

Woodstock Conservation Commission  
Development Review Committee  
Tuesday, August 11, 2009

### Meeting Minutes

Attendance: J. Pillo, L. Wesler, G. Jacobson  
Guest, Bruce Woodis, KWP

Bruce Woodis, representing two different clients, gave a brief presentation regarding the two properties being considered. Pillo overviewed the advisory role of the Conservation Commission Development Review Committee and the process of reviewing the projects for compatibility with A Plan of Open Space and Conservation. Woodis excused himself to make another appointment. The Development Review Committee reviewed the following:

- 1) Hometown Bank, 100 Paine District Rd proposed 2 lot re-subdivision – (property has 1 existing house)
- 2) Richard DiBonaventura Rt 171 (Map 6385, Block 38, Lot 9A) – 4 lot subdivision

See attachments for review summaries.

Plan of Conservation and Development (POCD) – Input for PZC has been previously discussed at full Conservation Commission meeting but a full quorum was not present.

Meeting adjourned

Minutes prepared by J. Pillo

**Woodstock Conservation Commission  
Development Review Committee**

**Date: August 11, 2009**

**RE:** Hometown Bank, 100 Paine District Rd proposed 2 lot re-subdivision  
Parcel ID 5132 27-019

**Site Conditions:**

- Property contains Sampson Pond retained by an earthen dam
- Property has one existing house on the north of Sampson Pond.
- Sampson Pond outflow drains west towards Muddy Brook
- The segment of Muddy Brook is listed as not meeting water quality standards due to indicator bacteria.
- Property is in the Putnam public water supply watershed area
- Site is across from the town transfer station and former town landfill. The potential ground water contamination plume associated with the closed landfill does not appear to impact this parcel.
- Nearby open space includes Morse Farm to the north, preserved by an agricultural easement
- Buildable land is not contiguous – the parcel contains a lot of wetlands
- Parcel is in Agricultural Priority Area 2. Dry land on Paine District Road frontage and on south side of Sampson Pond contains agricultural soils of additional statewide importance, but it not currently in agricultural use.
- The proposal is for the Town of Woodstock to accept the pond and a small area of upland as an Open Space Recreational Parcel

**Conservation Priorities:**

Based on site conditions and open space priorities, the following are the Conservation Commission's priorities:

- Protect water quality downstream of this proposed development area

**Recommendations:**

The Conservation Commission recommends the following as the best means to allow development while preserving critical resources on the property:

- Protect pond and outflow stream from stormwater impacts.
- Utilize existing Natural Resources Conservation Service soil data to review soils for septic tank suitability and soil erosion potential.
- As proposed, this conceptual plan does not appear to comply with the current PZC 50% open space set aside requirements.
- The Development Review Committee questions the recreational potential of the pond and has concerns about the Town of Woodstock accepting any liability for the earthen dam.

*Disclaimer: Any recommendations made by the Conservation Commission are advisory in nature only and are not guaranteed to be accepted by the Planning and Zoning Commission during their review of the same property.*

**Woodstock Conservation Commission  
Development Review Committee  
Date: August 11, 2009**

**RE: Route 171, DiBonaventura  
6385 38 09A**

This proposal is to create a 4 lot subdivision with a shared driveway. This parcel was previously reviewed on January 13, 2009 Please refer to review completed on that date.

Site Conditions: See previous Review

**Conservation Priorities:**

Based on site conditions and open space priorities, the following are the Conservation Commission's priorities:

- Preserve uplands along Still River as part of the Natchaug River Greenway System
- Protect water quality in Willimantic public water supply watershed
- Prevent forest fragmentation
- Protect cultural resources

**Recommendations:**

The Conservation Commission recommends the following as the best means to allow development while preserving critical resources on the property:

- Consult with State Archaeologist regarding cultural resources
- Utilize Natural Resources Conservation Service soil data to review soils in proposed development area for septic tank suitability
- The applicant's representative disclosed the proposed western open space parcel may be transferred to an abutting property owner for a vineyard expansion. The land is currently forested in a forest priority area. The Conservation Commission Development Review Committee does not see this as a conflict with A Plan of Open Space and Conservation as long as a conservation easement is in place.
- Clarify who is responsible to maintain the proposed stormwater retention area along route 171.
- Once the above concerns are addressed, if no further issues are disclosed, the Development Review Committee views this proposal as compatible with the goals in A Plan of Open Space and Conservation.

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