

Woodstock Conservation Commission
Development Review Committee Special Meeting Minutes
September 22, 2022

In attendance: Jean Pillo, Lee Wesler, Grace Jacobson

1. Status of the Development Review Checklist and supporting document
 - a. No action taken
2. Review of PZC# 655-09-22 – Woodstock Inn Associates – 94 Plaine Hill Rd (5781-50-4B) for compliance with the Woodstock Plan of Open Space and Conservation

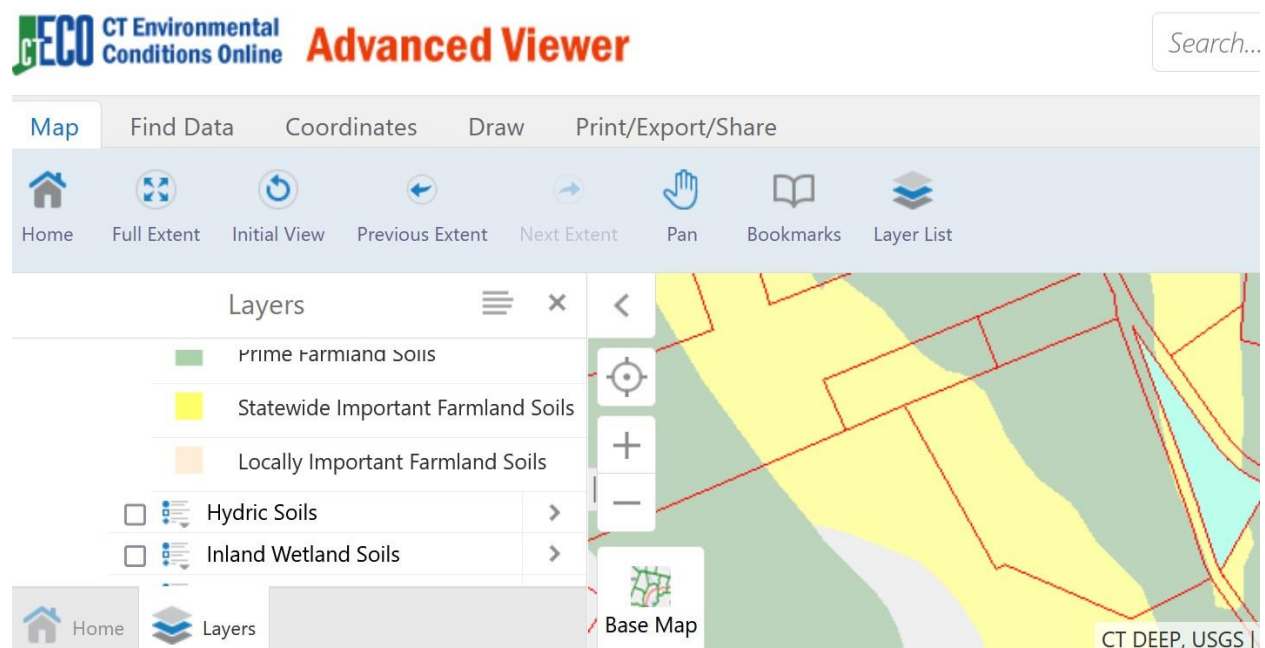
The appicate wants to subdivide the parcel into 3 lots with an open space set area on the western boarder behind the Inn at Woodstock Hill. The proposed open space would include land within the radius of the well head setback for existing community well for the Inn.

The applicant proposed to create two residential building lots. The proposal included tying in those two homes to the sewer service.

Existing site conditions.

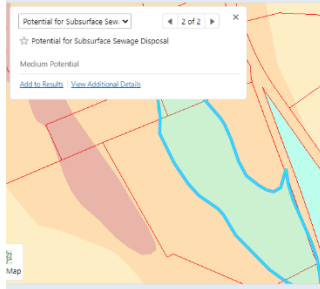
The land abuts existing farmland used as summer pasture and hay-land.

The parcel contains prime agricultural soils and farmland soil of other statewide importance.



There is an existing sewer line extension that the Inn at Woodstock Hill is connected to.

According to the Connecticut Ecological conditions online data, some soils on the proposed new parcels have a medium potential for subsurface waste disposal. The Northeast District Department of Health would need to confirm the soil suitability for a septic system.



The property is in the Little River watershed. Little River downstream of the Putnam Drinking Water bypass is listed as impaired due to an altered streamflow regime. This is mostly caused by the water withdrawals for drinking water by the Town of Putnam for their water treatment plant in South Woodstock.

Discussion:

The Woodstock WPCA has a sewer expansion avoidance policy. The Woodstock Conservation Commission supports this policy. Each time there are additional hookups to the sewer system, there is less ground water recharge. Ground water is the source of surface flow when it is not raining. Groundwater would be removed from the aquifer and put into the sewer system. The Putnam Wastewater Treatment Plant discharges to the Quinebaug River. Water that flows into the sewer system bypasses the Little River, contributing to the reduced flow.

The proposed open space for this subdivision would provide a buffer between the new parcels and land currently used for agriculture.

Recommendations:

We recommend onsite subsurface waterwater disposal rather than a sewer hookup for any new residential development.

The proposed open space set aside benefits the Inn at Woodstock Hill as a well head protection area. The opinion of the Conservation Commission Development Review Committee that a fee in lieu of open space would is recommended for this subdivision as proposed.

Meeting minutes respectfully prepared by Jean Pillo