

**Woodstock Conservation Commission
Development Review Committee
Date: June 15, 2020**

Meeting commenced at 7:00 p.m., adjourned at 8:15 p.m.

Attendees: Jean Pillo, Lee Wesler, Maura Robie, Jordon Stern, Pam Spaeth

RE: Woodstock Valley Country Store expansion project

1484 Route 171 at intersection of Barlow Cemetery Road.

Map5787 block 43 lot 15

The proposal is to demolish existing historic structures to build a rustic looking convenience store with a three pump gas station. The new site will include 27 parking spaces in a paved parking lot.

A gas station is a type of businesses that will use, store, and/or handle hazardous materials that potentially threaten groundwater and is regulated by *UNDERGROUND STORAGE TANK REGULATIONS REGULATIONS OF CONNECTICUT STATE AGENCIES (RCSA) 22a-449(d)-1, 22a-449(d)-101, 22a449(d)-102 and 22a-449(d)-108 plus Regulatory Summary* and will not be the focus on this review.

Site Conditions: Historic building on an unpaved lot with a detached country store. Several outbuildings are currently located in the rear of the lot.

This property is in the Bradford Brook watershed, within the Natchaug watershed, a drinking water supply watershed for Windham and Mansfield. The Windham Water Works should be notified of this activity in their drinking water watershed.

Current impervious cover on the lot is 6% of total 3.9 acre lot, and 71% of property is currently wooded.

The 1883 map of Woodstock shows a potential archaeological site near this proposed project. While the old map is not suitable for site specific review, and the roadway may have been shifted to its current location, the significance of the site warrants careful review.



Approximate location of the
Woodstock Valley Country
Story expansion project

From the Map of Woodstock, CT by John S. Lester dated 1883
topographical and historical names added by Geo. Clinton Williams A. M. 1886

Conservation Priorities:

Protect water quality of Bradford Brook and the downstream drinking water supply.

Minimize light pollution.

Protect the potential archaeological site from disturbance.

Recommendations:

1. The Woodstock Conservation Commission recommends that the CT Department of Public Health, Drinking Water Division review the plans to assure that the separating distance between the leach field and the stormwater detention basin is adequate to prevent hydraulic overload of the soil that may cause a failure of the leach field to adequately treat the wastewater from this facility. For commercial facilities, the minimum separating distance between the leaching field and a stormwater infiltration structure is 75 feet. See page 16 Table 1 Item H in the

- attached CONNECTICUT PUBLIC HEALTH CODE On-site Sewage Disposal Regulations, and Technical Standards for Subsurface Sewage Disposal Systems.
2. If they haven't been notified already, Windham Water Works should be notified of this activity in their drinking water watershed and given the opportunity to comment on this proposal.
 3. An operations and maintenance plan should be required for the stormwater detention basin with provisions for inspection to assure it is functioning as designed and being properly maintained.
 4. Consult with the state archaeologist regarding the record of the Indian Burial Ground.
 5. Minimize overnight lighting by use of motion sensor security lighting in every feasible location that lighting is proposed.
 6. Consider installing a small rain garden at the outlet of the curtain drain to infiltrate the stormwater.
 7. Conduct parking area housekeeping to minimize pollutants (sand and salt) in stormwater runoff.

Subcommittee Meeting Minutes respectfully submitted by Jean Pillo.

These minutes were approved by the full Woodstock Conservation Commission at their 6/22/2020 meeting.

The link to that meeting can be found here:

<https://www.youtube.com/watch?v=XaiBLrxPvtY&t=9s>