

**Woodstock Conservation Commission
Development Review Committee
Meeting Minutes**

Date: January 8, 2007

Time: call to order 7:30 p.m., adjourned 8:00 p.m.

Place: Woodstock Town hall

Members Present: Jean Pillo, Lee Wesler, Bet Zimmerman

Information provided to the Conservation Commission on the following applications or development proposals under preliminary consideration was reviewed for compatibility with *A Plan of Open Space and Conservation*:

- 1) 574-07-10 Douglas Building, Inc., Old Turnpike Rd, 4-lot Resubdivision
- 2) 5789-37-10 Daniel Hardt, Home occupation, 264 Rte 198, proposed 20' x 36' addition onto garage for his home occupation, he has 1 acre
- 3) Keach Pond View LLC, proposed subdivision on Sherman Road
- 4) Garth Evans & Leila Philip, 2-lot subdivision, Pulpit Subdivision

No plans were available for review.

Items #1 and 3 were discussed at prior meetings, and were not discussed further at this meeting.

Item #2, Hardt: If impervious surfaces are to be in excess of ten percent, rainfall should be collected and returned to the ground by an appropriate device(s), such as, but not limited to, infiltration basins or trenches, rain gardens, or in-ground perforated chambers. Approval of any such increase in lot coverage should be conditioned on the maintenance of such structures.

Item #4, Evans and Philip: The Conservation Commission had previously submitted comments on proposed development at Pulpit Rock Road – reference minutes dated 12/16/04 (attached).

Recommendations for this subdivision are the same, i.e.

- preserve the rural character of the town-designated scenic road, protect the Taylor Brook watershed and water supply,
- protect vernal pools and uplands if present, and
- take measures to conserve or protect Species of Special Concern inhabiting the area.
- For details, please refer to the attachment.

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.

Minutes respectfully submitted by Elizabeth Zimmerman.

ATTACHMENT

DATE: 12/16/04

TO: Woodstock Planning & Zoning Commission
Cc: Inland Wetlands Commission
John Guskowski, Town Planner
Pulpit Rock Road, LLC
Brad Cheney, CME
Douglas Building, Inc.

FROM: Woodstock Conservation Commission Development Review
Subcommittee

RE: **505-4-11, Pulpit Road 8 lot subdivision, Douglas Builders
Resubmitted on 11/18/04**

On December 8, 2003, the Woodstock Conservation Commission provided comments on this proposed subdivision. These comments are incorporated into this memo for your convenience.

A copy of the Subdivision Review Checklist and a site map were not included in the P&Z Commission packet we received, but we obtained copies from the Building Dept.

Resources:

- Pulpit Rock Road is a narrow, unpaved road designated as a Town Scenic Road.
- Part of the development is within 50 feet of Taylor Brook. Taylor Brook runs north-south on the eastern side of this parcel. It is suitable habitat for native brook trout breeding. It is stocked annually with trout by the CT DEP. Taylor Brook is a first order headwater stream that also feeds other brooks (Mascraft and Mill Brook) with known populations native brook trout. Trout are especially susceptible to disturbance – e.g., silt and erosion effects.
- The brook also is within the watershed of the Putnam water supply watershed and Putnam Municipal surface water intake in South Woodstock. Land within 100 feet of a tributary stream is defined as critical watershed land.
- Checklist indicates 4% steep slopes, >15% adjacent to water body.
- Checklist indicates estimated 50% forest cover, and contains 80% unfragmented forest, with 75% productive forest soils.
- Checklist indicates 2% riparian corridor.
- Although it is within Open Space Agriculture Priority Area 2, the property does not contain prime agricultural soils. The properties are not within any forest priority areas. The parcel is adjacent to Bennett Farm. The checklist indicates 60% soils of other statewide importance, but the land in the proposed development is not currently being farmed.
- Residents have indicated that the property contains vernal pools. No confirming documentation has been provided.
- Residents have indicated that the property contains wild senna, which is a Connecticut species of special concern. They also believe a variety/species of blue-spotted salamander may inhabit the property. No confirming documentation has been provided.
- Proposal includes 26.59 acres of new designated open space. The total parcel is 47.7 acres.
- About 20% of the property would be cleared.

Priorities:

- Preserve rural character of the town designated scenic town road.

- Protect the watershed for Taylor Brook watershed and water supply.
- Protect vernal pools and uplands if present.
- Protect species of special concern if present.

Recommendations:

- **Preserve rural character of the town designated scenic town road.**
 - Include a minimum width 200 foot open space buffer along the road frontage. The plan dated 9/8/04 shows a buffer that conforms to this recommendation.
 - Maintain the tree canopy along the road.
 - Bury utility lines.
 - Proposed less than 10% post-construction impervious surfaces satisfies the goal stated in *A Plan of Open Space and Conservation*.
 - From an aesthetic standpoint, we do not recommend paving or widening Pulpit Rock Road, as this would impact the scenic qualities of the road.
 - The aesthetic qualities of the right-of-way should be maintained as much as possible. Design Professionals is advising a roadway entrance suitable for tractor trailer trucks. It is difficult to visualize the impact this would have on the scenic road qualities. It may be advisable for P&Z to request a rendering of what this would look like (before and after.)
 - Post construction, minimize the visual impact of the roadway entrance off of Pulpit Rock. (Sheet 6 shows rip rap and significant grade changes west of Weaver’s Woods Rd.)
 - Maintain, or repair any existing stone walls along the scenic roadway that are disturbed during the construction process.
- **Protect the Taylor Brook watershed and water supply.**
 - Minimize disturbance of land sloping towards the Taylor Brook impoundment.
 - When constructing the road, take measures to decrease existing storm water runoff, which is impacting sediment loading of Taylor Brook. Measures must be taken to avoid increasing stormwater runoff. (Please refer to the Design Professional letter dated 12/9/04.)
 - Require erosion control monitoring during clearing and construction.
 - Include a deed restriction in the open space area to retain a vegetated riparian buffer along Taylor Brook. The buffer width shown on the map appears to be ample.
 - Consider providing for public access to Taylor Brook for fishing.
 - The open space as proposed appears to provide an adequate buffer to existing agricultural operations at Bennett Farm.
- **Protect vernal pools and uplands if present.**
 - If vernal pools are indeed present, we recommend that the *Best Development Practices in Conserving Pool-Breeding Amphibians in Residential and Commercial Developments in the Northeastern U.S.* (Calhoun and Klemens) be implemented to the maximum extent feasible. (Copy attached)
- **Take measures to conserve or protect species of special concern confirmed to inhabit this area.**

Thank you for considering our recommendations. If you have any questions, please contact Jean Pillo.