

Woodstock Conservation Commission  
Development Review Committee  
Date: March 17, 2008

Attendance: Jean Pillo, Lee Wesler, Bet Zimmerman  
Meeting opened: 7:40 p.m.  
Meeting adjourned: 8:50 p.m.

The following proposals were reviewed:

- SP576-08-02 - The Bradford application for activity on a scenic road is for a driveway for a house
- SP577-08-02 - Woodstock Academy – new playing field, road, parking, building, etc.
- Other business: Preliminary Cell Tower application - Prospect Street @ Child Dome Road

Recommendations are found on Attachments 1-3.

Minutes respectfully submitted by: Elizabeth Zimmerman

Woodstock Conservation Commission  
Development Review Committee  
Date: March 17, 2008  
Attachment 1

**RE: SP577-08-02 - Woodstock Academy – new playing field, road, parking, building, etc.**

**Site Conditions:** includes

- **Current land use:** open space (including Harrisville golf course to the North)
- **Surrounding land use:** recreation fields, school, residential.
- **Natural resources:**
  - GIS data indicates a stream (possibly intermittent?) draining the wetlands in the northern part of the parcel. (No stream was seen on the site maps provided.) The stream drains west to Roseland Lake, which is a public water supply intake for Putnam.
  - Wetlands surround the proposed development.
  - All portions that are proposed for development are within Agricultural Priority Areas I and II, with both Prime Agricultural soils and Soils of Statewide Importance.
- **Topographic information:** Steep slopes in excess of 15% present to the West, surrounding the proposed practice field.
- **Cultural data:** within the Woodstock Historic District, adjacent to some historic homes.

**Conservation Priorities:** based on site conditions and open space priorities, the following recommendations are made:

- Prevent runoff from further degrading water quality of Roseland Lake, which is currently eutrophic (i.e., enriched with nutrients).
- Minimize impact to Historic District.

**Recommendations:** best means to allow development while preserving critical resources on the property:

- Re-evaluate drainage, and ensure that all necessary best management practices for sediment and erosion control are employed.
- During and after construction, manage use of fertilizers and pesticides, and minimize runoff from fields and soil or sedimentation from parking lot into the wetlands and stream. An organic land care program should be instituted for these playing fields, consistent with the program utilized on Town-owned playing fields.
- Lighting:
  - Nighttime lighting should be avoided. If nighttime lighting is going to be in use, do not create “light trespass” onto neighboring areas.
  - All lights must be shut off from 10 p.m. to 6 a.m.
  - Install lights only where necessary, and use motion-detection fixtures if possible.
  - Install energy-efficient, fully-shielded lighting fixtures outdoors. They reduce glare by directing light downward where it is needed.
  - Position outdoor light fixtures so they uniformly illuminate the intended area.
  - Use high-efficiency lamps when possible. They last longer and use less energy than regular lamps. Consider low-pressure or high-pressure sodium lamps with full-cutoff luminaires.

- For post-style lamps, use a fixture with an opaque top to help direct light downward.
- For any signs that must be illuminated at night, use top-mounted lights that are focused downward onto the board.
- Noise:
  - Any Public Address system speakers should be directed away from residential areas. To minimize sound from carrying, the fields may need to be buffered to the extent possible.

**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: March 17, 2008  
Attachment 2

**RE: SP576-08-02 - The Bradford application for activity on a scenic road is for a driveway for a house**

The Conservation Commission recommends the following as the best means to allow development while preserving the scenic nature of the road (which is dirt).

- Minimize disruption of existing stone walls.
- Protect any tree lined streetscapes behind the rock wall.
- Bury utilities.
- Gravel driveways are aesthetically suitable for a Scenic Road. In order to preserve the aesthetic quality of the road, the DRC does not recommend using an asphalt paved apron, and requests that due consideration be given to alternatives that will blend in more with the existing dirt road, such as crushed stone or the grid paver system described on the CT Nonpoint Education for Municipal officials (NEMO) website at [http://nemo.uconn.edu/tools/reducing\\_runoff/grid\\_pavers.htm](http://nemo.uconn.edu/tools/reducing_runoff/grid_pavers.htm)

**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: March 17, 2008  
Attachment 3

**RE: Other business: Preliminary Cell Tower application - Prospect Street @ Child Dome Road**

**Site Conditions: includes**

- **Current land use:** open space, with some trees.
- **Surrounding land use:** residential, and in the center of a large cluster of farmland preserved under the Purchase of Development Rights program, with exceptional scenic vistas.
- **Topographic information:** Hilly. A tower would probably be visible from roads and residences on Child Dome and Dugg Hill Road.
- **Cultural data:** Please refer to letter from Historic Properties Commission.

**Conservation Priorities:**

- based on site conditions and open space priorities

**Recommendations:**

- Please refer to the letter from the Conservation Commission to the Connecticut Siting Council dated January 11, 2008. Many of the same recommendations are applicable to this proposed location, which would probably have an even greater impact on scenic vistas than the proposed Old Turnpike Road location.
- Additional comments would be provided when more details are available regarding specific location, height, etc.

**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.