

## Woodstock Conservation Commission Development Review Committee meeting minutes

January 9, 2018

Members in attendance: Jean Pillo, Lee Wesler, Maura Robie, Todd Anderson, Lisa Davidson

The Woodstock Conservation Commission Development Review Committee met to review a proposed business expansion at the Taylor Brooke Winery located at 848 Route 171 (Somers Turnpike). The proposal is to construct a new building for the purpose of a farm brewery and parking. Additional planting areas are also proposed as part of this land development.

### Existing lot conditions:

The existing lot is in the Putnam Public Water Supply Watershed Area. The proposed development is to the west of Route 171. The land slopes towards Route 171. Taylor Brook and an associated wetland complex is located on the eastern side of Route 171. From the engineered drawings, it is unclear how the land is hydrologically connected to Taylor Brook. The land was recently clear cut in preparation for the new development. The Images below show before and after views of the land that was cleared.



*Pre-land clearing aerial view via NECCOG GIS Viewer*



*Post-land clearing aerial view via Google Earth*

There is no prime agricultural soil or agricultural soil of other statewide importance on this lot. It is unknown if the lot contains locally important agricultural soil as the data layer is not available on the NECCOG GIS viewer.

### Conservation Priorities

Preserve the water quality in Taylor Brook. Taylor Brook is a tributary to Mill Brook. Previous fish surveys in Mill Brook confirmed the stream as habitat for native brook trout. The highest conservation priority is to protect the brook from increased stormwater runoff from the new development. Increased sedimentation and stream temperature would be harmful to the fish and macroinvertebrate communities in Taylor Brook.

**Recommendations:**

The Woodstock Conservation Commission recognizes that Woodstock is a Right to Farm Community.

Manage stormwater on site as much as feasibly possible. Utilize rain gardens to infiltrate stormwater runoff from the parking area and re-establish vegetated buffers upslope of the wetlands along Route 171.

Attachments – DEEP Maps of fish stocking locations in Taylor Brook and Mill Brook downstream of the proposed development site.

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

Meeting minutes prepared by Jean Pillo. These minutes are not official until approved by the entire Conservation Commission at their next scheduled meeting.





# TAYLOR BROOK & MILL BROOK, (WOODSTOCK)

Updated Jan. 31, 2012

Map 1 of 2

## KEY TO CALLOUT BOXES

-  Taylor Brk.  
Stocked annually with 450 fish
-  Mill Brk.  
Stocked annually with 200 fish

Rte. 197

Rte. 179

Rte. 171



# TAYLOR BROOK & MILL BROOK, (WOODSTOCK)

Updated Jan. 31, 2012

Map 2 of 2

## KEY TO CALLOUT BOXES

- Taylor Brk.
- Mill Brk.

