

Town of Woodstock
Inland Wetlands and Watercourses Agency
Application for Permit

		For Agency Use Only	
Application Number	09-12-14	Public Hearing Date (if required)	_____
Application Fee	95 Paid <input checked="" type="checkbox"/>	Date of Receipt	_____
Date Filed	9/5/2012	Decision/Date	_____

Applicant Instructions:

- Please **Read** the Inland Wetlands and Watercourses Regulations.
- Applicants may and are encouraged to hold a pre-application meeting with the Inland Wetlands Agent to examine the scope of a proposed activity or to determine if the proposed activity involves a "Significant Impact Activity" as defined in the Town of Woodstock Inland Wetlands and Watercourses Regulations.
- Two (2) copies of all applicable completed application materials shall be submitted unless otherwise directed in writing by the Agency or its designated agent.
- All sections of the application **MUST** be completed and submitted in order for the application to be deemed complete.

A.	
1.	Property address/geographical location of the site (map, block, lot): Map 7280, Block 29, LOT 58A East side of CT Route 169, north of Joy Road, South of Dividend Road
2.	Name of applicant: Patrick L. Blomberg, Jr.
3.	Home Address: P.O. Box 255, East Woodstock, CT 06244
4.	Business address:
5.	Telephone: Home 860-928-0643 Business _____
6.	Applicant's interest in the property: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Lessee <input type="checkbox"/> Lessor <input type="checkbox"/> Other (explain)
7.	Name of property owner (if not applicant):
8.	Home address:
9.	Business address:
10.	Telephone: Home _____ Business _____ Fax _____
B.	The geographical location of the property which is to be affected by the proposed activity, including but not limited to a description of the land in sufficient detail to allow identification of the inland wetlands and watercourses, and buffer area, a computation of the area(s) in acres or square feet of wetland or watercourses disturbance, soil type(s) and vegetation (Label: Exhibit B) Attached

<p>C. The purpose and description of the proposed activity and proposed erosion and sedimentation controls and other management practices and mitigation measures which may be considered as a condition of issuing a permit for the proposed regulated activity including but not limited to, measures to (1) prevent or minimize pollution or other environmental damage, (2) maintain or enhance existing environmental quality, or (3) in the following order of priority: restore, enhance and create productive wetland or watercourse resources (Label: Exhibit C) Attached</p>	
<p>D. Alternatives considered by the applicant and why the proposal to alter wetlands set forth in the application was chosen. These alternatives shall be diagramed on a site plan or drawing and submitted to the Agency as part of the application (Label: Exhibit D) Attached</p>	
<p>E. A site plan showing existing and proposed conditions in relation to wetlands and watercourses and identifying any further activities associated with, or reasonably related to, the proposed regulated activity which are made inevitable by the proposed regulated activity and which may have an impact on wetlands or watercourses (Label: Exhibit E) See enclosed plans by Messier & Associates, Inc.</p>	
<p>F. Names and mailing addresses of adjacent property owners (Label: Exhibit F) Attached</p>	
<p>G. Authorization for the members and Agents of the Agency to inspect the property, at reasonable times, both before and after a final decision has been issued (Label: Exhibit G)</p>	
<p>H. A completed DEP reporting form; the agency shall revise or correct the information provided by the applicant and submit the form to the Commissioner of Environmental Protection in accordance with Section 22a-39-14 of the regulations of Connecticut state agencies (Exhibit H) Attached</p>	
<p>I. Submission of the appropriate filing fee based on the fee schedule established in Article Eleven (11) of these Regulations.</p>	
<p>J. Applicant certification that (Exhibit J):</p>	
✓	<p>1. Any portion of the property on which the regulated activity is proposed is not located within five-hundred (500) feet of the boundary of an adjoining municipality;</p>
✓	<p>2. Traffic attributable to the completed project on the site will not use streets within the adjoining municipality to enter or exit the site;</p>
✓	<p>3. Sewer or water drainage from the project site will not flow through and impact the sewage or drainage system within the adjoining municipality; or</p>
✓	<p>4. Water run-off from the improved site will not impact the streets or other municipal or private property within the adjoining municipality.</p>
<p>K. Certification that the applicant is familiar with all the information provided in the application and is aware of the penalties for obtaining a permit through deception or through inaccurate or misleading information (Exhibit K)</p>	
<p>L. Any other information the Agency deems necessary to the understanding of what the applicant is proposing (Exhibit(s) L)</p>	

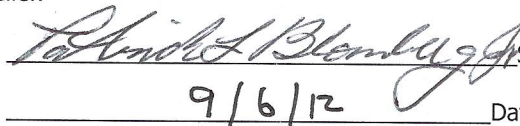
M. Significant Impact Activities If the proposed activity involves a significant impact activity as determined by the Agency and defined in Article 6 of these Regulations the applicant must provide the following additional information:	
1.	Site plans for the proposed use or operation and the property which will be affected, which show existing and proposed conditions, wetland and watercourse boundaries, land contours, boundaries of land ownership, proposed alterations and uses of wetlands and watercourses, and other pertinent features of the development drawn by a Licensed Surveyor, Professional Engineer, or Landscape Architect registered in the State of Connecticut or by such other qualified person
2.	Engineering reports and analysis and additional drawings to fully describe the proposed project and any filling, excavation, drainage or hydraulic modifications to watercourses and proposed erosion and sedimentation control plan
3.	Mapping of soil types consistent with the categories established by the National Cooperative Soil Survey of the U. S. Soil Conservation Service (the Agency may require the applicant to have the wetlands delineated in the field by a Soil Scientist and have the field delineation incorporated onto the site plan)
4.	Description of the ecological communities and functions of the wetlands or watercourses involved with the application and the effects of the proposed regulated activities on these communities and wetland functions
5.	Description of how the applicant will change, diminish, or enhance the ecological communities and functions of the wetlands or watercourses involved in the application, and with each alternative, and a description of why each alternative considered was deemed neither feasible nor prudent
6.	Analysis of chemical or physical characteristics of any fill material
7.	Management practices and other measures which mitigate the impact of the proposed activity

NOTE: An application that requires local Inland Wetlands approval may also be regulated by the Federal Government under the Clean Water Act which is administered by the U. S. Army Corps of Engineers. Obtaining federal and/or state permits is a responsibility of the applicant as are any fines, penalties, and delays due to the applicant's failure to seek permits or to question their applicability to the proposed activity.

Department of the Army Corps of Engineers 696 Virginia Road Concord, MA. 01742-2751 Phone: 1-800-343-4789	State of Connecticut – D. E. P. Inland Water Resources Division 79 Elm Street Hartford, CT. 06106-5127 Phone: (860) 424-3019
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The undersigned applicant hereby consents to necessary and proper inspections of the above mentioned property by Agents of the Inland Wetlands Agency, at reasonable times, both before and after the permit in question has been granted by the Agent and /or the Agency.

The undersigned swears that the information supplied in the completed application is accurate, to the best of his knowledge and belief.

 Signature of Applicant

 9/6/12 Date Application Filed

Commission Action and Date: _____

September 4, 2012

Woodstock Land Use Commissions
415 Route 169
Woodstock, CT 06281

RE: Route 198
Woodstock, CT

Dear Commission Members:

Please be advised that Messier & Associates, Inc. are hereby authorized to act as my agent for the development of my property on at Assessors Map 7280/ Block 29/Lot 58A on Route 169.

Very truly yours,

Patrick A. Blomberg Jr.

APPLICATION OF PATRICK L. BLOMBERG, JR. TO THE TOWN OF WOODSTOCK
INLAND WETLANDS AND WATERCOURSES AGENCY
ASSESSORS MAP 7280/BLOCK 29/LOT 58A
CT ROUTE 169 (NORWICH - WORCESTER TURNPIKE)

EXHIBIT B - LOCATION AND DESCRIPTION OF PROPERTY

The subject property is an 11.37 acre vacant parcel located on the east side of CT Route 169 south of Dividend Road and north of Joy Road. The site is presently mostly meadow-type open land. There is an inland wetland corridor associated with surface drainage which transects the property from north to south a short distance into the property from Route 169.

The proposed development activities will disturb approximately 6879 square feet, or 0.16 acres of wetlands, and approximately 10,510 square feet, or 0.24 acres of upland review area. The proposed work within the wetland will be construction of the proposed driveway to serve the property, including a cross culvert; installation of a footing perimeter drain outlet; and installation of underground wired utility services in conduits. The owner/applicant also proposes to install a stone and pipe drain along much of the length of the wetland corridor to provide positive drainage for future planned agricultural use activities on the property. Work within the upland review area will include construction of the driveway, installation of a footing perimeter drain outlet, installation of a utility pole, and installation of underground wired utility services in conduits.

Upland soils are mapped by the USDA Natural Resources Conservation Service's State of Connecticut Soil Map as Woodbridge fine sandy loam, Canton and Charlton soils, and Paxton and Montauk fine sandy loams. The inland wetlands are not separately mapped on the subject property on the Connecticut Soil Map.

APPLICATION OF PATRICK L. BLOMBERG, JR. TO THE TOWN OF WOODSTOCK
INLAND WETLANDS AND WATERCOURSES AGENCY
ASSESSORS MAP 7280/BLOCK 29/LOT 58A
CT ROUTE 169 (NORWICH - WORCESTER TURNPIKE)

EXHIBIT C - PURPOSE AND DESCRIPTION OF THE PROPOSED ACTIVITY
AND PROPOSED EROSION AND SEDIMENT CONTROL MEASURES

The proposed activity on the subject property is to develop it for residential and agricultural use. The ultimate development of this property as presently envisioned by the owner/applicant will include construction of a single family home, a combination storage barn and tool room in a separate structure, and other barn-style outbuildings. A common driveway centered on the property frontage will provide access into the property from Route 169 and will ultimately serve all presently contemplated structures on the property. The proposed house and the tool room in the separate accessory building will each be served by individual subsurface sewage disposal systems. A proposed common potable water supply well on the property will serve both of these structures.

Proposed erosion and sediment control measures will include installation of staked geotextile silt fence sediment barrier downslope of disturbance areas, designated temporary soil stockpile locations, and an anti-tracking pad construction entrance at the beginning of the driveway location from Route 169. Upon completion of the development activities, all disturbed areas will be permanently stabilized by establishment of vegetative cover or other means.

APPLICATION OF PATRICK L. BLOMBERG, JR. TO THE TOWN OF WOODSTOCK
INLAND WETLANDS AND WATERCOURSES AGENCY
ASSESSORS MAP 7280/BLOCK 29/LOT 58A
CT ROUTE 169 (NORWICH - WORCESTER TURNPIKE)

EXHIBIT D - ALTERNATIVES TO PROPOSED WETLANDS ACTIVITY

Because of the proximity of Route 169 to the inland wetland corridor which transects the subject property, it is necessary to cross this wetland in order to provide access to the remainder of the property for development. There is no alternative to crossing this wetland if the property is to be developed. The location selected for the proposed driveway is the mid-point of the property frontage. The driveway is straight from Route 169 across the wetland and further into the property, and crosses the wetland at close to a perpendicular angle to minimize disturbance.

The proposed stone and pipe drain proposed by the applicant in the wetland is to provide for drainage to support planned agricultural use of the land, and will result in less disturbance to the wetland than an open drainage ditch.

**APPLICATION OF PATRICK L. BLOMBERG, JR. TO THE TOWN OF
WOODSTOCK INLAND WETLANDS AND WATERCOURSES AGENCY
ASSESSORS MAP 7280/BLOCK 29/LOT 58A
ROUTE 169**

EXHIBIT F –ADJACENT PROPERTY OWNERS

M/B/L	PROPERTY OWNERS	MAILING ADDRESS
7280-29-58A	SUBJECT PROPERTY PATRICK L. BLOMBERG, JR.	P. O. BOX 255 EAST WOODSTOCK, CT 06244
7280-29-06	ELIZABETH L. BROOKS	55 APPLEWOOD DRIVE WOODSTOCK, CT 06281
7280-29-57	JOTHAM G. IV & KRISTIN S. REYNOLDS	30 DIVIDEND ROAD WOODSTOCK, CT 06281
7280-29-58	KAREN S. RYKER & SARAH JO BURKE	815 ROUTE 169 WOODSTOCK, CT 06281
7280-29-58B	CLIFFOR D. STARK REVOCABLE TRUST, BEVERLY M. STARK, TRUSTEE	8026 TOWER STREET BROOKSVILLE, FL 34613
7280-30-02A	ANN R. CAMPBELL REVOCABLE LIVING TRUST ANN R. CAMPBELL, TRUSTEE	1186 WILD CHERRY DRIVE WILLIAMSTON, MI 48895

**INLAND WETLANDS & WATERCOURSES AGENCY
REGULAR MEETING
MONDAY, OCTOBER 1, 2012 – 7:30 P.M.
WOODSTOCK TOWN HALL – LOWER LEVEL, ROOM B**

MINUTES

Present: Chair Mark Parker, Dan French, Andrew Massey, Diane Wolff (via Skype), Tina Lajoie (Wetlands Clerk)

Others Present: Robert Messier, P.E., William & Ellen Rewinski, Nicholas Bowen

- I. Call to Order** – Meeting was called to order by Chair Mark Parker at 7:36 p.m.
- II. Roll Call** – Dan French, Andrew Massey, Mark Parker, Diane Wolff (Skype)
- III. Appointment of Alternates** – None
- IV. Action on Minutes of Previous Meetings – September 10, 2012**
MOTION BY DAN FRENCH, SECONDED BY ANDREW MASSEY TO APPROVE THE MINUTES OF SEPTEMBER 10, 2012. MOTION CARRIED UNANIMOUSLY.

(T. Lajoie requested an item be added to the agenda.)

10-12-14 Nicholas Bowen (Robert & Gail Hannigan), 99 Crooked Trail – Agent sign-off for septic repair.

Application was brought to the Agency because Terry Bellman is away until Thursday and they would like to begin the repair on the septic system. Terry Bellman, Wetlands Agent, would normally be authorized to sign off on such disturbance in the upland review area. The agency reviewed the specifications with applicants, Scott Forand and Nick Bowen. The septic is currently 50' away from lake but the health department said it could be as close as 25'. The area slopes away from the lake. The current system doesn't meet specifications for the six bedroom home that is on the property; it is the size for a three bedroom home. The people who purchased the house want to fix it. The work to be done is to add to the system and they may need to add fill but will not know that until they begin the work. The applicants were concerned that they not have to wait until the November meeting for approval. The application was referred to the Wetlands Agent for review. If Bellman determines the work being proposed exceeds the agent sign-off criteria, the Agency will require additional information with their longer application process, such as the original plan, a map showing the whole lake. No motion or action is required at this time.

V. Old Business

1. 09-12-14 Patrick L. Blomberg, Jr, Route 169 (Map 7280, Block 29, Lot 58A) – Driveway and drainage

Bob Messier was present on behalf of the property owner. Mr. Messier stated that Marla Butts requested more information. Mike Schaefer walked the whole property to be sure there weren't any wetlands that will be affected. The plan provides for everything that might be built even if it isn't being built right away. There is a

RECEIVED**SEP 28 2012****TOWN OF WOODSTOCK
BUILDING OFFICE**

*Michael G. Schaefer, Sr.
Professional Soil Scientist
138 Coomer Hill Road
Dayville, CT 06241*

Telephone: 860 779 1219

September 26, 2012

Robert Messier, L.S.
Messier & Associates, Inc.
288 Main Street
Manchester, CT 06042

*RE: Property of Patrick L. Blomberg, Jr., Assessor's Map 7280 – Block 29 – Lot 58A,
Route 169, Woodstock*

Dear Mr. Messier:

As you requested, I visited the above referenced property yesterday, primarily to determine if there are any wetlands or watercourses in the area of the proposed homesite improvements. Portions of the site had been cleared of brush/mown, but extremely dense and thorny vegetation remained in the eastern and north-central parts of the 12-acre property. This vegetation precluded walking a tight grid in these areas, and the attached sketch on a "Google Maps" aerial photo background illustrates the approximate tracks that I walked while observing the site. The soils east of the mowed area are moderately sloping. I did not notice any sign of poorly drained soils on the slopes, and being able to walk the entire lower (eastern) perimeter of the property, I was able to confirm that no wetlands or watercourses exist along that property line. In any case, it was clear that the proposed septic system for the house is located more than 100 feet from any wetland or watercourse.

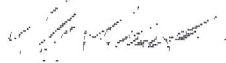
Approximately halfway between Route 169 and the eastern property line, a saddle in the landscape exists at the top of a drumlin, and the land slopes from this area both to the west and to the east. Where slopes are concave, the soils tend to be moderately well drained and belong to the Woodbridge series; where slopes are convex, the soils tend to be well drained and belong to the Paxton and Montauk series. All of the aforementioned soils have formed over compact glacial till, and tend to have very slow permeability in the substratum. The thickly vegetated land in the north-central part of the property is gently sloping, and the auger samples that I extracted indicated that moderately well drained Woodbridge soils dominate. I noted that prior surficial disturbances in this area, presumably associated with cropland/hayland management, such as stonewall removal, left scattered, very small pits which may be subject to seasonal wetness or shallow puddling. The area where I encountered this condition is depicted on the "Google Maps" sketch.

The wetland that I delineated last April is located in a low-gradient, grass swale near the frontage along Route 169. Poorly drained Ridgebury soil is dominant within the wetland. This wetland is depicted on your "Improvement Location Plan" (08/12). In my discussion with you, it came to my attention that there was a question about the lack of numbers on the wetland flags. The explanation is that Mr. Blomberg wanted to see the extent of wetlands that would need to be crossed for a driveway before he made the decision to proceed with any surveying/engineering. In essence, the flags were placed for Mr. Blomberg's benefit, and since I was thinking that the flags would be removed to allow for mowing the hay before any site surveying would occur, I left them unnumbered. In addition, given the open nature of the wetland, one flag was visible from another, and the wetland boundary line was easily discernible in the field.

If you need more detailed information about either of the thickly vegetated areas, it will be necessary to make a field examination during the leafless season and/or clear the vegetation that is causing the hindrance to maneuvering about the property.

Feel free to contact me if you have any questions.

Sincerely,



Michael G. Schaefer, Sr.
Professional Soil Scientist



NORTHEAST DISTRICT DEPARTMENT OF HEALTH

69 SOUTH MAIN STREET · UNIT 4 · BROOKLYN, CT 06234
 PHONE (860) 774-7350 · FAX (860) 774-1308 · WEB SITE WWW.NDDH.ORG

PATRICK BLOMBERG, JR
 PO BOX 255
 EAST WOODSTOCK, CT 06281

SUBJECT: File #3002450, ROUTE 169, Map #7280, Block #29, Lot #58C, WOODSTOCK, CT

Dear Sir or Madam:

The subject plan (Messier & Associates, Inc., Project #02-179 Date: 08/2012) submitted on 09/06/2012 has been reviewed, as requested. Following completion of this review, it has been determined that the subject plan will meet the requirements of the Technical Standards for a 2 bedroom house and tool building with bathroom with the following exceptions and notations:

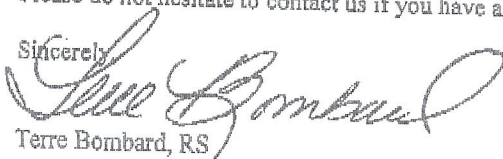
- 1 - CT licensed surveyor must stake house, well, benchmark, and septic system, offset stakes to include flow line or bottom of trench elevation.
- 2 - Permanent benchmark to be set within 50 feet horizontally and 12 feet vertically of septic system.
- 3 - A bottom of excavation inspection is required once the topsoil has been removed.
- 4 - A current sieve analysis of select fill material (within past 30 days) must be submitted to the Northeast District Department of Health (NDDH).
- 5 - Select fill is to be perced once in place.
- 6 - A set of house plans along with plans for tool room and storage barn must be submitted prior to an Approval to Construct Permit being issued.
- 7 - Installer to schedule and be present for the final inspection with NDDH staff. Level to be set up for verification of elevations OR an Engineer's As-Built will be required.
- 8 - Size of leaching trench for tool room to be **FIELD ADJUSTED FROM 36' to 50'**

This letter is NOT to be construed as an APPROVAL TO CONSTRUCT the septic system and DOES NOT indicate that the Northeast District Department of Health endorses approval for issuance of any building permit.

Prior to the start of construction of the septic system, you must apply for your Approval to Construct Permit and submit the applicable fees to this office. A set of floor plans of your home must be submitted to NDDH for review. Your CT licensed installer must come in to this department to sign for the permit if we do not have his signature on file. Office hours are Monday thru Friday from 7AM - 4PM.

THE OWNER IS RESPONSIBLE TO SEEK PRIOR AUTHORIZATION FROM ALL TOWN AGENCIES PRIOR TO START OF CONSTRUCTION.

Please do not hesitate to contact us if you have any questions.

Sincerely,

 Terre Bombard, RS

Cc: Town of Woodstock, Messier & Associates, Inc.

PATRICK L. BLOMBERG, JR.
PARCEL 7280/29/58A
CONNECTICUT ROUTE 169
WOODSTOCK, CT

DRAINAGE AREA PARAMETERS AND RUNOFF COMPUTATION FOR
DESIGN OF DRIVEWAY CULVERT CROSSING OF WETLAND CORRIDOR
(By Rational Method & Seelye Nomograph; Hartford rainfall rates)

Drainage Area to Culvert = 0.83 acres } 0.06 acres impervious @ $c = .90$
0.07 acres gravel drives @ $c = .80$
0.15 acres lawn & landscaping @ $c = .35$
0.53 acres hayfield @ $c = .30$
0.02 acres wooded & brush @ $c = .25$

Composite $c = [(0.06 \text{ ac.} \times .90) + (0.07 \text{ ac.} \times .80) + (0.15 \text{ ac.} \times 0.35) + (0.53 \text{ ac.} \times .30) + (0.02 \text{ ac.} \times .25)] / 0.83 \text{ ac.} = 0.39$

Travel Path:

Segment 1:

$\Delta H = 336$ feet over lawn & hayfields
 $\Delta V = 566.6 - 540.0 = 26.6$ feet
 $s = 7.9 \%$
 $T_t = 12$ minutes

Segment 2:

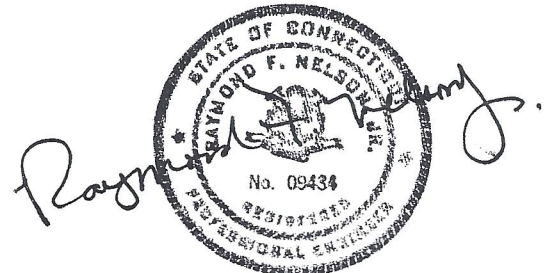
$\Delta H = 107$ feet over hayfield or meadow
 $\Delta V = 540.0 - 539.25 = 0.75$ feet
 $s = 0.7 \%$
 $T_t = 12$ minutes

Time of Concentration $T_c = 24$ minutes

$I_{50 \text{ yr.}} = 4.3$ in./hr.

$Q_{50 \text{ yr.}} = 0.39 \times 4.3 \text{ in./hr.} \times 0.83 \text{ ac.} = 1.39$ cfs

The proposed culvert installation will be a 15-inch diameter smooth-interior corrugated HDPE pipe installed at a slope of 0.50%.



Culvert Report

Hydraflow Express by Intelisolve

Friday, Sep 28 2012, 2:19 PM

P. L. BLOMBERG, JR. DRIVEWAY CULVERT CROSSING THROUGH WETLAND

Invert Elev Dn (ft) = 539.07
 Pipe Length (ft) = 36.50
 Slope (%) = 0.49
 Invert Elev Up (ft) = 539.25
 Rise (in) = 15.0
 Shape = Cir
 Span (in) = 15.0
 No. Barrels = 1
 n-Value = 0.012
 Inlet Edge = Projecting
 Coeff. K,M,c,Y,k = 0.0045, 2, 0.0317, 0.69, 0.5

Calculations

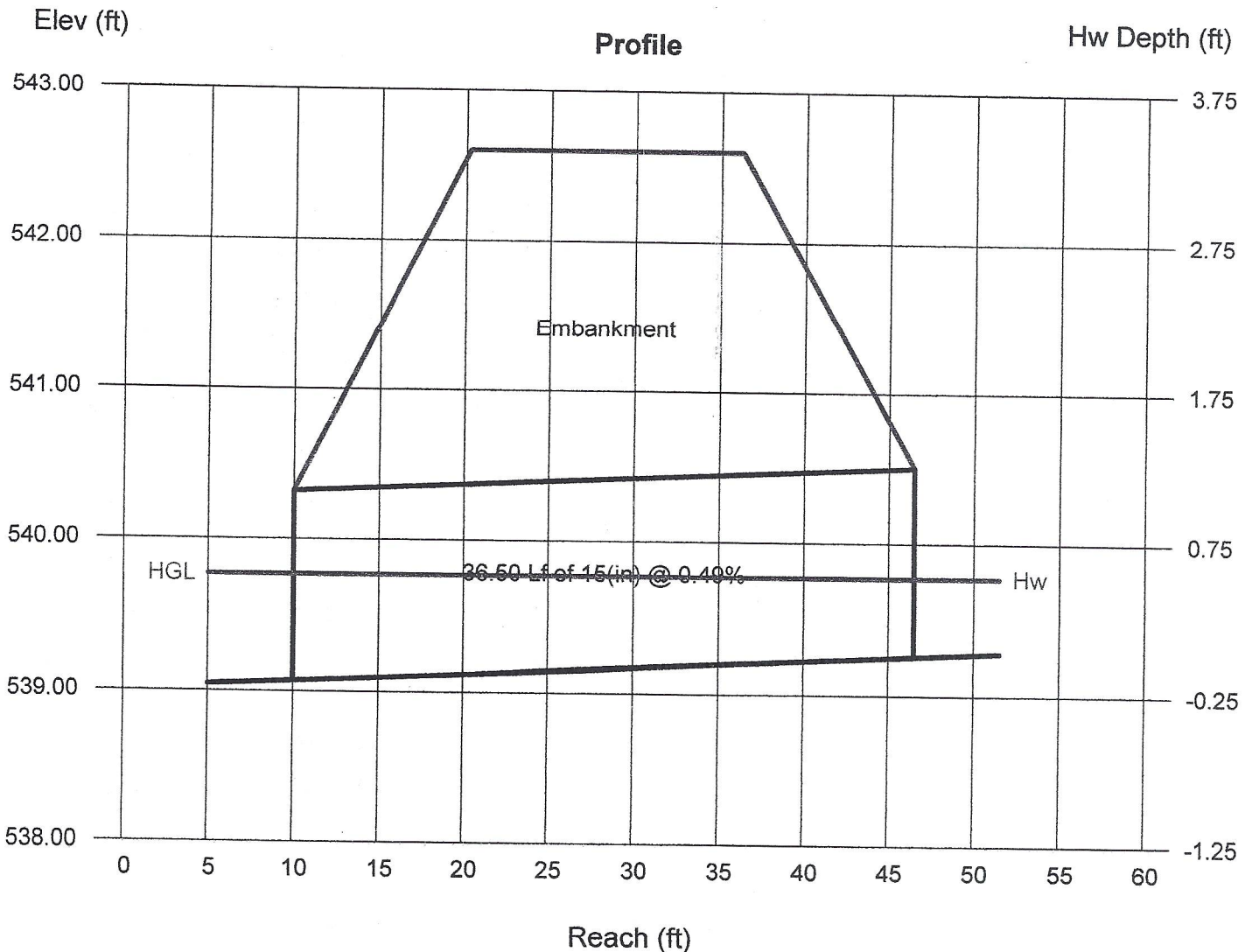
Qmin (cfs) = 0.00
 Qmax (cfs) = 1.39
 Tailwater Elev (ft) = (dc+D)/2

Highlighted

Qtotal (cfs) = 0.14
 Qpipe (cfs) = 0.14
 Qovertop (cfs) = 0.00
 Veloc Dn (ft/s) = 0.20
 Veloc Up (ft/s) = 0.29
 HGL Dn (ft) = 539.77
 HGL Up (ft) = 539.77
 Hw Elev (ft) = 539.77
 Hw/D (ft) = 0.42
 Flow Regime = Outlet Control

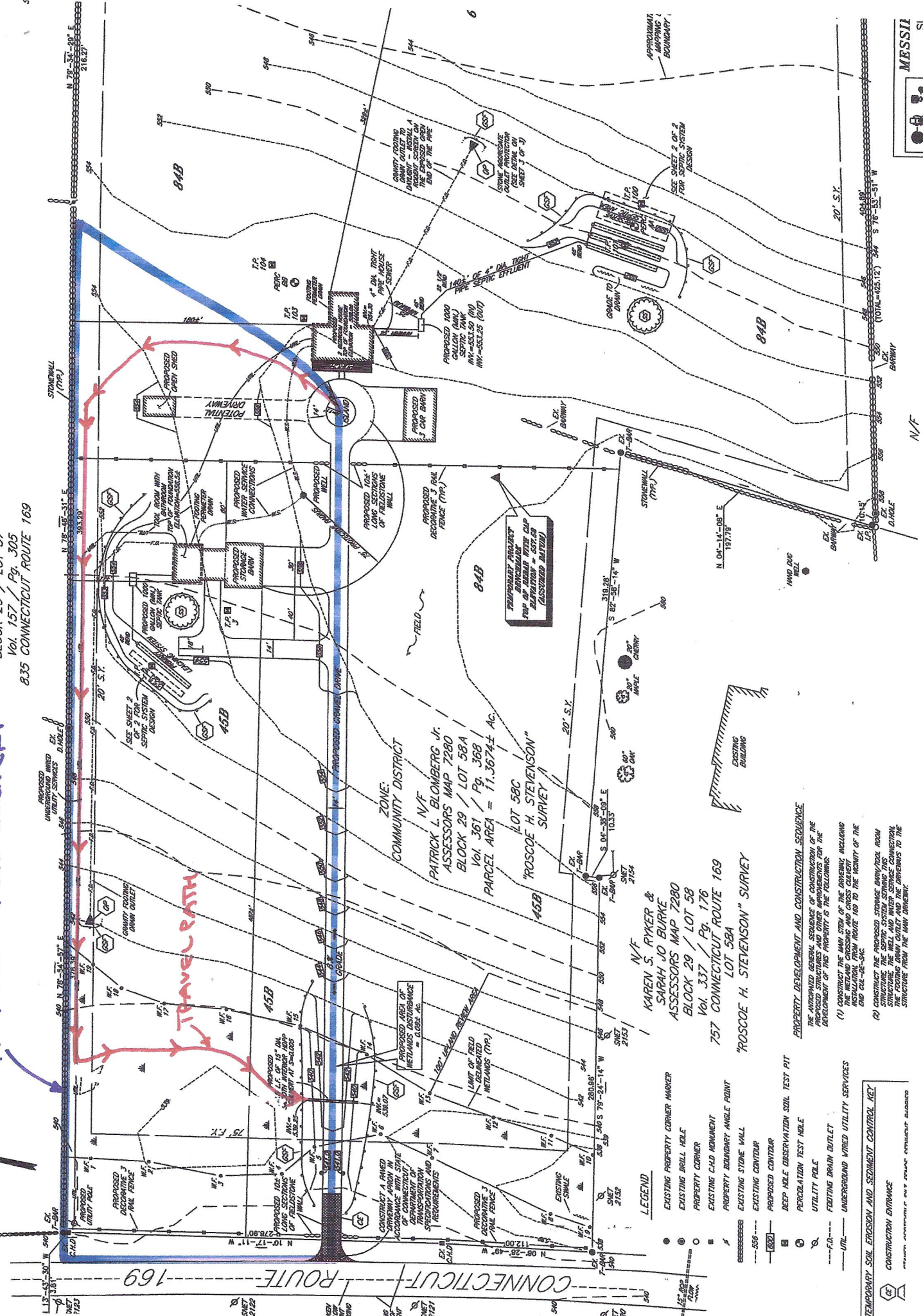
Embankment

Top Elevation (ft) = 542.60
 Top Width (ft) = 16.00
 Crest Width (ft) = 40.00



DRAINAGE AREA TO PROPOSED CROSS CULVERT

JOTHAM G. III & KRISTIN S. REYNOLDS
 ASSASSORS MAP 7280
 BLOCK 29 / LOT 57
 Vol. 157 / Pg. 305
 835 CONNECTICUT ROUTE 169



- LEGEND**
- EXISTING PROPERTY CORNER MARKER
 - EXISTING BRILL HOLE
 - PROPERTY CORNER
 - EXISTING CHD MONUMENT
 - ▲ PROPERTY BOUNDARY ANGLE POINT
 - ▬ EXISTING STONE WALL
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - DEEP HOLE OBSERVATION SOIL TEST PIT
 - PERCOLATION TEST HOLE
 - UTILITY PILE
 - FEEDING DRAIN OUTLET
 - UNDERGROUND WIRED UTILITY SERVICES
- TEMPORARY SOIL EROSION AND SEDIMENT CONTROL KEY**
- CONSTRUCTION ENTRANCE

PROPERTY DEVELOPMENT AND CONSTRUCTION SEQUENCE

THE APPROVED GENERAL SEQUENCE OF DEVELOPMENT OF THE PROPOSED STRATEGIES AND OTHER IMPROVEMENTS FOR THE DEVELOPMENT OF THIS PROPERTY IS THE FOLLOWING:

- (1) CONSTRUCT THE MAIN STEM OF THE OPENING, INCLUDING THE METLAND CROSSING AND CROSS CULVERT INSULATION FROM ROUTE 169 TO THE VICINITY OF THE END OF THE 90'-00" S.C.
- (2) CONSTRUCT THE PROPOSED STORAGE BAY/TOTAL ROOM STRUCTURE, INCLUDING THE CONSTRUCTION OF THE STRUCTURE, THE WELL AND UNDERGROUND CONSTRUCTION OF THE FEEDING DRAIN OUTLET, AND THE STRATEGIES TO THE STRUCTURE FROM THE MAIN OPENING.

N/F
 KAREN S. RYKER & SARAH JO BURKE
 ASSASSORS MAP 7280
 BLOCK 29 / LOT 58
 Vol. 337 / Pg. 176
 757 CONNECTICUT ROUTE 169
 "ROSCOE H. STEVENSON" SURVEY
 LOT 58A

ZONE: COMMUNITY DISTRICT
 N/F
 PATRICK L. BLOMBERG JR.
 ASSASSORS MAP 7280
 BLOCK 29 / LOT 58A
 Vol. 361 / Pg. 368
 PARCEL AREA = 11.3674± AC.
 LOT 58C
 "ROSCOE H. STEVENSON"
 SURVEY





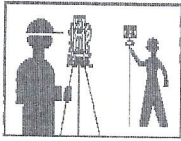
To see all the details that are visible on the screen, use the "Print" link next to the map.



- Put/Move From past disk/bowes

- Approximate travel path

N.C.S.
0/25/12



MESSIER & ASSOCIATES, INC.
SURVEYORS - ENGINEERS

FACSIMILE TRANSMITTAL SHEET

TO: <u>TINA</u>	FROM: <u>Bob M.</u>
COMPANY:	DATE: <u>9/14/12</u>
FAX NUMBER: <u>866-963-7597</u>	TOTAL NO. OF PAGES INCLUDING COVER: <u>2</u>
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: <u>Blomberg - NDDH - APPROVAL</u>	YOUR REFERENCE NUMBER:

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

NOTES/COMMENTS:

REPORT OF INVESTIGATION FOR SEWAGE DISPOSAL SYSTEM
NORTHEAST DISTRICT DEPARTMENT OF HEALTH
69 SOUTH MAIN STREET UNIT 4
BROOKLYN, CT 06234
(860) 774-7350

New 2011

TOWN: WOODSTOCK

STREET: ROUTE 169

FILE NO. 3002450 MAP # 7280 BLOCK # 29 LOT # 58C DEV. LOT #

Owner: **BLOMBERG, JR**

Observed By: **Terre Bombard**

SOIL MOISTURE:

Subdivision: 1 Lots, Additional Testing: , Repair , New Testing: Fill Check:

PERCOLATION TEST READINGS / RESULTS:

Hole#	Location	Depth	Presoak/Hours	Min Percolation Rate	Test Date
AA		23"	Y	20.0" Min/Inch	7/26/2011

Time	Reading
11:48	2.0"
11:58	3.0"
12:10	4.25"
12:20	5.5"
12:30	6.75"
12:40	7.25"

Hole#	Location	Depth	Presoak/Hours	Min Percolation Rate	Test Date
BB		17"	Y	13.3" Min/Inch	7/26/2011

Time	Reading
12:22	1.5"
12:35	4.5"
12:45	5.25"
12:55	6.0"
1:05	6.75"

OBSERVATION PITS:

Ground Water Table:

Pit#	Location	Slope	Depth	Ledge	Ground Water	Soil	Restrictive	Test Date
100		%	83"	0"		Mottling	22"	7/26/2011

Start Depth	End Depth	Description
0"	8"	Topsoil
8"	22"	Fine Sandy Loam/Gravelly
22"	38"	Compact Sandy Pan
38"	83"	Gray Compact Sandy Pan/Mottled/Sm Rocks

Pit#	Location	Slope	Depth	Ledge	Ground Water	Soil	Restrictive	Test Date
101		%	84"	0"		Mottling	23"	7/26/2011

Start Depth	End Depth	Description
0"	10"	Topsoil
10"	23"	Sandy Loam/Gravelly
23"	32"	Compact Sandy Pan
32"	84"	Mottled Compact Sandy Pan

Pit#	Location	Slope	Depth	Ledge	Ground Water	Soil	Restrictive	Test Date
103		%	87"	0"		Mottling	23"	7/26/2011

TOWN: WOODSTOCK

STREET: ROUTE 169

FILE NO. 3002450 MAP # 7280 BLOCK # 29 LOT # 58C DEV. LOT #

Owner: BLOMBERG, JR

Subdivision: 1 Lots, Additional Testing: , Repair , New Testing: Fill Check:

Start Depth	End Depth	Description
0"	10"	Topsoil/Roots
10"	23"	Fine Loamy Sand
23"	34"	Compact Sandy Pan
34"	103"	Gray Mottled sandy Pan
0"	10"	Roots to 10"

Pit#	Location	Slope	Depth	Ledge	Ground Water	Soil Mottling	Restrictive	Test Date
104		%	74"	0"		19"	0"	7/26/2011

Start Depth	End Depth	Description
0"	8"	Topsoil
8"	19"	Fine Loamy Sand
19"	74"	Compact Sandy Pan/Mottled

OWNER: BLOMBERG, JR

FILE # 3002450

LOCATION: ROUTE 169, WOODSTOCK MAP # 7280 BLOCK # 29 LOT # 58C

SUBDIVISION: LOTS, ADDITIONAL TESTING: X, REPAIR: _____, NEW TESTING: _____

SPECIAL CONDITIONS

SYSTEM DESIGN LARGER THAN 2,000 G.P.D.
HIGH GROUND WATER (LESS THAN 3 FEET):
POSSIBLE SEASONAL HIGH GROUND WATER:
MIN. PERCOLATION RATE FASTER THAN 1 MIN/IN:
MIN. PERCOLATION RATE SLOWER THAN 30 MIN/IN:
NEARBY PUBLIC WATER SUPPLY WELL:

LIMITED USABLE SIZE:
WATER COURSE, POND, WETLAND:
POSSIBLE SEASONAL FLOODING:
SHALLOW LEDGE (LESS THAN 5 FT):
EXCESSIVE SLOPE (OVER 25%):
OTHER:

CONCLUSION

LOCATION SKETCH

SUITABLE FOR SEWAGE DISPOSAL X
UNSUITABLE FOR SEWAGE DISPOSAL
ADDITIONAL INVESTIGATION REQUIRED
RETEST DURING THE WET SEASON
ENGINEER'S PLAN REQUIRED X
SURVEYOR'S SITE PLAN REQUIRED

Surveyor Located

DESIGN RECOMMENDATIONS

A 3-bedroom home will require the following:

- 1 1,000 gallon two compartment septic tank with outlet filter.
- 2 Effective Leaching Area: 675 Sq. Ft.

Maximum depth into grade not to exceed: 4 inches (TP 100/101)

Engineered plan to be submitted for review.

Terre Bombard 7-28-11

INVESTIGATED BY: Terre Bombard

TITLE: RS

CONFIRMED BY: Bob Messier

TITLE:

COPIES TO: APPLICANT: X

ENGINEER: Messier & Associates

**REPORT OF INVESTIGATION FOR SEWAGE DISPOSAL SYSTEM
NORTHEAST DISTRICT DEPARTMENT OF HEALTH
136 MAIN STREET, SUITE 301
DANIELSON, CT 06239
(860) 774-7350**

TOWN: Woodstock
STREET: Route 169

FILE NO. 03002450 MAP # 7280 BLOCK # 29 LOT # 58C DEV. LOT # _____
Owner: Gerald Stevenson Date Tested: 12/2/02
Observed by: M. Mavrouz / W. Bell SOIL MOISTURE: _____
(high, med., low, etc.)

Subdivision: _____ Lots, Additional Testing: _____, Repair: _____, New Testing: xx Fill Check: _____

PERCOLATION TEST READINGS:

HOLE # A		HOLE #		HOLE #		HOLE #	
Time	Reading	Time	Reading	Time	Reading	Time	Reading
10:20	8.5"						
10:30	9.25"						
10:41	9.625"						
10:53	10"						
11:05	10.375"						

TABULATION OF PERCOLATION TEST RESULTS

Hole #	Location	Depth (Inches)	Presoak/Hours	Minimum Percolation Rate	Mins/Inch
A		16"	9:00	32 mins per inch	

OBSERVATION PITS: (Record All Pits) Ground Water Table: _____
(Near Max., Below Max., Etc.)

OBSERVATION DATE: 12/2/02

SOIL DESCRIPTIONS

PIT # 1	PIT # 2	PIT #	PIT # 3
0-12" Top soil	0-12" Top soil		0-12" T.S.
12"-22" FSA LM	12"-24" Very Fine Sandy loam & silt		12"-23" VF SA LM & silt
22"-32" Compact VF SA LM mottled	24"- mod compact mottled wet very fine sandy loam & silt		23" mod compact Very fine sandy loam & silt mottled

TABULATION OF OBSERVATION PITS

Pit #	Location	Slope	Depth	Ledge At	Ground Water At	Soil Mottling At
1			90"	-	seeping 22"	22"
2			80"	-	24"	24"
3			64"	-	23"	23"

OWNER: Gerald Stevenson

FILE # 03002450

LOCATION: Route 169, Woodstock

MAP # 7280 BLOCK # 29 LOT # 58C

SUBDIVISION: _____ LOTS, ADDITIONAL TESTING: _____, REPAIR: _____, NEW TESTING: xx

SPECIAL CONDITIONS

SYSTEM DESIGN LARGER THAN 2,000 G.P.D.: _____
HIGH GROUND WATER (LESS THAN 3 FEET): _____
POSSIBLE SEASONAL HIGH GROUND WATER: α
MIN. PERCOLATION RATE FASTER THAN 1 MIN/IN: _____
MIN. PERCOLATION RATE SLOWER THAN 30 MIN/IN: α
NEARBY PUBLIC WATER SUPPLY WELL: _____

LIMITED USABLE SIZE: _____
WATER COURSE, POND, WETLAND: _____
POSSIBLE SEASONAL FLOODING: _____
SHALLOW LEDGE (LESS THAN 5 FT): _____
EXCESSIVE SLOPE (OVER 25%): _____
OTHER: _____

CONCLUSION

LOCATION SKETCH

SUITABLE FOR SEWAGE DISPOSAL _____
UNSUITABLE FOR SEWAGE DISPOSAL _____
ADDITIONAL INVESTIGATION REQUIRED (4)5
RETEST DURING THE WET SEASON _____
ENGINEER'S PLAN REQUIRED (4)
SURVEYOR'S SITE PLAN REQUIRED _____

RT 169 →

DESIGN RECOMMENDATIONS

Based on 3 bedrooms the following is required

- ① 1000 gal septic tank with outlet baffle filter
- ② 900 sq ft of effective leach area
- ③ recommend - curtain drain
- ④ Engineer's plan to address possible seasonal high ground water
- ⑤ Engineer's Plan to be submitted to WDOT for review prior to any final determination

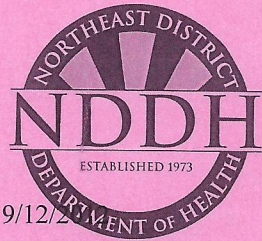
RTP 2
 RTP 3
 TP 1

INVESTIGATED BY: Muise Muise TITLE: RS

CONFIRMED BY: _____ TITLE: _____

COMMENTS: 4 bedroom - 1250 gal septic and 1200 sq ft.
3 " - 1000 gal septic " 900 sq ft.

COPIES TO: APPLICANT: _____ ENGINEER: _____ OTHER: _____



NORTHEAST DISTRICT DEPARTMENT OF HEALTH

69 SOUTH MAIN STREET · UNIT 4 · BROOKLYN, CT 06234
PHONE (860) 774-7350 · FAX (860) 774-1308 · WEB SITE WWW.NDDH.ORG

PATRICK BLOMBERG, JR
PO BOX 255
EAST WOODSTOCK, CT 06281

SUBJECT: File #3002450, ROUTE 169, Map #7280, Block #29, Lot #58C, WOODSTOCK, CT

Dear Sir or Madam:

The subject plan (Messier & Associates, Inc., Project #02-179 Date: 08/2012) submitted on 09/06/2012 has been reviewed, as requested. Following completion of this review, it has been determined that the subject plan will meet the requirements of the Technical Standards for a 2 bedroom house and tool building with bathroom with the following exceptions and notations:

- 1 - CT licensed surveyor must stake house, well, benchmark, and septic system, offset stakes to include flow line or bottom of trench elevation.
- 2 - Permanent benchmark to be set within 50 feet horizontally and 12 feet vertically of septic system.
- 3 - A bottom of excavation inspection is required once the topsoil has been removed.
- 4 - A current sieve analysis of select fill material (within past 30 days) must be submitted to the Northeast District Department of Health (NDDH).
- 5 - Select fill is to be perced once in place.
- 6 - A set of house plans along with plans for tool room and storage barn must be submitted prior to an Approval to Construct Permit being issued.
- 7 - Installer to schedule and be present for the final inspection with NDDH staff. Level to be set up for verification of elevations OR an Engineer's As-Built will be required.
- 8 - Size of leaching trench for tool room to be FIELD ADJUSTED FROM 36' to 50'

This letter is **NOT** to be construed as an **APPROVAL TO CONSTRUCT** the septic system and **DOES NOT** indicate that the Northeast District Department of Health endorses approval for issuance of any building permit.

Prior to the start of construction of the septic system, you must apply for your Approval to Construct Permit and submit the applicable fees to this office. A set of floor plans of your home must be submitted to NDDH for review. Your CT licensed installer must come in to this department to sign for the permit if we do not have his signature on file. Office hours are Monday thru Friday from 7AM - 4PM.

THE OWNER IS RESPONSIBLE TO SEEK PRIOR AUTHORIZATION FROM ALL TOWN AGENCIES PRIOR TO START OF CONSTRUCTION.

Please do not hesitate to contact us if you have any questions.

Sincerely,

Terre Bombard, RS

Cc: Town of Woodstock, Messier & Associates, Inc.



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION



DISTRICT II
171 Salem Turnpike
Norwich, Connecticut 06360
Phone: (860) 823-3240

October 11, 2012

Mr. Robert R. Messier, L.S.
Messier & Associates, Inc.
288 Main Street
Manchester, CT 06042-3536

Dear Mr. Messier:

Subject: Proposed Single Residential Drive
Norwich Worcester Turnpike (Route 169) Scenic
Town of Woodstock

We have approved your plans for the above-noted subject dated August 2012 entitled, "IMPROVEMENT LOCATION PLAN – PREPARED FOR: PATRICK L. BLOMBERG, JR. – LOT 58C – CONNECTICUT ROUTE 169 – WOODSTOCK, CONNECTICUT, SHEET 1 THROUGH 3 OF 3."

An encroachment permit will be issued upon receipt of the following:

- 1) A completed encroachment permit application.
- 2) A Bond on State form CLA-5 in the amount \$10,000 in the contractor's name.
- 3) A Certificate of Insurance requiring Bodily Injury Liability of \$1,000,000 and Aggregate of \$2,000,000.
- 4) A check or money order in the amount of \$35 made payable to "Treasurer-State of Connecticut."
- 5) Proof of town approval.

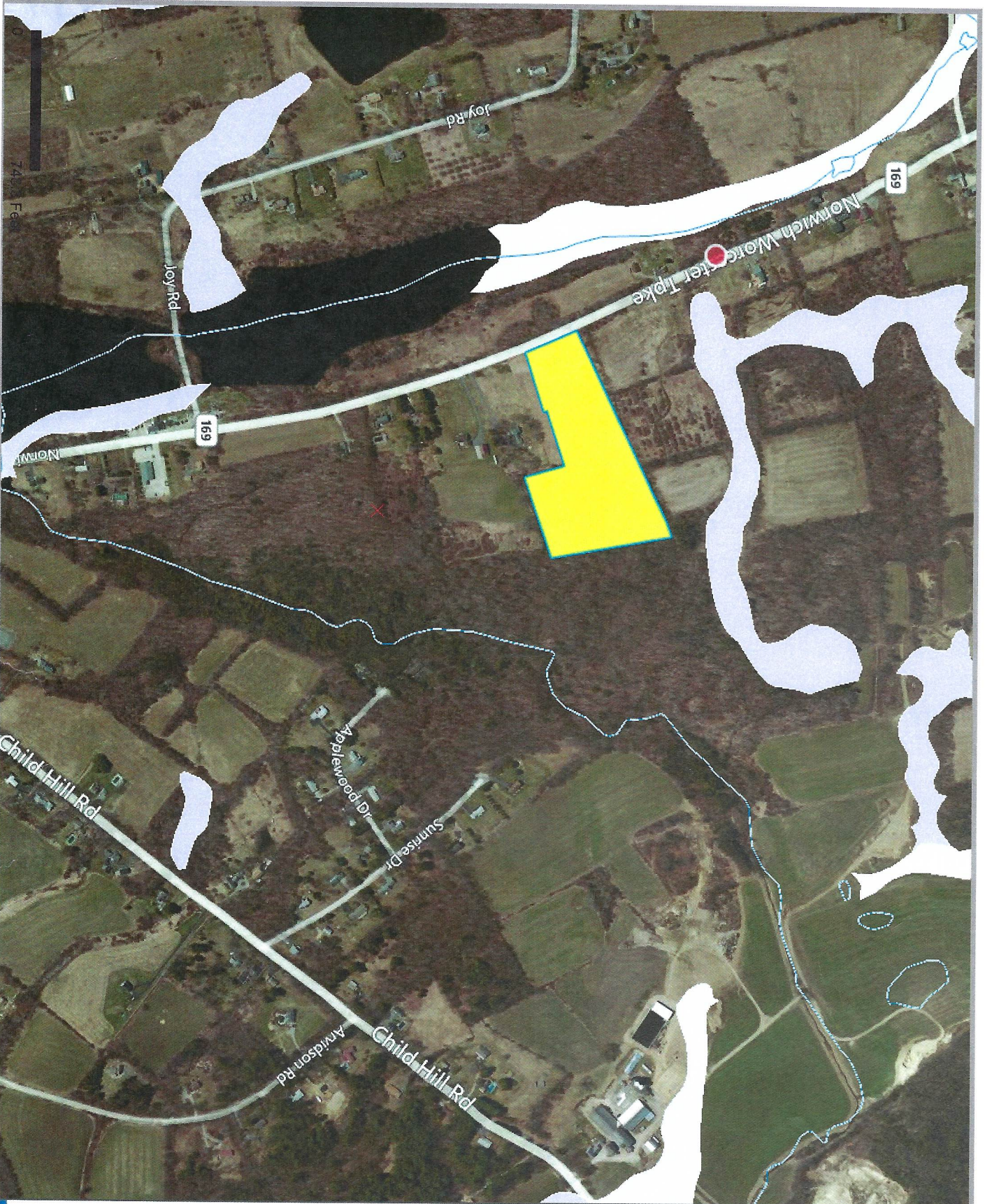
If you have any questions in regard to this matter, please contact Ms. Kelli McKeon of this office at (860) 823-3229.

Very truly yours,


Richard J. Chapman, Jr.
Special Services Section
Bureau of Highway Operations

cc: Woodstock Planning and Zoning

Blomberg Jr



LEGEND

- Historic Parcel Line
- <all other values>
- County Boundary
- Property
- ROW
- ROW Breakline
- State Boundary
- Town Boundary
- Water Feature
- Town
- DEP PROPERTY
- MUNICIPAL PRIVATE OPEN SPACE
- FEDERAL OPEN SPACE
- PROTECTED OPEN SPACE
- Streams and Rivers
- Contours (all intervals)
- Easements
- Zoning Polygon
 - Business Village
 - Commercial/Industrial
 - Commercial Business
 - Commercial Village
 - Industrial Zone
 - Mill Mixed Use Development/District
 - Neighborhood Commercial Zone
 - Planned Commercial Zone
 - Planned Recreational Residential Deve
 - Pomfret Street Residential
 - R10 Residential Zone
 - R20 Residential Zone
 - Resitcd Business Zone
 - Retail Trade
 - Rural Agriculture Zone
 - Rural Residential
 - Special Development
 - Village
 - Village Center District Zone
 - Village District II
- Killingly Parcels
- NECCOG Parcels
- Parcel Identifier

COMMUNITY CALENDAR

THE DEADLINE to submit calendar listings is Monday at 12 p.m. Send to Ann Tremblay at atremblay@stonebridgepress.com

XXXX

continued from page A1

Valley Self Advocate Coordinator Jamie Lazaroff at 860-774-2827.

OXFORD — The Nipmuck Coin Clubs meets at 6:30 p.m. on the fourth Wednesday of each month at the Oxford Senior Center, 323 Main St., behind the Oxford Town Hall. For more information, contact Dick Lisi at lisirichard15@yahoo.com.

EVERY LAST WEDNESDAY

THOMPSON — There will be a free community meal from 5 to 6:30 p.m. on the last Wednesday of the month at the Thompson Congregational Church, UCC, 347 Thompson Road, Thompson. Use the parking lot entrance.

EVERY THURSDAY

MOOSUP — A free meal will be served at noon every Thursday at the All Hallows Church, 130 Prospect St., Moosup. All are welcome. Community Kitchens is a non-profit organization that is able to serve the community with the support of churches, businesses, and community groups, towns and people in the northeastern Connecticut area. (www.nect-communitykitchens.org)

WOODSTOCK — Exercise classes will be held from 9 to 10 a.m. every Thursday at the Woodstock Seniors at the Woodstock Town Hall, 415 Route 169. For more information, call Connie at 860-974-2685.

The calendar page is a free service offered for listings for government, educational and non-profit organizations. Send all calendar listings and happenings by mail to Ann Tremblay at Stonebridge Press, P.O. Box 90, Southbridge, MA 01550; by fax at (508) 764-8015 or by e-mail to atremblay@stonebridgepress.com. Please write "calendar" in the subject line. All calendar listings must be submitted by 3 p.m. on Friday to be published in the following Friday's edition. We will print such listings as space allows.

FRIDAY

OCTOBER 12

WOODSTOCK — The Windham County Christian Women's Connection Fall Festival will be held at The Inn at Woodstock Hill, 94 Plaine Hill Road, Woodstock, from 9:30 to 11:30 a.m., on Friday, Oct. 12. \$12 per person. Treasures Await You — A basket or maybe a gift certificate. Terrific tunes to thrill you, Georgia Basko, Maine, a sweet familiar friend comes to visit, The Tale of the Mirror, Miriam

McCarthy, Rochester, NH. Reservations required by Friday, Oct. 5. Call Helen at 860-774-5922 or Jamie at 860-412-0014 (local) or email wccwec81@hotmail.com. Free childcare 3 months through 5 years. Reservations needed. Sponsored by Stonecreek Ministries, www.stonecreek.org.

SATURDAY

OCTOBER 13

WOODSTOCK VALLEY — YMCA Camp Woodstock's third Annual Fall Harvest Festival, 42 Camp Road, Woodstock Valley will be held from 4 to 8 p.m. Oct. 13. Join us for a fun-filled evening of live music, arts and crafts, games, a harvest dinner, a bonfire and more. To purchase tickets, call 860-974-1336 or visit www.campwoodstock.org.

WOODSTOCK — Dusty's Old Tyme Country, Bluegrass & Gospel Variety Show with all of your favorite players and some new ones too is back at 7 p.m. at Senexot Grange, Rt. 169, Woodstock. \$5 donation. Coffee and refreshments available at breaktime (for a donation please).

WOODSTOCK — Donna Beck of 230am Studio, Peter Mayberry of Mayberry's Metal Art, and Jude Pokorny are three of the artisans at Roseland Cottage's 30th annual Fine Arts and Crafts Festival on Saturday, Oct. 13 and Sunday, Oct. 14, from 10 a.m. to 4:30 p.m. The festival is one of the leading juried fine arts and crafts shows in New England, showcasing more than 175 artisans and their wares. Craft lovers are invited to view handcrafted jewelry, glass, photography, woodworking, pottery, paintings, clothing, metalwork, and much more.

Daily activities also include tours of the 1846 Gothic Revival house, live music, children's entertainment with Noodles the Clown, raffles, and food concessions. Admission for adults is \$5. Historic New England members and children under 12 are free. Parking is free. The event is held rain or shine. For more information, call 860-938-4074.

QUINEBAUG — The Annual Chicken Barbeque will be held from 4:30 to 6:30 p.m. Oct. 13 at Thompson Memorial Post 10088 VFW 654 Quinebaug Road, Quinebaug, (Rt. 131). Donations are \$10 for adults and \$5 for children under 5. Take-outs available. Proceeds will benefit the Little League. For more information, call 860-935-0306 or 860-928-1676.

DANIELSON — Pet Pals Northeast, a local animal rescue organization, is holding a low-cost rabies clinic from 2 to 3:30 p.m. at the Quinebaug Valley Veterinary Hospital, Route,

12, Danielson/Plainfield town line. The cost is \$12 cash per animal. All animals must be on a leash or in a secured carrier. If available, bring prior proof of rabies vaccination. For more information, call Pet Pals at 860-317-1720.

PLAINFIELD — Celebrate Fall with a Concert of Country, Gospel and Bluegrass. See a vibrant group of musicians bring you a Night of Entertainment Saturday, Oct. 13 at First Congregational Church of Plainfield. Doors open at 6 p.m., with dinner choices of Baked Macaroni or American Chop Suey for \$3 each. Coffee and snacks will also be available. The evening will feature Nick Anderson and the Gospel Friends, the Baton Brothers and the First Church choir with Joey Backston and Rebecca Theriaque as soloists. Helen Coombs will be at the piano. The concert begins at 7 p.m. with tickets for adults at \$10 each and \$5 for teenagers. There is no charge for children 12 and under. For more information call Nick at 860-564-1018 or David at 860-608-4698.

UNION — Union School Association invites you to the USA Annual Goods and Services Auction at the Union Town Hall, 1043 Buckley Hwy (Route 190), Union on Oct. 13. Preview at 6:30 p.m. Auction begins at 7 p.m. Free food and drinks. Lots of great items and gift cards. New this year: Door Prize and Silent Auction.

DAYVILLE — There will be a Square Dance from 8 to 11 p.m. Saturday Oct. 13 at the Killingly Grange No. 112, Route 101 and Dog Hill Road, Dayville. The cost is \$6 per person. All are welcome.

DAYVILLE — The Bike Run for the Calvary Bible Baptist Church Building Fund, 801 Hartford Pike, Dayville, will be held Saturday, Oct. 13. Registration from 9 to 10:30 a.m. Run starts at 10:30 a.m. followed by lunch. The cost is \$10 per bike. For more information, call (860) 412-0228.

DANIELSON — There will be a Breakfast Extravaganza from 8:30 to 11 a.m. Saturday, Oct. 13 at the United Methodist Church, 9 Spring St., Danielson. There will be delicious fresh-baked breakfast items. The cost is \$8 for adults and \$5 for senior citizens and children under 12.

WOODSTOCK — There will be an Art Show & Sale from 10 a.m. – 5 p.m. and Chicken Pot Pie Luncheon from 11 a.m. – 2 p.m. Saturday, Oct. 13 at the First Congregational Church of Woodstock, Route 169. There will be over 25 exhibitors. The Art Show and Sale will also be held from 10 a.m. to 4 p.m. Sunday, Oct. 14.

SUNDAY

OCTOBER 14

N. GROSVENORDALE — The American Legion Family Post 67, Route 200, N. Grosvenordale, will hold an all-you-can-eat breakfast (scrambled eggs, bacon, sausage, hash, home fries, beans and kielbasa, French toast, toast, coffee, juice) plus "made to order" omelets and Belgian waffles from 7:30 to 10:30 a.m. The cost is \$7 per person and \$4 for children 7 and under. Proceeds will benefit Morgan Faith LaPalme.

LEGALS

TOWN OF WOODSTOCK

The Planning & Zoning Commission has scheduled Public Hearings for Thursday, October 18, 2012 at the Woodstock Town Hall, 415 Route 169, 8:00 p.m., lower level, for the following applications: 53 Herindeen Landing – proposed Student Housing – 6 students and 599 Rte 169 – proposed Student Housing – 16 students. Chair Dr. Jeffrey Gordon

October 5, 2012
October 12, 2012

TOWN OF WOODSTOCK

The Zoning Board of Appeals has scheduled a Public Hearing for October 23, 2012 at 7:00 p.m., Woodstock Town Hall, 415 Route 169, lower level, conference room B, to hear the following: #12-02 Arthur W. and Christine H. Dimock, 153 Laurel Hill Drive (Map 7272, Block 34, Lot OC16) – Variance request, relief from Article VI, Section 1.6. – side yard setback. Chair Jim Whitehouse

October 12, 2012
October 19, 2012

TOWN OF WOODSTOCK

At the October 1, 2012 meeting of the Inland Wetlands and Watercourses Agency, the following applications were approved by the Agency: 09-12-14 Patrick L. Blomberg, Jr. Route 169 (Map 7280, Block 29, Lot 58A) – Driveway and drainage; 09-12-15 Thomas Laskey, 866 Rt 197 (Map 5128, Block 25, Lot 19) – Pond dredging. Chair Mark Parker

October 12, 2012

10/27
15 day
\$48



Villager Homescape

Ideal First-Time Home Buyer or Retirement Home...




Located in a residential neighborhood and walking distance to recreation and public amenities, you will find this immaculately kept ranch. Beautifully updated kitchen has sufficient room for dining at the breakfast bar or even at a corner Bistro table and for larger sized entertaining, there is a generous sized dining room accessible through a French door. The warm and cozy living room boasts of newer carpeting. There are 2 bedrooms plus a first floor laundry room which could be converted back to a 3rd bedroom. The home is heated by a warm air system and as a bonus, there is central A/C as well! The tastefully landscaped yard has an above ground pool and a storage shed. **Move in condition, this home is priced at just \$159,900**

52 First Street, Thompson
Listing Agent: Rachael Johnston 860-450-9562







JOHNSTON & ASSOCIATES
R.E.A.L. E.S.T.A.T.E.



REALTOR



MLS

P.O. Box 83
447 Riverside Dr. Thompson CT
Phone: (860) 923-3377 • Fax: (860) 923-5740
Take a virtual visit:
www.johnstonrealestate.net



Rachael Johnston
Broker/Owner