

MAY 06 2024

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 1

(if not applicant)

1. Name of Applicant Woodstock Bus Associates Name of Property Owner BARBARA F. MANUEL  
Address 3 RTE 171 SUITE 1 Address 6230 CHANCE LORVILLE DRIVE  
WOODSTOCK CT 06281 GAINESVILLE VA 20155  
Telephone # 860.928.0897 Telephone # 732.673.5790

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: 56 EMPIRE LAND  
Specific directions: HERBON HILL ROAD TO EMPIRE 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): LANDSCAPING & WOOD STEPS  
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 watercourses 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.):

INSTALL FINE LAWN FROM HOUSE TO POND EDGE  
INSTALL STAIRS (WOOD) TO WATER EDGE - INSTALL FLOATING DOCK  
NOT ACTIVITY IN WATER COURSE

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.

H Douglas Porter 5/6/2024  
Signature of Applicant Date

SECTION II

TO BE FILLED IN BY AGENCY

Date Filed \_\_\_\_\_ Application # \_\_\_\_\_ Fee: \_\_\_\_\_

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 \_\_\_\_\_ Date \_\_\_\_\_ by \_\_\_\_\_

Bonding (if required) posted on \_\_\_\_\_ Date \_\_\_\_\_ by \_\_\_\_\_ release date \_\_\_\_\_



CLOSING LINE  
350' 43" W  
370' 2" E  
390' 42" S

M U D D A

1172' ±  
20B  
366.45  
21B  
22B

DRIVE  
ACCESS  
495 S.F.  
TEST PIT #15  
TEST PIT #16  
5/8/91

5' WOOD STAKES  
FLORNIK DOOR K20

FIVE ALU

TEST PIT #15  
TEST PIT #16  
5/8/91

PROP. DRAIN

100 GAL. TANK

5/8/91

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Area = 2.83 Acres

Access Area = 0.26 Acres

3.09 Acres

Contiguous Buildable Area = 2.76 Acres

SYSTEM REQUIRED

ENGINEERED

SHUFFLE BOARD

NO RIGHTS IMPLIED

40' MINIMUM FRONT YD.

PRIVY

ALONG SHORELINE

PROP. PROP. 3.6M B.F.L. 397

FOUNDATION DRAIN

PROP. WELL

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3 Route 171, Suite 1, Woodstock, CT 06281  
 (P) 860-926-0887  
 15 Main St, Suite 114, Franklin, MA 02038  
 (P) 508-570-4868  
 www.wbathomes.com



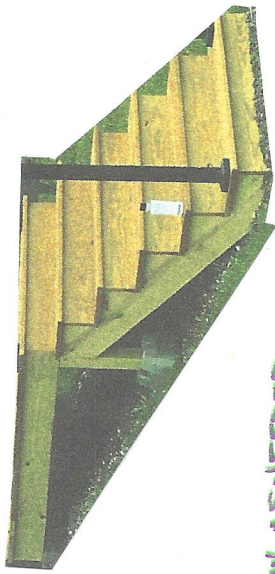
Woodstock Building Associates, LLC

REVISIONS

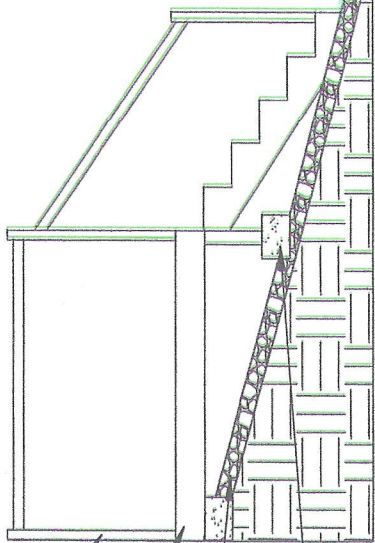
CONTRACT DATE:	5/2/2024
SCALE:	1/4" = 1'-0"
DRAWN BY:	S.A.B.
REVIEWED BY:	H.B.P.
ESTIMATE BY:	XXX

SHEET:

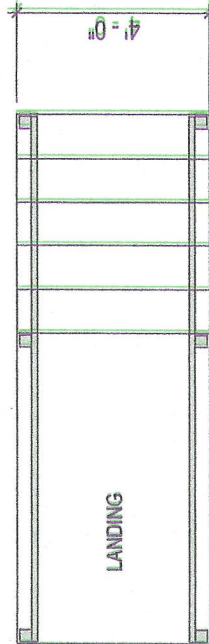
A1



ADJUST LANDING AS NEEDED



WATER LEVEL



INSTALL ALUMINUM  
 POSTS & HANDRAIL -  
 BOTH SIDES

PRESSURE TREATED  
 DECKING & FRAME

EXISTING  
 GRADE

POST BLOCKS

1 EXTERIOR STEPS

SCALE: 1/4" = 1'-0"

**NOTICE:** WOODSTOCK BUILDING ASSOCIATES:  
 These plans are copyrighted and are subject to copyright protection as an  
 "ARCHITECTURAL WORK" under Section 102 of the Copyright Act, 17 U.S.C., as  
 amended (December 1990), and known as the Architectural Works Copyright Protection  
 Act of 1990. The protection includes but is not limited to the overall form as well as  
 composition of spaces and elements of the design. Under such protection,  
 unauthorized use of these plans, work or forms represented hereon, or any  
 cessation of such construction or buildings being seized and/or razed.

PRELIMINARY PLANS

Emanuele Residence  
 56 Empire Lane, Woodstock, CT 06281  
 PREPARED FOR:  
 LAKE STAIRS





## Statewide Inland Wetlands & Watercourses Activity Reporting Form

*Please complete this form in accordance with the instructions on pages 2 and 3 and mail to:*

*DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3<sup>rd</sup> Floor, Hartford, CT 06106*

*Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.*

### PART I: Must Be Completed By The Inland Wetlands Agency

- DATE ACTION WAS TAKEN: year: \_\_\_\_\_ month: \_\_\_\_\_
- ACTION TAKEN (see instructions - one code only): \_\_\_\_\_
- WAS A PUBLIC HEARING HELD (check one)? yes  no
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:  
(print name) \_\_\_\_\_ (signature) \_\_\_\_\_

### PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

- TOWN IN WHICH THE ACTIVITY IS OCCURRING (print name): Woodstock  
does this project cross municipal boundaries (check one)? yes  no   
if yes, list the other town(s) in which the activity is occurring (print name(s)): \_\_\_\_\_
- LOCATION (see instructions for information): USGS quad name: 12 (Southbridge) or number: \_\_\_\_\_  
subregional drainage basin number: \_\_\_\_\_
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): \_\_\_\_\_
- NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): 56 Empire Lane  
briefly describe the action/project/activity (check and print information): temporary  permanent  description: \_\_\_\_\_
- ACTIVITY PURPOSE CODE (see instructions - one code only): K
- ACTIVITY TYPE CODE(S) (see instructions for codes): 12, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_
- WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):  
wetlands: 0 acres open water body: 0 acres stream: 0 linear feet
- UPLAND AREA ALTERED (must provide acres): 0.1 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

DATE RECEIVED:

### PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO