handle a future 4-bedroom residential building. The design flow for the existing campground and the Phase 1 expansion is slightly below the current 7,500 gallon per day (GPD) jurisdiction limit for the Department/Uncas Health District. Sites with SSDS design flows exceeding 7,500 GPD are under the jurisdiction of the Department of Energy and Environmental Protection (DEEP). Uncas Health District shall not approve a separate SSDS for the house or submit to the Department a new central SSDS exception application to allow the house to tie into the Phase 1 SSDS until a determination is made that the site design flow doesn't exceed 7,500 GPD. It should be noted that the site design flow was calculated based on 2018 water usage data, and the Department has been advised that the pro-rated design flow per camp unit site is anticipated to drop significantly due to an ongoing water leak detection and elimination program.
2. The SSDS plans show camp unit sites and a separate SSDS area for a Phase 2 campground expansion (sites #33 – #59). A separate central SSDS exception application to the Department will be needed for the Phase 2 expansion, and as noted in stipulation #1, it will need to be demonstrated the site design flow doesn't exceed the DEEP jurisdictional threshold, which is currently 7,500 GPD.



Phone: (860) 509-7296 • Fax: (860) 509-7295
Telecommunications Relay Service 7-1-1
410 Capitol Avenue, MS#12SEW, P.O. Box 340308
Hartford, Connecticut 06134-0308
www.ct.gov/dph

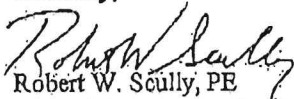
Affirmative Action/Equal Opportunity Employer



3. The SSDS plans cite the need for additional confirmation deep test pits down-gradient of the leaching system. Uncas Health District shall not approve the SSDS Approval to Construct until the test holes have been completed and it is confirmed restrictive layers are consistent with the basis of design. Shallower restrictive layers than those in the leaching system will require the design engineer to re-evaluate/revise the Minimum Leaching System Spread calculations. Deep test pits are also to be conducted in the tankage (septic tank, pump chamber) areas to confirm there are no concerns with ledge rock.
4. The Department and Uncas Health District have been provided a letter from Jewett City Water Company that notes water availability and the need for an engineering study to finalize the water supply arrangements. It is strongly recommended this be addressed sooner rather than later.
5. The pump chamber high level alarm shall be both audible and visual and shall readily alert campground officials of alarm conditions. Pump chamber electrical work shall be permitted and approved by the Lisbon Building Official.
6. A sieve test shall be conducted on the select fill placed in the leaching system area to confirm compliance with plan/code specifications.
7. The permit to discharge shall cite maintenance requirements for the septic tanks.

The Department recommends the Uncas Health District approve the SSDS plans with the above noted stipulations. If you feel any item has not been satisfactorily addressed, please contact me.

Sincerely,



Robert W. Scully, PE
Supervising Sanitary Engineer
Environmental Engineering Program

C: Katey DeCarli, PE, CHA Companies

Lisbon Canyon Road 15 Large SSDS AMD