

RECEIVED  
MAR 14 2023

TOWN OF WOODSTOCK  
INLAND WETLANDS AND WATERCOURSES AGENCY

TOWN OF WOODSTOCK  
LAND USE DEPT.

APPLICATION FOR PERMISSION TO CONDUCT A REGULATED ACTIVITY WITHIN AN INLAND WETLAND OR WATER COURSE AREA IN THE TOWN OF WOODSTOCK, CONNECTICUT.

(In accordance with the Woodstock Inland Wetlands and Watercourses Regulations, and the regulations of the Connecticut Department of Environmental Protection)

INSTRUCTIONS: All applicants must complete Section 1 of this application form for preliminary review. The Agency will then notify the applicant of any additional information that may be required and will schedule a public hearing, if necessary. In addition to the information supplied in Section 1, the applicant should submit other supporting facts or documents which may assist the Agency in its evaluation of this proposal.  
NO PERMIT SHALL BE TRANSFERRED WITHOUT PERMISSION OF AGENCY.

SECTION I

1. Name of Applicant Linda Cambareni (if not applicant) Name of Property Owner \_\_\_\_\_  
Address 300 West Avenue Address \_\_\_\_\_  
Darien CT 06820  
Telephone # (203) 979-1480 Telephone # \_\_\_\_\_

2. Attach a written consent to the proposed activity by the owner, if applicant is not the property owner.  
3. Street Location of the Property: C-43 Big Horn Lane, Woodstock Valley CT  
Specific directions: Laurel Hill Drive - right onto Big Horn Lane,  
1st empty lot on right just before #10 Big Horn Lane  
Utility Pole Number if present: \_\_\_\_\_  
(Use an additional sheet, if necessary, to draw a sketch showing the property in relation to surrounding roads.)

4. Purpose and Description of Activity for which Authorization is Requested  
a. Proposed activity will involve the following: (Check appropriate activity):  
Alteration \_\_\_\_\_ Construction  Deposition or \_\_\_\_\_ Removal of material  Waste Disposal \_\_\_\_\_  
b. Attach a general description of the proposal and identification of each regulated activity for which permit is sought. Include nature, area and a volume of material to be placed, removed or transferred. Lineal measurements of affected water-courses or wetlands must also be given.  
c. A detailed site plan of the proposal must be included.  
d. Purpose of the proposed activity (i.e., a new dwelling, addition to existing dwelling, new business, driveway, etc.):  
A new dwelling

5. Attach a copy of soils map section and copy of U.S. Geological survey map section which contains the proposed activity if any watercourses are altered in any way.  
6. Names and Addresses of Adjacent Property Owners (attach separate sheet).

The undersigned applicant hereby consents to necessary and proper inspections of the above-mentioned property by Agents of the Inland Wetlands and Watercourses Agency, at reasonable times, both before and after the permit in question has been granted by the Agency. In evaluating this application, the Agency has relied on information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete and/or inaccurate, this permit may be modified, suspended or revoked.  
The undersigned swears that the information supplied in the complete application is accurate to the best of his/her knowledge and belief.

Linda Cambareni \_\_\_\_\_ 3/08/2023  
Signature of Applicant Date

SECTION II TO BE FILLED IN BY AGENCY  
Date Filed 3/14/23 Application # 03-03-03 Fee: \$95

Approved with the following conditions: All erosion controls required are to be inspected and approved by the Enforcement Officer prior to the start of the approved activity. Failure to arrange for the inspection and secure approval may VOID the permit.

This approval covers only specific activities described in this application.  
By: \_\_\_\_\_ Date Approved \_\_\_\_\_ Expires: \_\_\_\_\_  
Chairperson  
Erosion controls inspected on \_\_\_\_\_ by \_\_\_\_\_  
Date  
Bonding (if required) posted on \_\_\_\_\_ by \_\_\_\_\_ release date \_\_\_\_\_  
Date

March 8, 2023

Lot C – 43 Big Horn Lane  
Woodstock valley, CT

Owner:

Linda M. Cambareri  
300 West Avenue  
Darien, CT 06820  
(203) 979-1480

Proposal is for a two bedroom dwelling with a loft, deck off the kitchen/living room area and walk out basement with an engineered septic system. A 1,000 gallon pumping chamber is proposed because the leaching field is at a higher elevation than the house and will be gravity fed into pump chamber and into leaching field.

We previously received a Wetlands permit for these plans on May 06, 2014. We are finally able to begin since I am retiring March 31, 2023.

I am attaching minutes from the April 7, 2014 Inland Wetlands & Watercourse Regular Meeting as well as the minutes from the April 22, 2014 Woodstock Zoning Board of Appeals Public Hearing.

Thank you for your consideration.

Linda M. Cambareri  
300 West Avenue  
Darien, CT 06820  
203 – 979 – 1480

Re: Lot C -43 Big Horn Lane  
Woodstock Valley, CT

Adjacent property owners:

Edward W. Straub III  
Madelyn R Straub  
2 Big Horn Lane  
Woodstock Valley, CT 06282

Dean M. DePietro  
10 Big Horn Lane  
Woodstock Valley, CT 06282



## TOWN OF WOODSTOCK

415 ROUTE 169  
WOODSTOCK, CONNECTICUT 06281-3039  
WWW.WOODSTOCKCT.GOV

May 6, 2014

ASSESSOR  
860-928-6929

BUILDING  
860-928-1388

HIGHWAY  
86-928-0330

INLAND/WETLANDS  
860-928-1388

PLANNING & ZONING  
860-963-2128

RECREATION  
860-28-0208

TAX COLLECTOR  
860-928-9469

TOWN CLERK  
860-928-6595

TREASURER  
860928-5935

FAX#  
860-963-7557

Linda Cambareri  
300 West Avenue  
Darien, CT 06820

RE: #14-03 Linda Cambareri, Lot C-43 Big Horn Ln., (Map 7272, Block 34, Lot C-43) – Wetlands Agent Sign-off

Dear Ms. Cambareri:

At the April 7, 2014 meeting of the Inland Wetlands and Watercourses Agency, your application was referred to the Wetlands Enforcement Agent as a sign-off approval since the work you are proposing falls under his authority for such approval.

The legal notice that was published in the Woodstock Villager on April 18 was in accordance with Section 12.2 of the IWWA Regulations. This legal notice allows for an appeal within 15 days. I am happy to report that this office has received no notification for appeal of this approval.

The regulations state under Section 12.2 that this legal notice publication is at your expense. The cost for the ad is \$22.05. (Invoice attached). Please provide payment to the Town of Woodstock at your earliest convenience to cover this ad. I have provided a self-addressed envelope for your convenience. Enclosed are the wetlands permit and minutes of the meeting for your records.

If you should have any questions, please feel free to contact this office.

Sincerely,

Tina M. Lajoie, Clerk  
Inland Wetlands and Watercourses

Enclosures

Certified mailing (along with ZBA approval letter): 7009 2820 0002 6024 2820



INLAND WETLANDS & WATERCOURSES AGENCY  
REGULAR MEETING  
MONDAY, APRIL 7, 2014 – 7:30 P.M.  
WOODSTOCK TOWN HALL – LOWER LEVEL, ROOM B

MINUTES

**Present:** Chair Mark Parker, Marla Butts, Dan French, Diane Wolff, Tina Lajoie (Wetlands Clerk), Terry Bellman (Wetlands Agent), Paul Terwilliger, (PC Surveying).

- I. **Call to Order** – Meeting was called to order by Chair Mark Parker at 7:35 p.m.
- II. **Roll Call** – Diane Wolff, Mark Parker, Marla Butts, Dan French. **Absent:** Andrew Massey
- III. **Appointment of Alternates** – None
- IV. **Action on Minutes of Previous Meetings – March 3, 2014**  
**MOTION BY MARLA BUTTS TO APPROVE THE MINUTES OF 03-03-2014, SECONDED BY DAN FRENCH. MOTION CARRIED UNANIMOUSLY.**
- V. **Old Business** – Ms. Lajoie reminded Ms. Butts of their plan to inspect the dam at 530 Route 197, now that the weather is better, to determine if further action will be required.
- VI. **New Business**
  1. **#01-14-06 Linda Cambareri, Big Horn Lane ( Bungee Lake –Map 7272, Block 34, Lot C-43) – Construction of Single family dwelling with on-site septic system**

Paul Terwilliger, licensed surveyor and principal of PC Survey Associates is present on behalf of the applicant. He states that Ms. Cambareri has a contract on this vacant lot of record and currently has an application before ZBA for a variance on the side yard and septic setbacks, awaiting action. Proposal is for a single story, two-bedroom dwelling with a loft, deck and walk-out basement. This small lot requires an engineered septic system. A 1,000 gallon pumping chamber is proposed because the leaching field is at a higher elevation than the house and will be gravity fed into pump chamber and into leaching field. Ms. Butts points out that she recommends a 1,500 gallon tank with the Eljin Mantis system and applicant will attempt to accommodate, if possible. It is not a requirement by IWWA or NDDH but should be considered. The system is proposed on the uphill side to keep at its furthest distance as possible to the lake. The rear deck of the house is proposed at 20 feet from the high water mark. He explains that there is a pretty substantial slope going down toward the lake. There will be a walk-out basement which will exit the proposed deck. The foundation for the house will be at 28 feet from high water mark. There is a community well located across Big Horn Lane and the waterline will tie in. Elevations were reviewed on the plan along with retaining wall. Drainage is shown to go around the sides of the house. It is agreed that all the work to be done is in the upland review area which meets the standards for a Wetlands Agent sign-off. Comments were received from the Wetlands Agent after reviewing the application: 1. Agent is recommending the installation of the silt fence near the water be placed up and beyond the stone wall to prevent any sediment from going toward the lake, since the slope toward the lake is substantial and the plan shows a swale on the easterly side of the lot that would cause run-off down toward the lake. 2. The slope from the house toward the street does not meet the requirements of the building code. (Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet.) R401.3 IRC.

Mr. Terwilliger has contacted the engineer to apply these recommendations. IWWA is referring the application to the Wetlands Agent for his review and approval. A legal notice will be posted in the newspaper and a 15-day appeal period will apply before the permit can be issued. Applicant will reimburse the town for the cost of the legal notice.

**VII. Wetlands Agent Activity Report - No sign-offs to report**

Complaint of failing silt fence at 171 Rte 197, new house location for Sara Mosely. Terry will inspect and notify applicant.

a. Other Administrative business

- Ms. Butts asks when the regulations were reviewed last for compliance with the model state regs. Since it is slow with new business, it was recommended that the wetlands team review for any possible modifications. This should include adding requirement for hydraulic analysis to be submitted when any change to drainage is being proposed. This item will be on the next month's agenda.
- Water quality improvements in Little River watershed (See letter).
- Letter was written to the Pesticide Management Division and signed by Terry Bellman, as requested at the last meeting, requesting further information on proposed treatment.

b. Bills – Legal notice results ad for Reynolds - \$29.40 (approved and signed).

Additional bill added to the agenda for the legal results for the March 3, 2014 meeting in the amount of \$63.55 to the Norwich Bulletin. (approved and signed).

**VIII. Citizen's comments / other topics**

Peter Semenyck, representing the Putnam Fish & Game Association, was present before IWWA for guidance with the boat launch area at Roseland Lake and how to go about removing the silt. He did contact DEEP to discuss dredging and they believed it might be too severe and Mr. Charles Lee recommended hydro-raking. The problem he describes is a combination of silt and sand. There are also phragmites that are problematic in this location, based on past applications. He was informed by DEEP that hydro-raking is less expensive and the permitting is less involved. Their financial resources are limited and he asks if the town can get involved as a public work's project since this does affect the health of the lake. There was discussion on the condition of the lake, previous involvement and appropriate referrals. Ms. Butts gave the name of Paul Capotosto from DEEP to follow-up with and she may also have information about the hydro-dredging process and who might be able to help with this that will be sent over. (Mr. Semenyck contacted Ms. Lajoie the following day and was referred to Rita Choinere, Friends of Roseland Park, who submitted an application back in 2008 for phragmyte removal and was working with the Army Corp of Engineers. Jean Pillo was also another contact he was given.)

**X. Adjournment**

**MOTION TO ADJOURN BY MARLA BUTTS, SECONDED BY DIANNE WOLFF 8:25 P.M.  
MOTION CARRIED UNANIMOUSLY.**

Respectfully submitted,

Tina M. Lajoie, Clerk

Inland Wetlands & Watercourses Agency



## Woodstock Zoning Board of Appeals - Minutes

**Tuesday, April 22, 2014**

**Public Hearing – 7:00 p.m.**

**Town of Woodstock Town Hall, Lower Level, Meeting Room B**

### I. **Public Hearing**

- a. Call to Order – Meeting was called to order by Chairman Martin Nieski at 7:00 p.m.
- b. Roll Call – Suzanne Woodward, Martin Nieski, William Brower, Ken Ebbitt  
Absent: Robert Laurens  
Others present: Tina M. Lajoie, ZBA Clerk and Paul Terwilliger, L.S., on behalf of the applicant

(For the record, Mr. Ebbitt was not able to listen to the audio of the previous meeting due to the incompatibility of his computer to the downloaded file on disk. He states he has reviewed all the pertinent information and will ask questions, if necessary, during the continued public hearing and is comfortable voting on the application.)

c. **14-03 Linda Cambareri, Lot C-43 Big Horn Ln., (Map 7272, Block 34, Lot C-43) - relief from Article IV, A.2 – (Side yard setbacks) and Article IV, B.2. a.v. (septic setback).** Mr. Ebbitt was brought up to speed with an overview of the last meeting's information from Mr. Terwilliger. He has read the minutes. He states that this is a 7,600 square foot lot that is part of the Bungee Lake District and was created prior to zoning and the lot does not conform to the current zoning regulations since it does not meet the minimum of 2.5 acres. As stated at the last public hearing, regular meeting, the applicant is proposing a house and cannot meet the current zoning setbacks. The zoning regulations do allow for a reduction of the front yard setback (Page 49, Art IV, B.1.vii) and this front yard setback average within 10% calculates to 41 foot minimum and the current proposal shows 41.5 feet. The zoning regulations require at least 20 feet from the boundaries of adjacent properties (i.e., the side and rear setbacks). They also require that all parts of a subsurface sewage disposal system be set back at least 20 feet from all property lines. The applicant is proposing:

- **the house at 15.5 feet from the eastern boundary or a 4.5 foot variance;**
- **the deck which is adjacent to the house at 15 feet from the western boundary or a 5 foot variance;**
- **the septic system at 13.5 feet from the eastern boundary line for the primary system for a 6.5 foot variance;**
- **the reserve septic system from the eastern boundary at 11 feet for a 9 foot variance;**
- **the reserve septic system at 10 feet from the southern (front) boundary line for a 10 foot variance.**

Mr. Terwilliger states that since the last meeting, he has been to IWWA and the Wetlands Agent has approved the proposal. NDDH approval is still pending. There is discussion on the size of the house and whether smaller dimensions could be considered. The proposal is for a 2 bedroom house, first floor 952 square feet, 34' x 28', and a small loft area on the second floor. Making the footprint smaller would be unrealistic.

**MOTION BY WILLIAM BROWER TO CLOSE THE PUBLIC HEARING, SECONDED BY SUZANNE WOODWARD. MOTION CARRIED UNANIMOUSLY.**

- II. **Monthly Meeting**
- III. **Designation of alternates - None**
- IV. **Review of minutes – March 25, 2014**

**MOTION BY WILLIAM BROWER TO APPROVE THE MINUTES OF 03-25-2014 AS PRESENTED, SECONDED BY KEN EBBITT. MOTION CARRIED UNANIMOUSLY.**

**V. Unfinished Business**

**a. 14-03 Linda Cambareri, Lot C-43 Big Horn Ln., (Map 7272, Block 34, Lot C-43) - relief from Article IV, A.2 – (Side yard setbacks) and Article IV, B.2. a.v. (septic setback).**

**MOTION BY SUZANNE WOODWARD TO APPROVE THE VARIANCE REQUEST AS APPLIED FOR AND DETAILED IN THE ABOVE BOLDED PARAGRAPH, SECONDED BY WILLIAM BROWER. MOTION CARRIED UNANIMOUSLY.**

**b. Amendments to by-laws as discussed at Jan 28<sup>th</sup> meeting.**

- Section 2 is confusing and will be researched by Ms. Lajoie to clarify before the next meeting – (Additional research needed for next meeting.)
- Typo: Page 6, amend “hanged” to “changed” under Article XIII.
- Typo: Page 5, amend “comments to “comment” under Section 6.

There is discussion on PZC working on lake-district zoning that would consider the smaller lake lots and, also, on the new regulations, a reduced setback for smaller accessory structures and height limitation on buildings (35 feet).

**VI. New Business – None**

**VII. Other**

**Attorney Byrne – ZBA training pending schedule for June 24, 2014**


**VIII. Correspondence & Bills**

**IX. Citizen’s Comments – None**

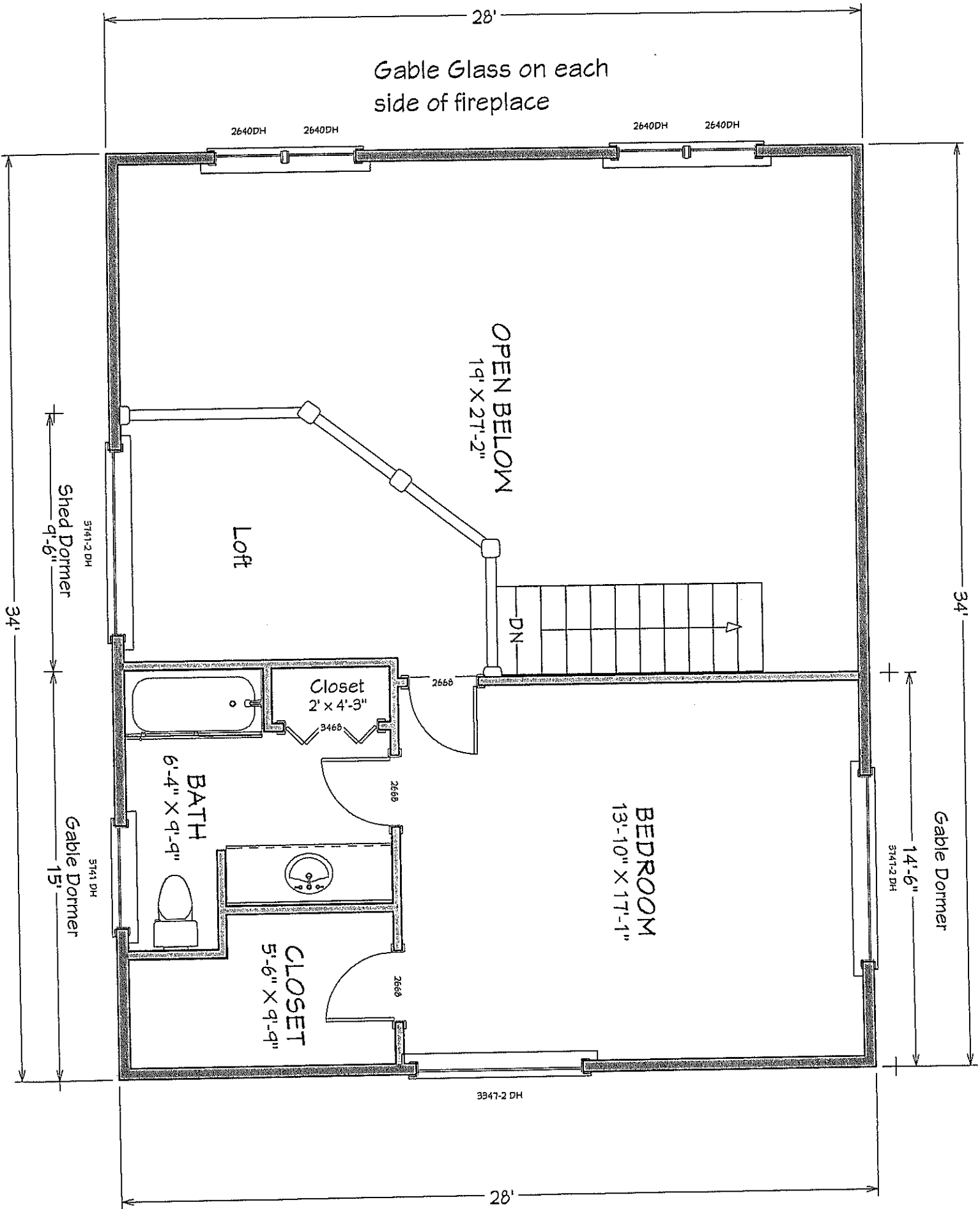
**X. Adjournment – 7:56 p.m.**

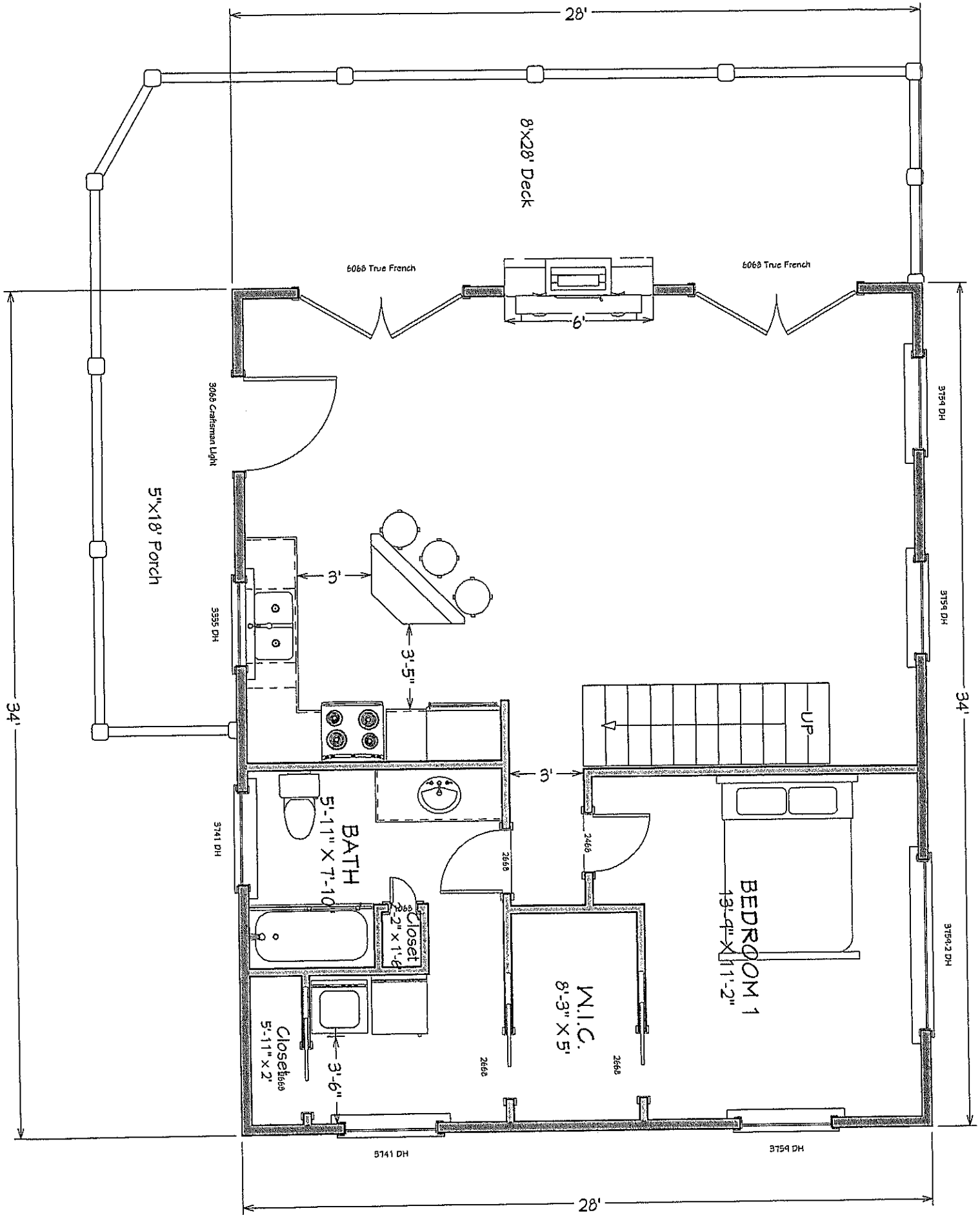
**MOTION TO ADJOURN BY WILLIAM BROWER, SECONDED BY SUZANNE WOODWARD. MOTION CARRIED UNANIMOUSLY.**

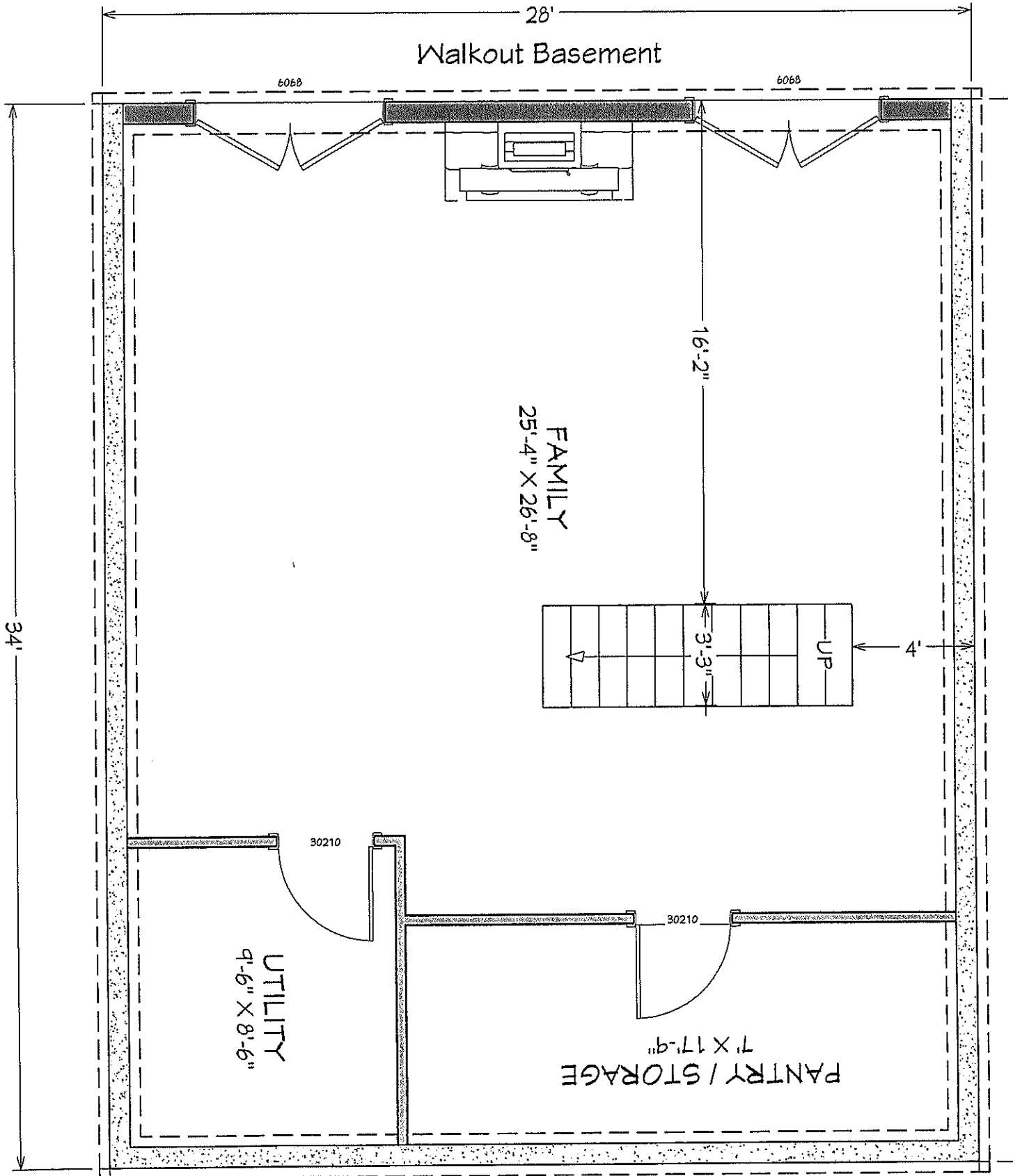
Respectfully Submitted,

  
Tina M. Lajoie, Clerk  
Zoning Board of Appeals







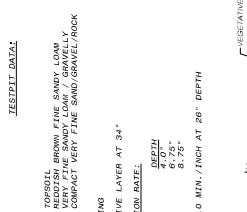
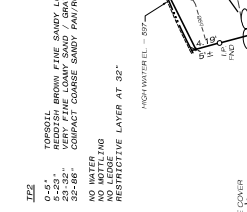
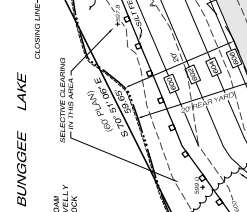
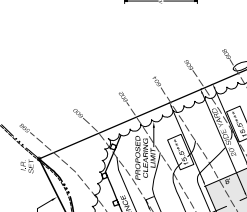
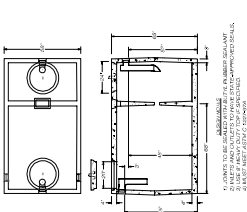
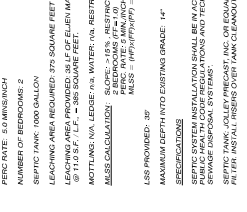
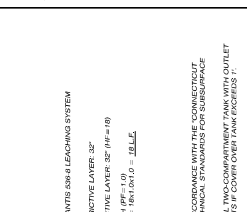
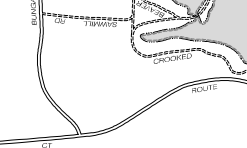




SOIL TESTING PERFORMED 5/1/2008 BY N.D.D.-L. FILE NO. 80002880  
TEST DATE:

TEST	RESULTS
7-20"	TANISH BROWN FINE SANDY LOAM
18-23"	TANISH BROWN FINE SANDY LOAM
32-36"	COMPACT COARSE SANDY PAWPAW
NO WATER	NO WATER
NO MOTTLING	NO MOTTLING
RESTRICTIVE LAYER AT 32"	RESTRICTIVE LAYER AT 32"

REGULATIONS DATE: \_\_\_\_\_  
DEPTH  
4'-5"  
8'-5"  
9'-0"  
RATE = 5.0 MIN./INCH AT 26" DEPTH

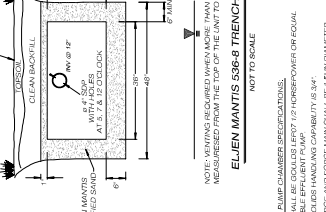
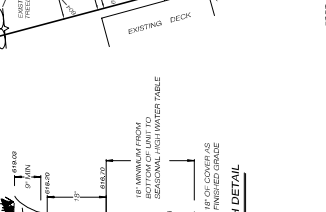
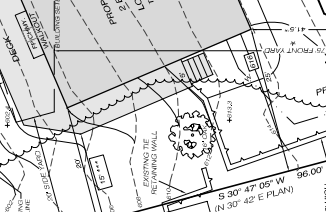
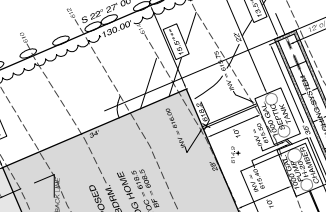
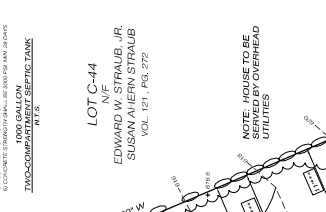


### SEPTIC SYSTEM DESIGN CRITERIA

PERC RATE: 5.0 MIN/INCH  
NUMBER OF BEDROCK: 2  
SEPTIC TANK: 1000 GALLON  
LEACHING AREA REQUIRED: 575 SQUARE FEET  
LEACHING AREA PROVIDED: 567 SQUARE FEET  
LEACHING AREA DEFICIT: 8 SQUARE FEET  
MOTTLING VIA LEACHING AREA: NO  
RESTRICTIVE LAYER: 32"  
SLOPE: 1.0%  
ELECTRICITY (75% OF 100 HP) = 1.0  
MISC: (HP)(P)(PF) = 16.1(1.0) = 16.1

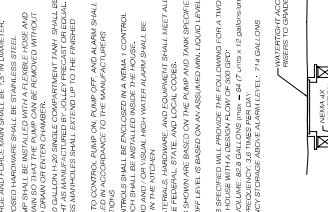
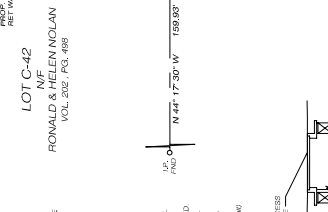
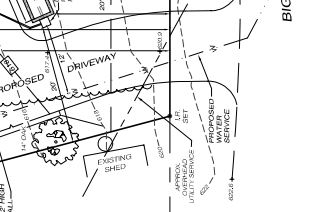
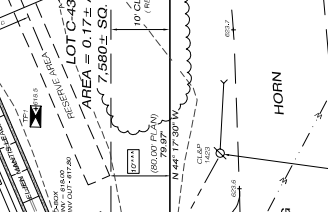
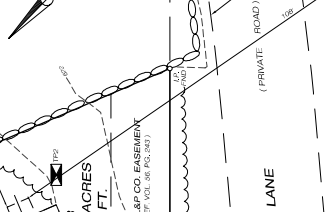
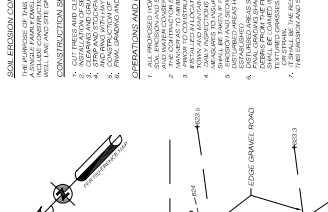
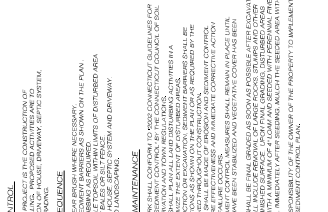
LESS PROVIDED: 36"  
MAXIMUM DEPTH INTO EXISTING GRADE: 14"  
SERVICING ACCESS

CONSTRUCTION REQUIREMENTS  
1. THE HOUSE AND SEPTIC SYSTEM LOCATIONS SHALL BE STAINED IN THE FIELD BY THE CONTRACTOR AND VERIFIED BY THE ASSessor PRIOR TO INSTALLATION.  
2. THE SEPTIC SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS AND THIS PLAN.  
3. THE SEPTIC SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS AND THIS PLAN.  
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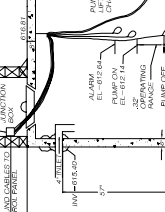
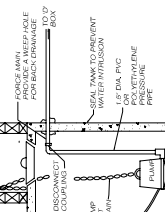
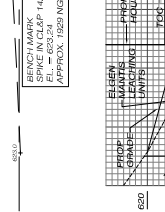
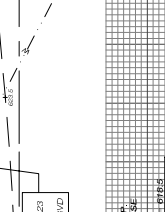
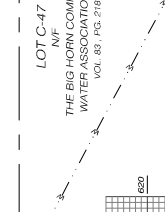
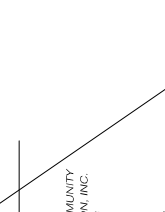
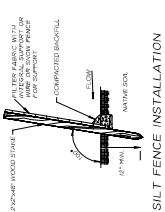
### 1000 GALLON H-20 PUMP CHAMBER

1. THE H-20 PUMP CHAMBER SHALL BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS AND THIS PLAN.  
2. THE H-20 PUMP CHAMBER SHALL BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS AND THIS PLAN.  
3. THE H-20 PUMP CHAMBER SHALL BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS AND THIS PLAN.  
4. THE H-20 PUMP CHAMBER SHALL BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS AND THIS PLAN.  
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8. THE H-20 PUMP CHAMBER SHALL BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS AND THIS PLAN.  
9. THE H-20 PUMP CHAMBER SHALL BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS AND THIS PLAN.  
10. THE H-20 PUMP CHAMBER SHALL BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS AND THIS PLAN.



### LOCATION MAP

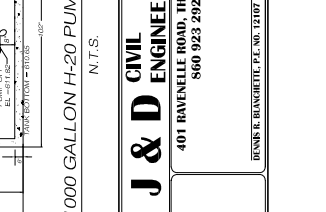
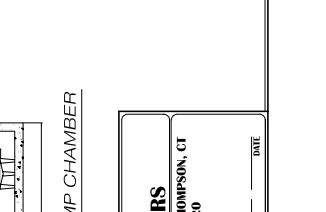
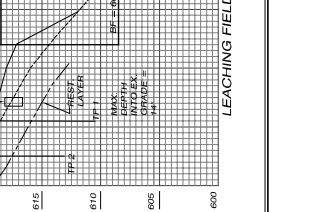
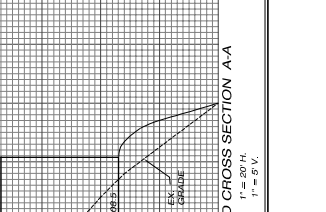
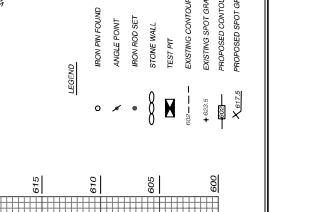
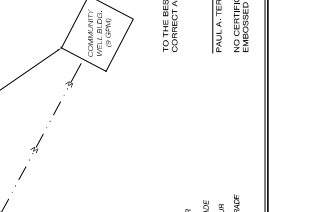
1" = 1000'



### IMPROVEMENT LOCATION SURVEY

LOT DEVELOPMENT PLAN  
PREPARED FOR:  
**LINDA CAMBARERI**  
BIG HORN LAKE, BUNGEE LAKE  
WOODSTOCK, CONNECTICUT

DATE: MARCH 2014  
SCALE: 1" = 10'  
JOB NO. 14007 FILE NO. 209 DRAWING NO. 1  
DATE: 4/29/2014  
DATE: \_\_\_\_\_



### ELLEN WANTS 538-8 TRENCH DETAIL

NOTE: MOTTLING REQUIRED WHEN MORE THAN 80% OF COVER IS MEASURED FROM THE TOP OF THE UNIT TO FINISHED GRADE.  
NOT TO SCALE

### 1000 GALLON H-20 PUMP CHAMBER

NOTE: MOTTLING REQUIRED WHEN MORE THAN 80% OF COVER IS MEASURED FROM THE TOP OF THE UNIT TO FINISHED GRADE.  
NOT TO SCALE

### LEACHING FIELD CROSS SECTION A-A

1" = 20'  
1" = 5'

### J & D CIVIL ENGINEERS

401 RAVENHILL ROAD, THOMPSON, CT  
860 923 2920  
RUSSELL B. BANGHART, P.E. NO. 12107 \_\_\_\_\_ DATE \_\_\_\_\_