

**Woodstock Conservation Commission
Development Review Committee
Date: October 13, 2009
Meeting minutes**

Attendees:

Jean Pillo, Lee Wesler, Grace Jacobson

Guest:

Selectman Chandler Paquette

Meeting called to order at 7:35 PM

Development proposals were reviewed for compatibility with A Plan of Open Space and Conservation.

Town of Woodstock Highway Garage facilities upgrade

Sean Murphy, resubmitting for a 3 lot subdivision on Child Dome Rd, previously reviewed on 10-17-06 and 2-13-2007

Preliminary discussion Robin Marinelli, 1920 Route 198 (5709 01 18-1) 2 lot subdivision

Special Permit Phil and Valerie Law, 493 Route 169 (5781 52 13)

Meeting adjourned at 9:35

Minutes respectfully prepared by Jean Pillo

**Woodstock Conservation Commission
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RE: Town of Woodstock Highway Garage facilities upgrade

Chandler Paquette reviewed the existing facilities at the highway garage located on Coatney Hill Road and the conceptual plans for a facilities upgrade of the highway garage.

Site Conditions: The existing facilities on site are not in compliance with certain OSHA and DEP regulations.

- Rear of property (east side) slopes towards Taylor Brook. Taylor Brook is a tributary of Mill Brook which contains native brook trout and cold water macro-invertebrate species that are indicators of excellent water quality. Native brook trout are in decline regionally due to impacts of development on the cold water habitat they require.
- Ground water beneath the site has been contaminated by surface activities including
 - Salt storage/mixing in an area exposed to weather
 - Benzene contamination at the fuel depot
 - Vehicle wash water on impervious pavement
 - Contaminated fill area behind the facilities used to level the site

Conservation Priorities:

- Ground water quality
- Surface water quality in Taylor Brook
- Provide safe work environment for town employees

Recommendations:

The Town of Woodstock has an obligation to lead by example by maintaining facilities that are in compliance with environmental and work safety regulations. The upgraded highway garage facilities will not only provide a safer working environment for the town employees that provide critical services to the citizens of Woodstock, but the environmental cleanup of the area will also eliminate further impacts to ground and surface water in the area. In order to achieve the goals of A Plan of Open Space and Conservation, the facilities upgrade will need to include:

- A new salt shed that eliminates the exposure of the materials from precipitation both during storage and mixing process.
- A redesigned fuel depot that is in compliance with safety and environmental regulations

- Site remediation and the placement of an impervious cap over the contaminated fill on the rear (east side) of the property to prevent movement through leaching of any potential soluble contaminants remaining
- An indoor vehicle rinse facility with a rinse water containment system with both an oil and sediment separator system to prevent contaminated rinse water from polluting nearby surface and ground water.
- Replacement of the on site sewage disposal system
- A new well to replace the water supply that is not meeting EPA standards.

After the review of the conceptual plans for the upgraded highway garage facilities, the Woodstock Conservation Commission Development Review Committee finds that the proposed upgrades to the facilities are necessary to achieve the goals of A Plan of Open Space and Conservation.

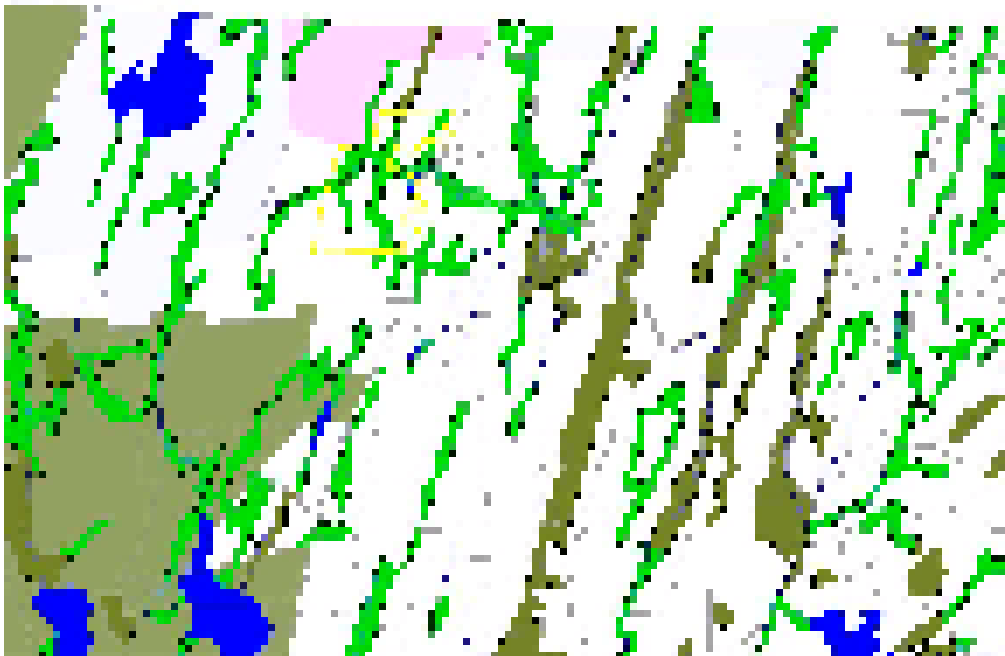
Disclaimer: Any recommendations made by the Conservation Commission are advisory in nature only and are not guaranteed to be accepted by the Planning and Zoning Commission during their review of the same property.

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RE: Preliminary discussion Robin Marinelli, 1920 Route 198 (5709 01 18-1) 2 lot subdivision

Site Conditions:

- The parcel (outlined in yellow) is irregularly shaped with frontage along Route 198 on the eastern side in 4 areas.
- The parcel currently mostly forested in part of a contiguous forest block that extends north into Massachusetts and west into Union, CT
- Located in the Cohasse Brook watershed, which drains north into the Town of Southbridge public water supply watershed area
- The parcel contains a stream channel/wetlands complex and a small pond
- Nearby preserved open space includes a forest preserve owned by the New England Forestry Foundation (shown in pink on the map) and the Nipmuck State Forest (shown in green)
- Uncommitted open space with a low probability of development are 4 parcels owned by the Town of Southbridge (shown in blue), managed as watershed protection land.
- The property is included in the Forest Protection Priority Area



Conservation Priorities:

- Preserve water quality in a drinking water supply watershed
- Avoid forest fragmentation by clustering development

Recommendations:

- Maintain vegetative riparian corridor along streams
- Avoid wetland crossings
- Use NRCS website to plan for best location of on site waste disposal system
- Open space set aside is preferred
- Build upon protected forest block
- Consider public access for passive recreation opportunities

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**Woodstock Conservation Commission
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RE: Special Permit Phil and Valerie Law, 493 Route 169 (5781 52 13)

Site Conditions:

- Existing historic dwelling located in the Woodstock Historic District
- Recent landscape improvements around structure include stonework
- Located in the Putnam drinking water supply watershed area

Conservation Priorities:

- Maintain integrity of Route 169 National Scenic Byway
- Protect surface water supply impacts through Low Impact Development strategies to contain stormwater on site.
- Historic District Commission and Historic Properties Commission should be consulted if additional exterior renovations are initiated

Recommendations:

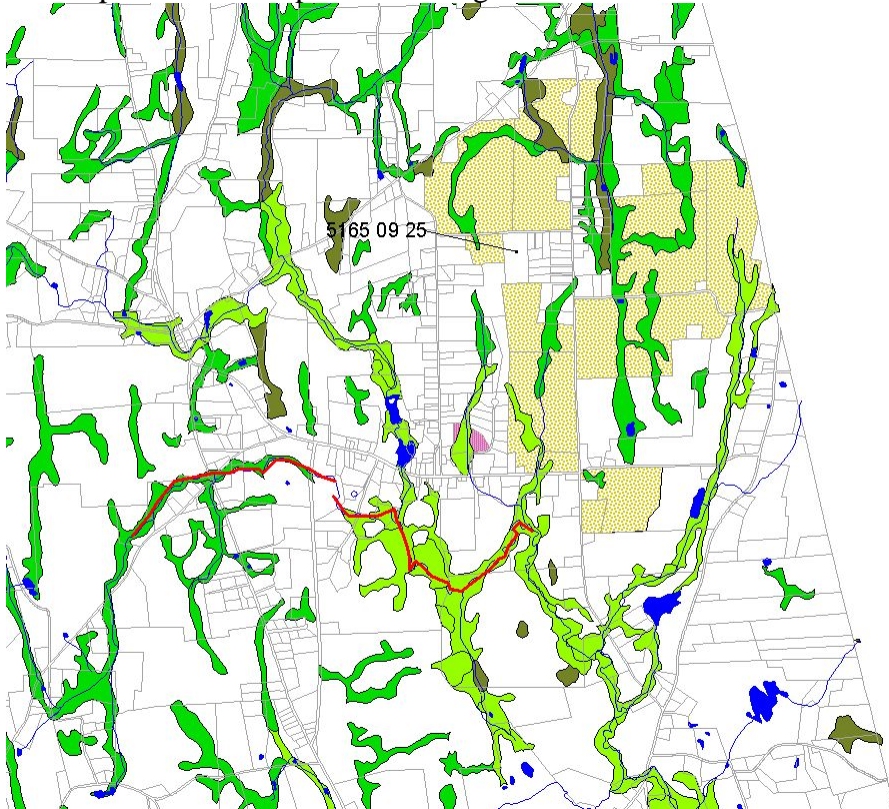
- The conceptual plan for overflow parking area C indicates the potential use of gravel. The applicant might consider a grassy/grid paver system for occasional overflow parking areas.
- Consider rain gardens down slope of gravel parking areas to contain runoff.
- The NRCS online soil mapping system may be useful for locating the onsite waste disposal system upgrade
- The issuance of a special permit for the designated use as a banquet facility is not incompatible with A Plan of Open Space and Conservation.

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**RE: Sean Murphy, resubmitting for a 3 lot subdivision on Child Dome Rd,
previously reviewed on 10-17-06 and 2-13-2007 (attached)**

Site Conditions: This parcel contains 100% prime agricultural soils. See attached review and map below. Area parcels with agricultural easements are shown in tan.



Conservation Priorities:

- Maintain agricultural potential of the soils
- Maintain scenic vista

Recommendations:

- Cluster development
- Maintain streetscape by protecting stone walls along roadway

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**Woodstock Conservation Commission
Development Review Committee**

Date: February 13, 2007

**RE: Sean Murphy, resubmitting for a 3 lot subdivision on Child Dome Rd,
previously reviewed on 10-17-06**

Site Conditions: refer to 10-17-06: This property is border to the North, West and the South by permanently protected land in the Purchase of Development Rights (PDR) and is located near the top of the drumlin.

- Parcel to the South is in PDR (Morse, 5165-9-22)
- Parcel to North (on the opposite side of Child Dome Road) and West is in PDR (Harmon, 5165-9-5A)
- The land to the East (residential land) and the Southwest (Sherman property) is not protected.
- Located within the Putnam Water Supply Watershed Area and in Agricultural Priority Area 1.
- Parcel is in Agricultural Priority area 1 and consists of agricultural soils

Conservation Priorities:

- Conserve scenic vistas.
- Minimize runoff.
- Maintain agricultural potential of soils.

Note: conservation of this land to retain it in agricultural use would have been consistent with *APOSC*.

Recommendations:

- If there is a desire to retain the potential to connect open space and preserve prime agricultural land, and the streetscape, and to cluster houses to maintain 50% open space potential, it would be best to cluster any houses close to the southwest corner pin of the first split (Parcel A).
- As noted in previous report, retain existing stone walls.
- Best management practices to manage stormwater onsite during and after construction.
- Verify this development proposal has been filed with the CT Dept of Public Health drinking water division

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