

**TOWN OF WOODSTOCK
INLAND WETLANDS AND WATERCOURSES AGENCY**

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.

RECEIVED
TOWN OF WOODSTOCK
LAND USE DEPT
SEP 19 2023

SECTION I Woodstock Inn Associates, LP (if not applicant)

1. Name of Applicant (C/O Robert Reger) Name of Property Owner _____

Address 94 Plaine Hill Road, Woodstock, CT 06281 Address _____

Telephone # 860-928-0528 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: 94 Plaine Hill Road, Woodstock, CT 06281

Specific directions: Inn at Woodstock Hill

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 watercourses or wetlands must also be given. No Regulated Activity is proposed.

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.):

Proposed Subdivision and construction of two single family residences outside of upland review area.

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.

Robert Reger _____ 08/04/2023 _____
Signature of Applicant Date

SECTION II TO BE FILLED IN BY AGENCY

Date Filed 09-05-23 Application # 09-23-02 Fee: \$ 195

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 _____

**TOWN OF WOODSTOCK
INLAND WETLANDS AND WATERCOURSES AGENCY**

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SECTION I Woodstock Inn Associates, LP (if not applicant)
1. Name of Applicant (C/O Robert Reger) Name of Property Owner _____
Address 94 Plaine Hill Road, Woodstock, CT 06281 Address _____
Telephone # 860-928-0528 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: 94 Plaine Hill Road, Woodstock, CT 06281
Specific directions: Inn at Woodstock Hill


Utility Pole Number if present: _____
(Use an additional sheet, if necessary, to draw a sketch showing the property in relation to surrounding roads.)

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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 watercourses or wetlands must also be given. No Regulated Activity is proposed.
c. A detailed site plan of the proposal must be included.
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The undersigned swears that the information supplied in the complete application is accurate to the best of his/her knowledge and belief.

 08/04/2023
Signature of Applicant Date

SECTION II **TO BE FILLED IN BY AGENCY**
Date Filed _____ Application # _____ Fee: _____

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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

STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

Pursuant to section 22a-39(m) of the General Statutes of Connecticut and section 22a-39-14 of the Regulations of Connecticut State Agencies, inland wetlands agencies must complete the Statewide Inland Wetlands & Watercourses Activity Reporting Form for **each** action taken by such agency.

This form may be made part of a municipality's inland wetlands application package. If the municipality chooses to do this, it is recommended that a copy of the Town and Quadrangle Index of Connecticut and a copy of the municipality's subregional drainage basin map be included in the package.

Please remember, the inland wetlands agency is responsible for ensuring that the information provided is **accurate** and that it reflects the **final** action of the agency. Incomplete or incomprehensible forms will be mailed back to the agency. Instructions for completing the form are located on the following pages.

The inland wetlands agency shall mail completed forms for actions taken during a calendar month no later than the 15th day of the following month to the Department of Energy and Environmental Protection (DEEP). Do **not** mail this cover page or the instruction pages. Please mail **only** the **completed** reporting form to:

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

Questions may be directed to the DEEP's Inland Wetlands Management Program at (860) 424-3019.

INSTRUCTIONS FOR COMPLETING THE STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

Use a separate form to report EACH action taken by the Agency. Complete this electronic fill-in form as described below. If completing by hand please print and use the pdf version at www.ct.gov/deep/inlandwetlands (click the "status & trends" tab). Do NOT submit a reporting form for withdrawn actions.

PART I: Must Be Completed By The Inland Wetlands Agency

1. Choose the year and month the Inland Wetlands Agency took the action being reported. If multiple actions were taken regarding the same project or activity then multiple forms need to be completed.
2. Choose ONE code letter to describe the final action or decision taken by the Inland Wetlands Agency. Do NOT submit a reporting form for withdrawn actions. Do NOT enter multiple code letters (e.g.: if an enforcement notice was given and subsequent permit issued - two forms for the two separate actions are to be completed).
 - A** = A Permit Granted by the Inland Wetlands Agency (not including map amendments, see code D below)
 - B** = Any Permit Denied by the Inland Wetlands Agency
 - C** = A Permit Renewed or Amended by the Inland Wetlands Agency
 - D** = A Map Amendment to the Official Town Wetlands Map - or -
An Approved/Permitted Wetland or Watercourse Boundary Amendment to a Project Site Map
 - E** = An Enforcement Action: Permit Revocation, Citation, Notice of Violation, Order, Court Injunction, or Court Fines
 - F** = A Jurisdictional Ruling by the Inland Wetlands Agency (i.e.: activities "permitted as of right" or activities considered non-regulated)
 - G** = An Agent Approval pursuant to CGS 22a-42a(c)(2)
 - H** = An Appeal of Agent Approval Pursuant to 22a-42a(c)(2)
3. Check "yes" if a public hearing was held in regards to the action taken; otherwise check "no".
4. Enter the name of the Inland Wetlands Agency official verifying that the information provided on this form is accurate and that it reflects the FINAL action of the agency.

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant - If Part II is completed by the applicant, the applicant MUST return the form to the Inland Wetlands Agency. The Inland Wetlands Agency MUST ensure that the information provided is accurate and that it reflects the FINAL action of the Agency.

5. Enter the name of the municipality for which the Inland Wetlands Agency has jurisdiction and in which the action/project/activity is occurring.

Check "yes" if the action/project/activity crosses municipal boundaries and enter the name(s) of the other municipality(ies) where indicated. Check "no" if it does not cross municipal boundaries.
6. Enter the USGS Quad Map name or number (1 through 115) as found on the CT Town and Quadrangle Index Map that contains the location of the action/project/activity. USGS Quad Map information is available at: http://ct.gov/deep/lib/deep/gis/resources/Index_NamedQuadTown.pdf

ALSO enter the four-digit identification number of the corresponding Subregional Drainage Basin in which the action/project/activity is located. If located in more than one subregional drainage basin, enter the number of the basin in which the majority of the action/project/activity is located. Town subregional drainage basin maps available at UConn CLEAR's website: http://clear.uconn.edu/data/map_set/index.htm (no roads depicted) or at CTECO: http://www.cteco.uconn.edu/map_catalog.asp (depicts roads, choose town and a natural drainage basin map).
7. Enter the name of the individual applying for, petitioning, or receiving the action.
8. Enter the name and address or location of the action/project/activity. Check if the action/project/activity is TEMPORARY or PERMANENT in nature. Also provide a brief description of the action/project/activity. It is always best to provide as much information as possible (i.e., don't just state "forestry", provide details such as "20 acre forestry harvest, permit required for stream crossing".)

9. Carefully review the list below and enter ONLY ONE code letter which best characterizes the action/project/activity. All state agency projects must code "N."

- | | |
|--|---|
| A = Residential Improvement by Homeowner | I = Storm Water / Flood Control |
| B = New Residential Development for Single Family Units | J = Erosion / Sedimentation Control |
| C = New Residential Development for Multi-Family / Condos | K = Recreation / Boating / Navigation |
| D = Commercial / Industrial Uses | L = Routine Maintenance |
| E = Municipal Project | M = Map Amendment |
| F = Utility Company Project | N = State Agency Project |
| G = Agriculture, Forestry or Conservation | P = Other (this code includes the approval of
concept plans with no-on-the-ground work) |
| H = Wetland Restoration, Enhancement, Creation | |

10. Enter between one and four code numbers to best characterize the project or activity being reported. Enter "NA" if this form is being completed for the action of map amendment. You MUST provide code 12 if the activity is located in an established upland review area. You MUST provide code 14 if the activity is located beyond the established upland review area or no established upland review area exists.

- | | |
|--|--|
| 1 = Filling | 8 = Underground Utilities Only (no other activities) |
| 2 = Excavation | 9 = Roadway / Driveway Construction |
| 3 = Land Clearing / Grubbing (no other activity) | 10 = Drainage Improvements |
| 4 = Stream Channelization | 11 = Pond, Lake Dredging / Dam Construction |
| 5 = Stream Stabilization (includes lakeshore stabilization) | 12 = Activity in an Established Upland Review
Area |
| 6 = Stream Clearance (removal of debris only) | 14 = Activity in Upland |
| 7 = Culverting (not for roadways) | |

Examples: Jurisdictional ruling allowing construction of a parking lot in an upland where the municipality does not have an established upland review area must use code 14, other possible codes are 2 and 10. Permitted construction of a free standing garage (residential improvement by homeowner) partially in an established upland review area with the remainder in the upland must use code 12 and 14, other possible codes are 1 and 2.

11. Leave blank for TEMPORARY alterations but please indicate action/project/activity is temporary under question #8 on the form. For PERMANENT alterations, enter in acres the area of wetland soils or watercourses altered. Include areas that are permanently altered, or are proposed to be, for all agency permits, denials, amendments, renewals, jurisdictional rulings, and enforcement actions. For those activities that involve filling or dredging of lakes, ponds or similar open water bodies enter the acres filled or dredged under "open water body". For those activities that involve directly altering a linear reach of a brook, river, lakeshore or similar linear watercourse, enter the total linear feet altered under "stream". Remember that these figures represent only the acreage altered not the total acreage of wetlands or watercourses on the site. You MUST provide all information in ACRES (or linear feet as indicated) including those areas less than one acre. To convert from square feet to acres, divide square feet by the number 43,560. If this report is being completed for an agency jurisdictional ruling and detailed information is not available, provide an estimate. Enter zero if there is no alteration.
12. Enter in acres the area of upland altered as a result of an ACTIVITY REGULATED BY the inland wetlands agency, or as a result of an AGENT APPROVAL pursuant to CGS section 22a-42a(c)(2). Leave blank for TEMPORARY alterations but please indicate action/project/activity is temporary under question #8 on the form. Include areas that are permanently altered, or proposed to be permanently altered, for all agent approvals, agency permits, denials, amendments, renewals, jurisdictional rulings, and enforcement actions. You MUST provide all information in ACRES including those areas less than one acre. See directions above (#11) for conversion factor. If this report is being completed for an agent approval or an agency jurisdictional ruling and detailed information is not available, provide an estimate. Enter zero if there is no alteration.
13. Enter the acres that are, or are proposed to be, restored, enhanced or created for all agency permits, denials, amendments, renewals, jurisdictional rulings and enforcement actions. NOTE restored or enhanced applies to previously existing wetlands or watercourses. Created applies to a non-wetland or non-watercourse area which is converted into wetlands or watercourses (question #10 must provide 12 and/or 14 as an answer, and question #12 must also be answered). You MUST provide all information in ACRES including those areas less than one acre. See directions above (#11) for conversion factor. Enter zero if there is no restoration, enhancement or creation.

PART III: To Be Completed By The DEEP - Please leave this area blank. Incomplete or incomprehensible forms will be mailed back to the municipal inland wetlands agency.



Statewide Inland Wetlands & Watercourses Activity Reporting Form

*Please complete and mail this form in accordance with the instructions on pages 2 and 3 to:
DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106
Incomplete or incomprehensible forms will be mailed back to the municipal inland wetlands agency.*

PART I: Must Be Completed By The Inland Wetlands Agency

- DATE ACTION WAS TAKEN: year: Click Here for Year month: Click Here for Month
- CHOOSE ACTION TAKEN (see instructions for codes): Click Here to Choose a Code
- WAS A PUBLIC HEARING HELD (check one)? yes no
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(type name) _____ (signature) _____

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

- TOWN IN WHICH THE ACTION IS OCCURRING (type name): Woodstock
does this project cross municipal boundaries (check one)? yes no
if yes, list the other town(s) in which the action is occurring (type name(s)): _____, _____
- LOCATION (click on hyperlinks for information): USGS quad map name: Putnam or quad number: 28
subregional drainage basin number: 3708
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): Woodstock Inn Associates
- NAME & ADDRESS / LOCATION OF PROJECT SITE (type information): 94 Plaine Hill Road
briefly describe the action/project/activity (check and type information): temporary permanent description: _____
Construction of two Single Family Residences with on-site wells & connection to municipal sanitary sewer
- ACTIVITY PURPOSE CODE (see instructions for codes): B
- ACTIVITY TYPE CODE(S) (see instructions for codes): 3, 9, 12, 14
- WETLAND / WATERCOURSE AREA ALTERED (type acres or linear feet as indicated):
wetlands: 0.00 acres open water body: 0.00 acres stream: 0.00 linear feet
- UPLAND AREA ALTERED (type acres as indicated): 0.10 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type acres as indicated): 0.00 acres

DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

QUASSET HILL FARM LLC
PO BOX 113
WOODSTOCK CT 06281

RICHARDSON KATHARINE TRUSTEE
PO BOX 80766
FAIRBANKS AK 99708

DRAGON SCOT D +
PO BOX 153
WOODSTOCK CT 06281

ATWOOD MARY
493 RT 169
WOODSTOCK CT 06281

WOODSTOCK TOWN OF
415 RT 169
WOODSTOCK CT 06281

CHASE WILLIAM THOMAS + LINDA S LIFE TEN
508 RT 169
WOODSTOCK CT 06281

HARVEY REBECCA M
PO BOX 165
WOODSTOCK CT 06281

HOENIG JONATHAN D +
512 RT 169
WOODSTOCK CT 06281

WOODSTOCK INN ASSOC LP
94 PLAINE HILL RD
WOODSTOCK CT 06281

WOODSTOCK INN ASSOC LP
94 PLAINE HILL RD
WOODSTOCK CT 06281

QUASSET HILL FARM LLC
PO BOX 113
WOODSTOCK CT 06281

QUASSET HILL FARM LLC
PO BOX 113
WOODSTOCK CT 06281

QUASSET HILL FARM LLC
PO BOX 113
WOODSTOCK CT 06281

WOODSTOCK ACADEMY
57 ACADEMY RD
WOODSTOCK CT 06281

REGER ROBERT J JR
94 PLAINE HILL RD
WOODSTOCK CT 06281

WOODSTOCK ACADEMY THE
ACADEMY RD
WOODSTOCK CT 06281

GRIES ROBERT + JUDITH R
486 RT 169
WOODSTOCK CT 06281

ATWOOD DANIEL V + MARY E
493 ROUTE 169
WOODSTOCK CT 06281

LINEMASTER SWITCH CORP
PO BOX 238
WOODSTOCK CT 06281

LINEMASTER SWITCH CORP
PO BOX 238
WOODSTOCK CT 06281

LINEMASTER SWITCH CORP
PO BOX 238
WOODSTOCK CT 06281

LINEMASTER SWITCH CORP
PO BOX 238
WOODSTOCK CT 06281

RE-SUBDIVISION PLAN
 PREPARED FOR:
 WOODSTOCK INN
 ASSOCIATES LP

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED. THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

PROJECT LOCATION:
 94 PLAIN HILL ROAD
 WOODSTOCK, CT 06268

No.	Submital / Revision	App'd.	By	Date

SUBDIVISION PLAN

Designed By: PMP	Drawn By: RAC/PMP	Checked By: CPB
Issue Date: 06/26/2023	Project No: 071382	Scale: 1" = 60'

Drawing No.:
SHEET 2

DIMENSIONAL REQUIREMENTS		
COMMUNITY DISTRICT		
SINGLE FAMILY RESIDENTIAL RE-SUBDIVISION		
ZONING CRITERIA	REQUIRED	PROVIDED
MINIMUM LOT AREA	0.75 ACRES	±1.39 ACRES (LOT 4B-2)
LOT FRONTAGE	100'	±132' (LOT 4B-2)
FRONT YARD SETBACK	50' (SUBDIVISION) 60' (NON-RESIDENTIAL)	±75' (LOT 4B-1)
SIDE YARD SETBACK	20'	±28' (LOT 4B-1)
REAR YARD SETBACK	20'	±88' (LOT 4B-2)
OPEN SPACE	25% (3.59 ACRES)	3.94 ACRES
BUILDING HEIGHT	35'	<35'
CURB CUTS	1 CURB CUT PER 200' OF FRONTAGE 946.71' EXISTING FRONTAGE ON PLAINE HILL ROAD, THEREFORE 4 CURB CUTS ARE ALLOWED	4 TOTAL CURB CUTS 2 EXISTING & 2 PROPOSED

MAP REFERENCES

- "SUBDIVISION OF LAND OWNED BY ESTATE OF DOROTHEA S.K. RICHARDSON. PLAINE HILL ROAD & ROUTE 169, WOODSTOCK, CONNECTICUT," SCALE: 1"=60', DATE: MARCH 4, 1986, BY ALBERT L. FITZBACK, L.L.S. ON FILE AS MAP NO. 866
- "PLAN OF LAND OWNED BY ESTATE OF DOROTHEA S.K. RICHARDSON, CONN. ROUTE 171 AND PLAINE HILL ROAD, WOODSTOCK, CONNECTICUT," SCALE: 1"=100', DATE: OCTOBER 18, 1989, BY ALBERT L. FITZBACK, L.L.S. ON FILE AS MAP NO. 1227

NOTES

- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996 AND AS AMENDED ON OCTOBER 26, 2018.
- THE TYPE OF SURVEY PERFORMED IS A BOUNDARY SURVEY CONFORMING TO THE STANDARDS OF ACCURACY FOR A HORIZONTAL CLASS A-2 AND VERTICAL CLASS 1-2 AND IS A RESURVEY OF THE SUBJECT PROPERTY.
- THIS SURVEY WAS PREPARED TO DEPICT THE EXISTING CONDITIONS OF THE SUBJECT PROPERTY.
- THE SUBJECT PARCEL WAS CONVEYED TO WOODSTOCK INN ASSOCIATION LP, THROUGH A CONVEYANCE DATED ON 4/14/1986, AND IS RECORDED IN VOLUME 149, PAGE 134 OF THE WOODSTOCK LAND RECORDS.
- THE SUBJECT PROPERTY IS SHOWN ON THE WOODSTOCK TAX ASSESSOR MAP No. 5781 AS LOT 4B OF BLOCK 50 AND HAS BEEN ASSIGNED ADDRESS OF 94 PLAINE HILL ROAD, WOODSTOCK, CONNECTICUT.
- ELEVATIONS ARE BASED ON VERTICAL DATUM NAVD88.
- NORTH IS BASED ON CONNECTICUT STATE PLANE COORDINATE, NAD83 OBTAINED BY GPS OBSERVATIONS AT THE TIME OF THE SURVEY.
- TOTAL AREA OF PROPERTY = 14.34± ACRES (624,480± SQUARE FEET).
- SITE IS LOCATED IN THE COMMUNITY DISTRICT ZONE.
- ON-SITE WETLAND RESOURCES WERE DELINEATED IN THE FIELD ON 09/23/2022 BY STEVEN RIBERDY OF GODDARD CONSULTING.
- UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO CHA. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

LOT HISTORY			
GRANTOR	GRANTEE	DATE	VOL/PG
KATHERINE BURNS, ROBERT E. PRITCHARD, PHYLLIS SMITH, ESTATE OF DORTHEA S. K. RICHARDSON	WOODSTOCK INN ASSOCIATES, L.P.	4/14/1986	149 / 134
ESTATE OF GARDNER RICHARDSON	DORTHEA S. K. RICHARDSON	9/21/1978	96 / 17
HENRY BOWEN WHITE (ESTATE OF HERBERT W. BOWEN)	GARDNER RICHARDSON	8/16/1949	51 / 73
HENRY E. BOWEN, EDWARD A. BOWEN, FRANKLIN A. BOWEN, MARY B. & GEORGE C. HOLT, CLARENCE N. BOWEN, ALICE B. & RICHARD B. RICHARDSON, GRACE A. HARDY	HERBERT W. BOWEN	10/14/1904	37 / 475

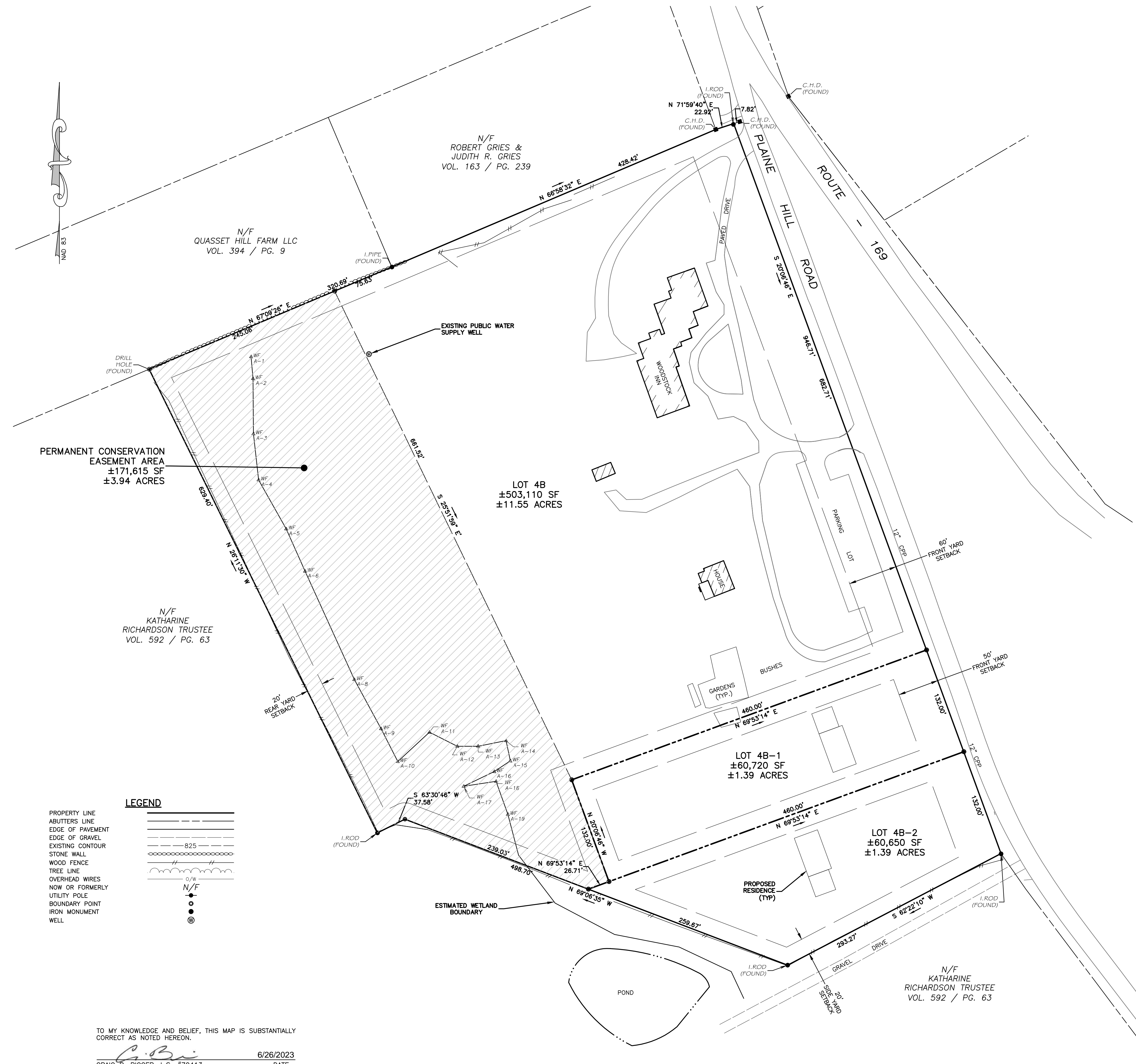


SUBDIVISION APPROVAL

APPLICATION: # _____

APPROVED ON: _____

CHAIRMAN OR SECRETARY SIGNATURE _____ DATE _____



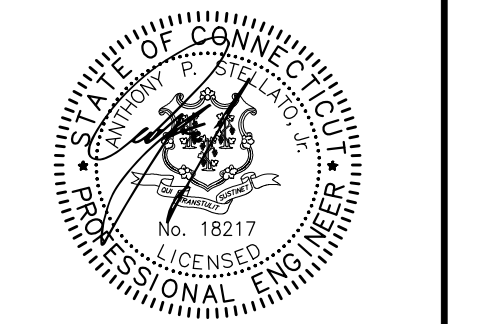
LEGEND

PROPERTY LINE	———
ABUTTERS LINE	———
EDGE OF PAVEMENT	———
EDGE OF GRAVEL	———
EXISTING CONTOUR	———
STONE WALL	———
WOOD FENCE	———
TREE LINE	———
OVERHEAD WIRES	———
NOW OR FORMERLY UTILITY POLE	———
BOUNDARY POINT	●
IRON MONUMENT	⊙
WELL	⊗

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

C. P. Bigger
 CRAIG P. BIGGER, L.S. #70413 6/26/2023 DATE

RE-SUBDIVISION PLAN
 PREPARED FOR:
**WOODSTOCK INN
 ASSOCIATES LP**



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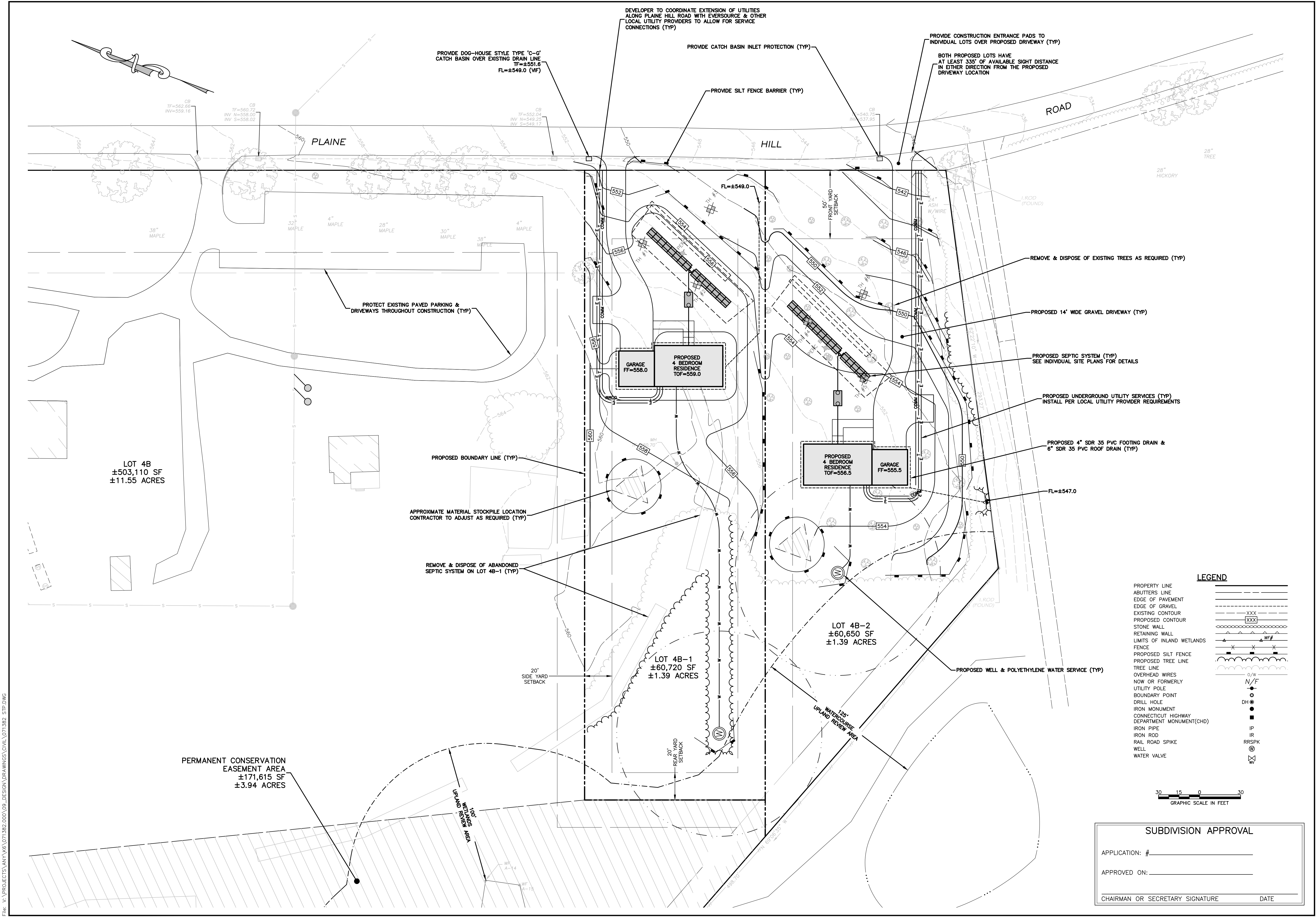
PROJECT LOCATION:
 94 PLAIN HILL ROAD
 WOODSTOCK, CT 06268

No.	Submitted / Revision	App'd	By	Date

OVERALL SITE PLAN

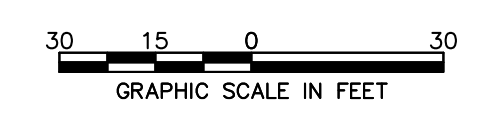
Designed By: PMP	Drawn By: RAC/PMP	Checked By: CPB
Issue Date: 06/26/2023	Project No.: 071382	Scale: 1" = 30'

Drawing No.:
SHEET 3



LEGEND

PROPERTY LINE	---
ABUTTERS LINE	----
EDGE OF PAVEMENT	----
EDGE OF GRAVEL	----
EXISTING CONTOUR	XXX
PROPOSED CONTOUR	XXX
STONE WALL	-----
RETAINING WALL	-----
LIMITS OF INLAND WETLANDS	WF#
FENCE	X X X
PROPOSED SILT FENCE	-----
PROPOSED TREE LINE	-----
TREE LINE	-----
OVERHEAD WIRES	O/W
NOW OR FORMERLY UTILITY POLE	N/F
BOUNDARY POINT	○
DRILL HOLE	⊙
IRON MONUMENT	⊙
CONNECTICUT HIGHWAY DEPARTMENT MONUMENT(CHD)	⊙
IRON PIPE	IP
IRON ROD	IR
RAIL ROAD SPIKE	RRSPK
WELL	⊙
WATER VALVE	⊙



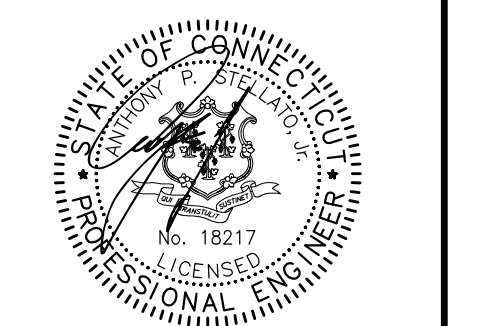
SUBDIVISION APPROVAL

APPLICATION: # _____

APPROVED ON: _____

CHAIRMAN OR SECRETARY SIGNATURE _____ DATE _____

RE-SUBDIVISION PLAN
 PREPARED FOR:
WOODSTOCK INN ASSOCIATES LP



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

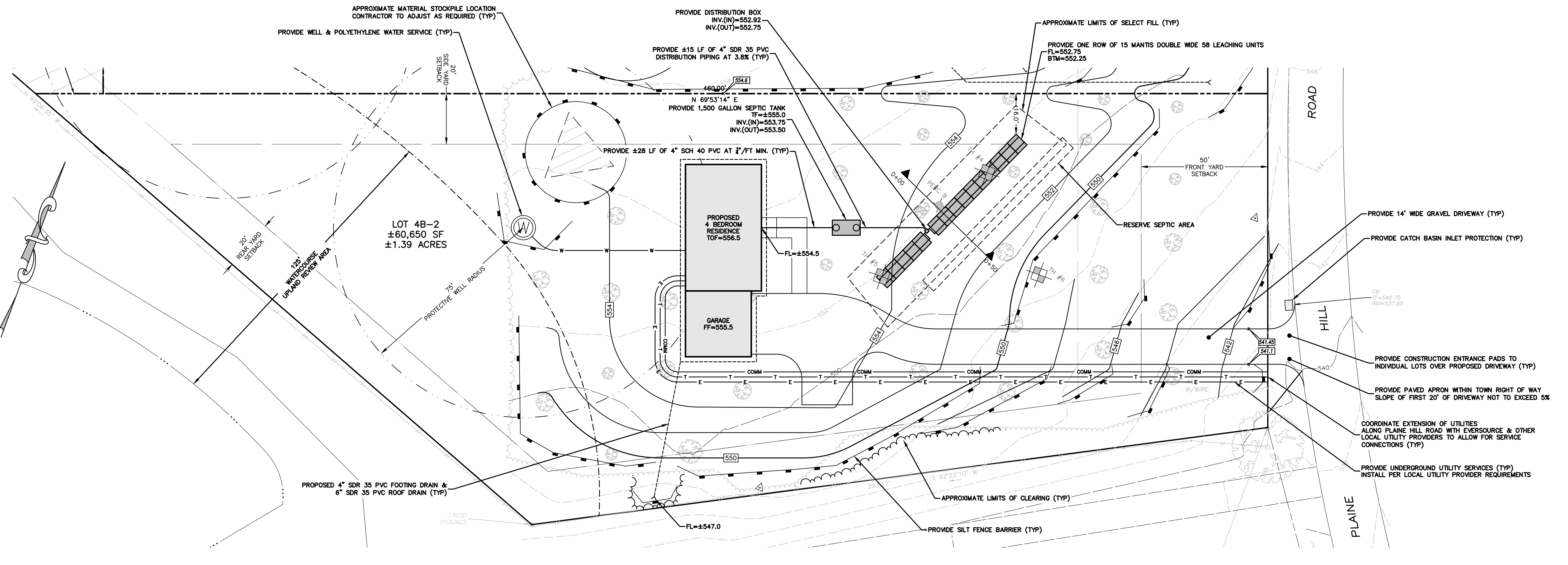
PROJECT LOCATION:
 94 PLAIN HILL ROAD
 WOODSTOCK, CT 06268

No.	Submitted / Revision	App'd.	By	Date

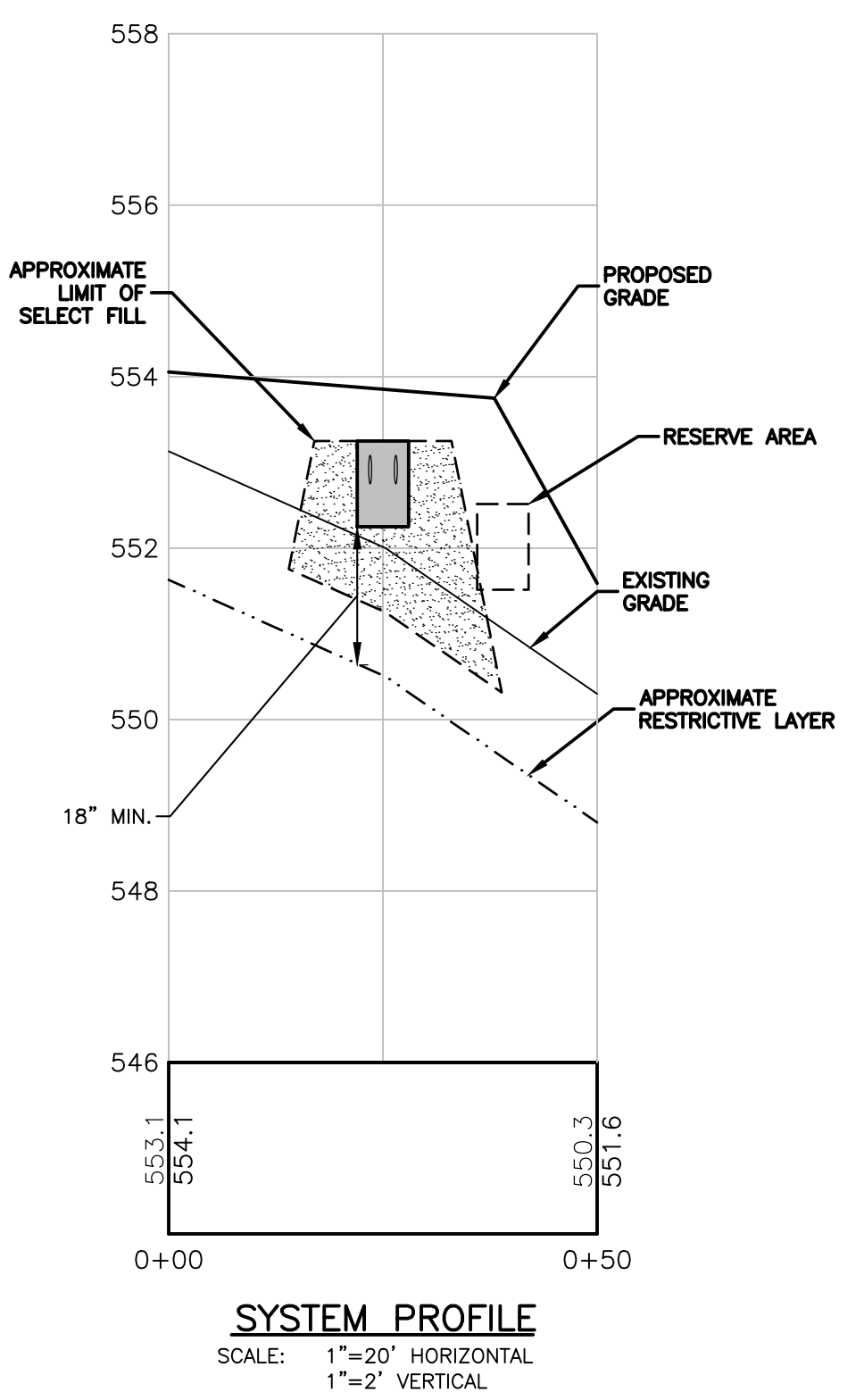
SITE PLAN PROPOSED LOT 4B-2 (1.39 AC)

Designed By: PMP	Drawn By: RAC/PMP	Checked By: CPB
Issue Date: 06/26/2023	Project No: 071382	Scale: AS NOTED

Drawing No.:
SHEET 5



LOT 4B-2 SITE PLAN
 SCALE: 1"=20'



TEST HOLE DATA
 12/21/2022 MAUREEN MARCOUX, RS (NDDH) & PETE PARENT, PE (CHA)

TP #	TOTAL DEPTH	SOIL DESCRIPTION	GROUNDWATER	MOTTLING	RESTRICTIVE LAYER
TP #4	60"	0-12" TOPSOIL 12"-20" FINE SANDY LOAM, FEW ROCKS 20"-57" MODERATELY COMPACT LOAMY FINE SAND, WET	57"	20"	20"
TP #5	69"	0-17" TOPSOIL 17"-29" FINE SANDY LOAM 29"-66" MODERATELY COMPACT LOAMY FINE SAND, WET	66"	29"	29"
TP #6	60"	0-13" TOPSOIL 13"-21" FINE SANDY LOAM 21"-54" MODERATELY COMPACT LOAMY FINE SAND, WET	54"	21"	21"

PERCOLATION DATA
 12/21/2022

PERC A DEPTH=21.5"
 10:16 - 8.25"
 10:22 - 11.25"
 10:32 - 14.25"
 10:42 - 16.5"
 10:52 - 18.25"
 11:02 - 19.5"

PERC RATE=0-10.0 MIN/IN

MINIMUM LEACHING SYSTEM SPREAD - MLSS
 FLOW FACTOR = 1.75 (4 BEDROOM SINGLE FAMILY HOUSE)
 PERC FACTOR = 1.25 (10-20 MIN/IN)
 DEPTH TO RESTRICTIVE LAYER = 24" AVERAGE (30" AT SYSTEM, 18" DOWN SLOPE)
 SLOPE = ±6.2%
 HYDRAULIC FACTOR = 30
 MLSS = FT x PF x HF = 65.6' REQUIRED
 LENGTH PROVIDED = 75'

DESCRIPTION OF PROPOSED CONSTRUCTION
 PERCOLATION RATE = 10.1-20.0 MINUTES/INCH
 4 BEDROOM SINGLE FAMILY RESIDENCE REQUIRES 787.5 SF OF LEACHING AREA
 PROVIDE 1 ROW OF 15 MANTIS DOUBLE WIDE 58 UNITS
 EFFECTIVE LEACHING AREA = 870 SF
 PROVIDE A 1,500 GALLON 2-COMPARTMENT TANK (4 BEDROOMS, PLUS CAPACITY FOR GARBAGE GRINDER, LARGE TUB, OR COMPATIBLE WATER TREATMENT SYSTEM)

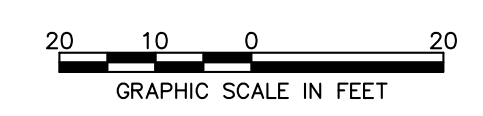
- SEPTIC SYSTEM CONSTRUCTION SCHEDULE**
- 1.) REMOVE AND STOCKPILE TOPSOIL.
 - 2.) PLACE MANUFACTURER APPROVED SAND FILL ACCORDING TO CT STATE HEALTH CODE REQUIREMENTS.
 - 3.) EXCAVATE TRENCHES AND PREPARE SURFACE.
 - 4.) PLACE LEACHING UNITS IN TRENCH & BACKFILL WITH APPROVED AS RECOMMENDED BY THE MANUFACTURER.
 - 5.) PLACE FILTER FABRIC ON TOP OF THE ENTIRE LENGTH OF THE SYSTEM, AND BACKFILL WITH NATIVE MATERIAL.
 - 6.) REPLACE TOPSOIL, SEED & MULCH.

- CONSTRUCTION NOTES**
- 1.) BOTTOM OF LEACHING SYSTEM SHALL BE LEVEL THROUGHOUT. UNDER NO CIRCUMSTANCES SHALL ANY LEACHING ROW HAVE A PITCH EXCEEDING 1" PER 50'.
 - 2.) PIPE BETWEEN THE HOUSE AND THE SEPTIC TANK SHALL BE SCH. 40 ASTM D 1785 PVC; THIS PIPE SHALL HAVE A MINIMUM SLOPE OF 0.25" PER 1'.
 - 3.) ALL DISTRIBUTION PIPES TO BE 4" SDR 35 PVC OR POLYETHYLENE PIPE AS SPECIFIED IN SEC. 19-13-B103, TABLE 5 OF THE CT. STATE HEALTH CODE.
 - 4.) ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH CT. STATE HEALTH CODE.
 - 5.) ALL TOPSOIL IN THE LOCATION OF THE PROPOSED SYSTEM SHALL BE REMOVED AND STOCKPILED PRIOR TO EXCAVATION.
 - 6.) FILL MATERIAL FOR SEPTIC AREA IS TO BE SELECT FILL PER CT. STATE HEALTH CODE SPECIFICATIONS.
 - 7.) SEPTIC TANKS AND DISTRIBUTION BOXES SHALL BE PLACED ON 6" COMPACTED GRAVEL BASE.

- NOTES**
- 1.) TOTAL AREA OF LOT = 1.39± ACRES.
 - 2.) LOT IS IN ZONE: COMMUNITY DISTRICT.
 - 3.) VERTICAL DATUM IS NAVD 88.
 - 4.) THIS PLAN IS VOID AND THE ENGINEER SHALL BE HELD HARMLESS IF THE PROJECT IS CONSTRUCTED BY A CONTRACTOR, NOT PROPERLY LICENSED BY STATE AND LOCAL AUTHORITIES TO PERFORM THE WORK.
 - 5.) UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY, FIELD MEASUREMENTS AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO CHA THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CONTACT "CALL BEFORE YOU DIG" 1-800-922-4455 TWO (2) WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.

LEGEND

PROPERTY LINE	---
ABUTTERS LINE	----
EDGE OF PAVEMENT	-----
EDGE OF GRAVEL	-----
EXISTING CONTOUR
PROPOSED CONTOUR
STONE WALL	-----
RETAINING WALL	-----
LIMITS OF INLAND WETLANDS	-----
FENCE	-----
PROPOSED SILT FENCE	-----
PROPOSED TREE LINE	-----
TREE LINE	-----
OVERHEAD WIRES	-----
NOW OR FORMERLY UTILITY POLE	-----
BOUNDARY POINT	-----
DRILL HOLE	-----
IRON MONUMENT	-----
CONNECTICUT HIGHWAY DEPARTMENT MONUMENT(CHD)	-----
IRON PIPE	-----
IRON ROD	-----
RAIL ROAD SPIKE	-----
WELL	-----
WATER VALVE	-----

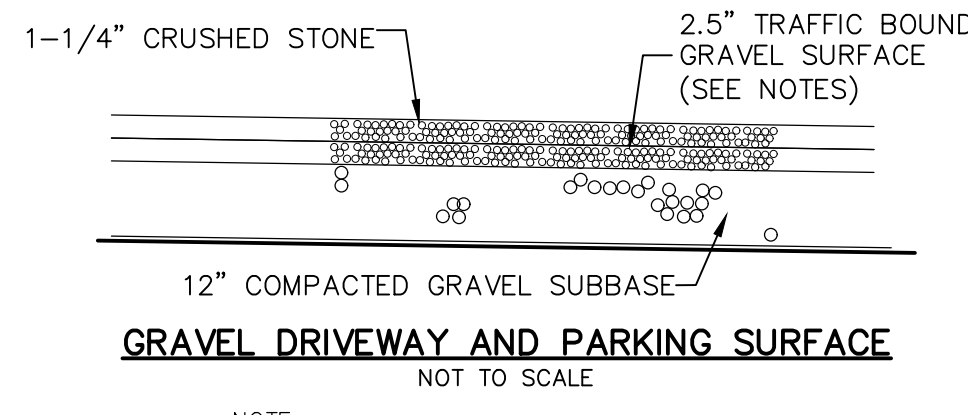


SUBDIVISION APPROVAL

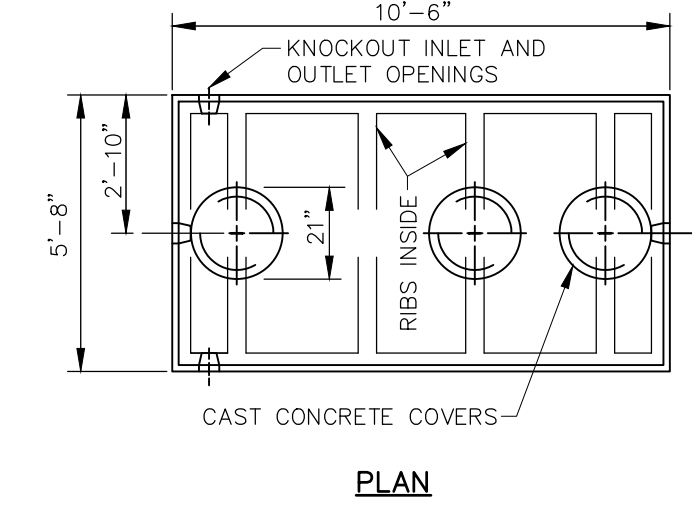
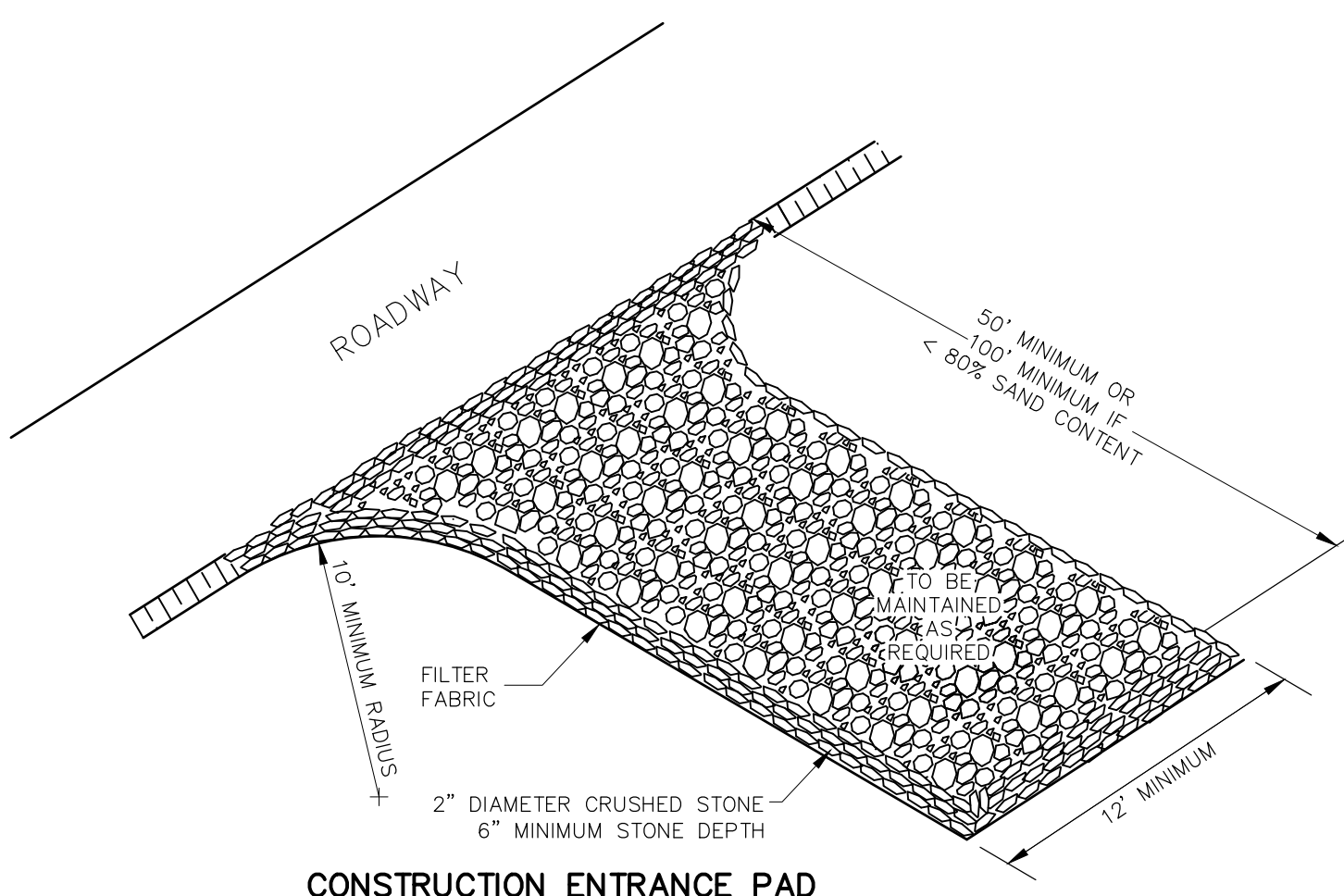
APPLICATION: # _____

APPROVED ON: _____

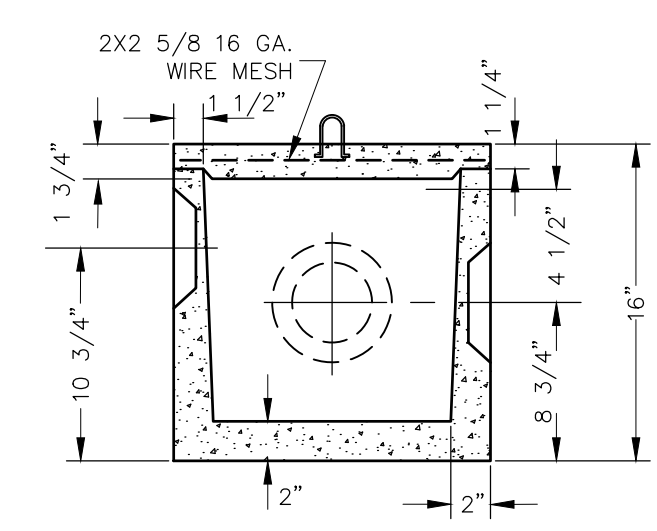
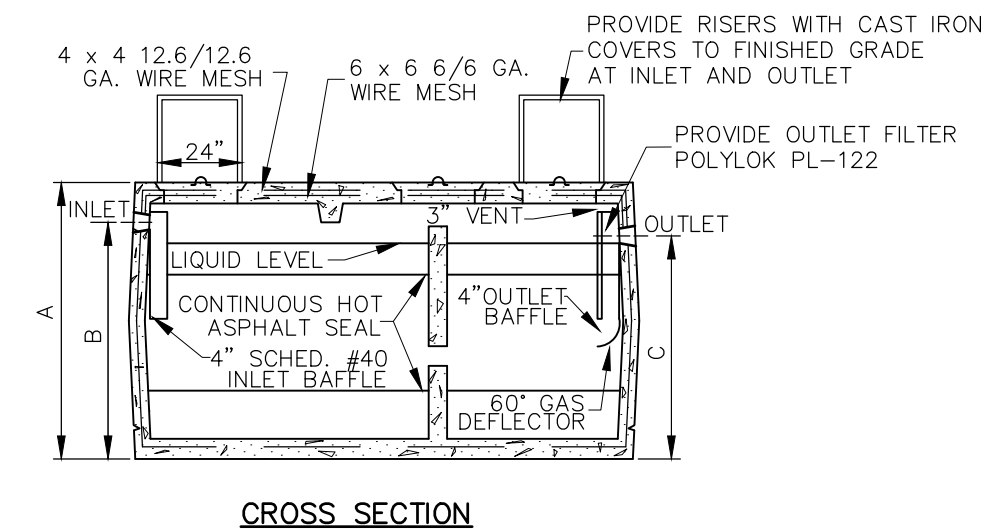
CHAIRMAN OR SECRETARY SIGNATURE _____ DATE _____



NOTE:
1. TRAFFIC BOUND GRAVEL SURFACE SHALL MEET CT DOT STANDARD SPECIFICATIONS M.02.06 GRADATION, GRADING "C".



CAPACITIES	A	B	C
1250 GAL	61"	51"	48"
1500 GAL	69"	59"	56"



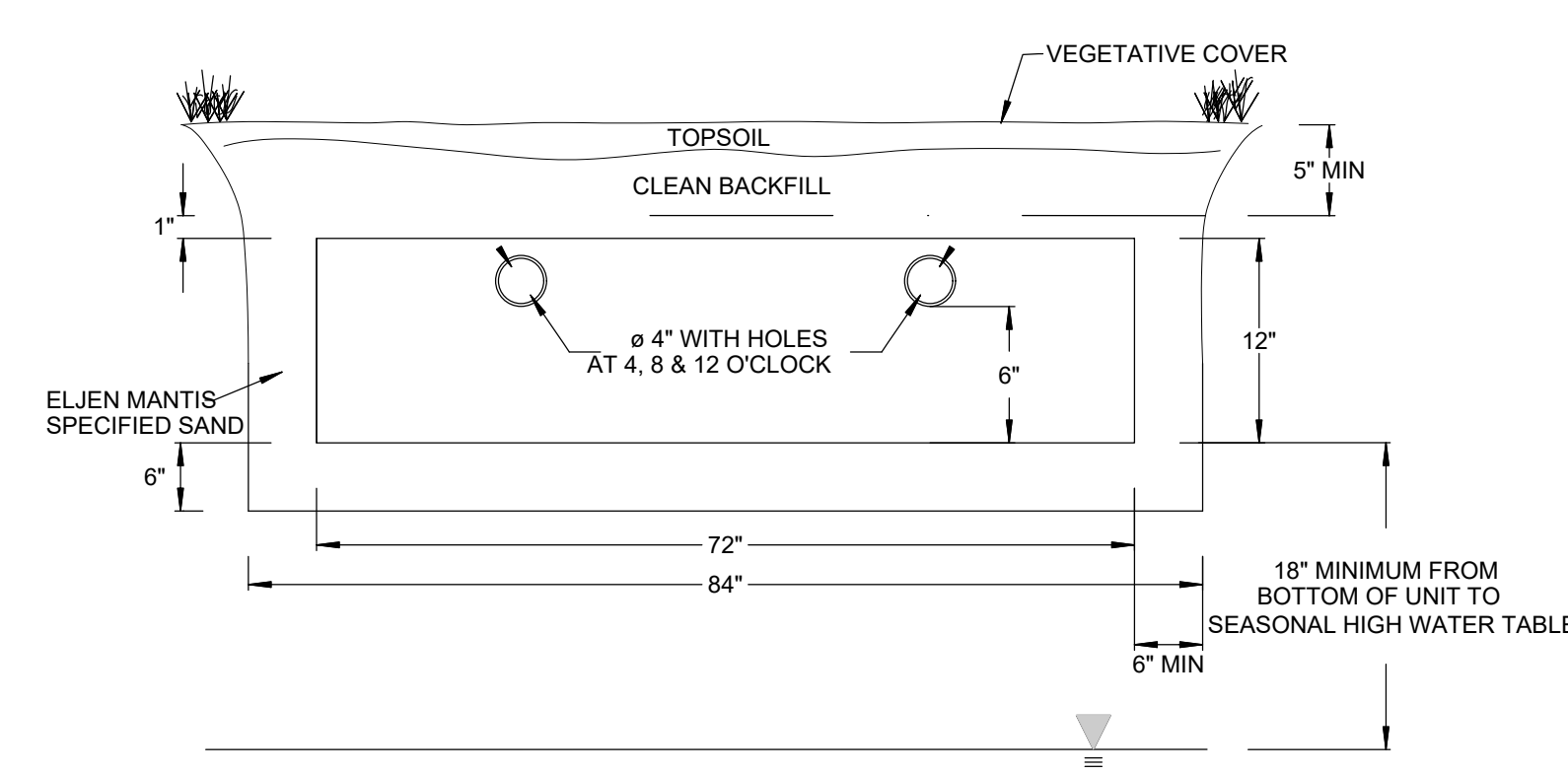
SEPTIC SYSTEM FILL MATERIAL SPECIFICATIONS

- 1.) THE FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN THREE(3) INCHES.
- 2.) UP TO 45% OF THE DRY WEIGHT OF THE REPRESENTATIVE SAMPLE MAY BE RETAINED ON THE #4 SIEVE (THIS IS THE GRAVEL PORTION OF THE SAMPLE).
- 3.) THE MATERIAL THAT PASSES THE #4 SIEVE IS THEN REWEIGHED AND THE SIEVE ANALYSIS STARTED
- 4.) THE REMAINING SAMPLE SHALL MEET THE FOLLOWING GRADATION CRITERIA.

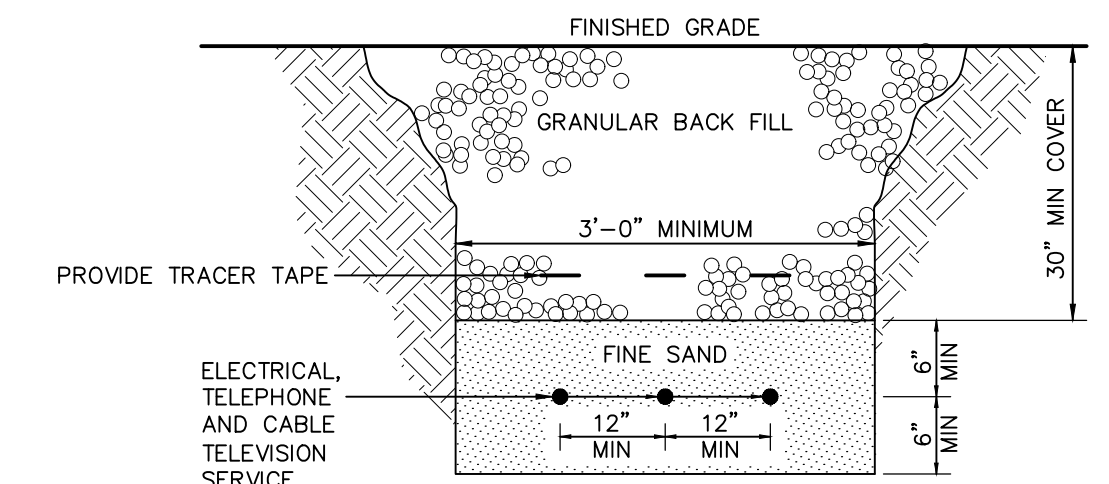
SIEVE SIZE	PERCENT PASSING	
	WET SIEVE	DRY SIEVE
#4	100%	100%
#10	70%-100%	70%-100%
#40	10%-50%	10%-75%
#100	0%-20%	0%-5%
#200	0%-5%	0%-2.5%

*NOTE: PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND THE #200 DOES NOT EXCEED 5%

STANDARD D-BOX
NOT TO SCALE

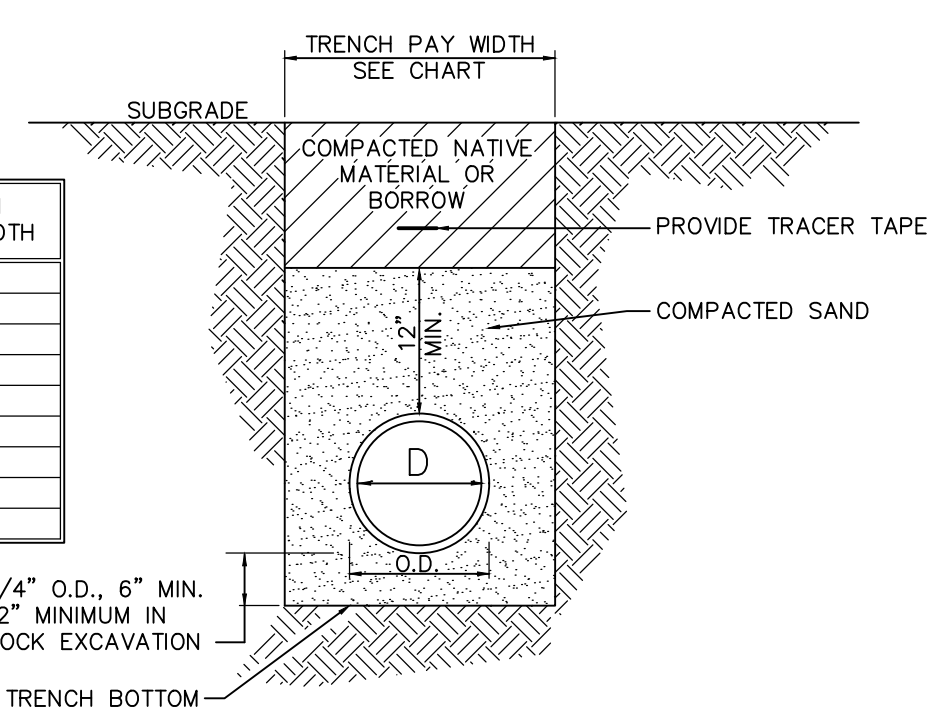


NOTE: VENTING REQUIRED WHEN MORE THAN 18" OF COVER AS MEASURED FROM THE TOP OF THE UNIT TO FINISHED GRADE



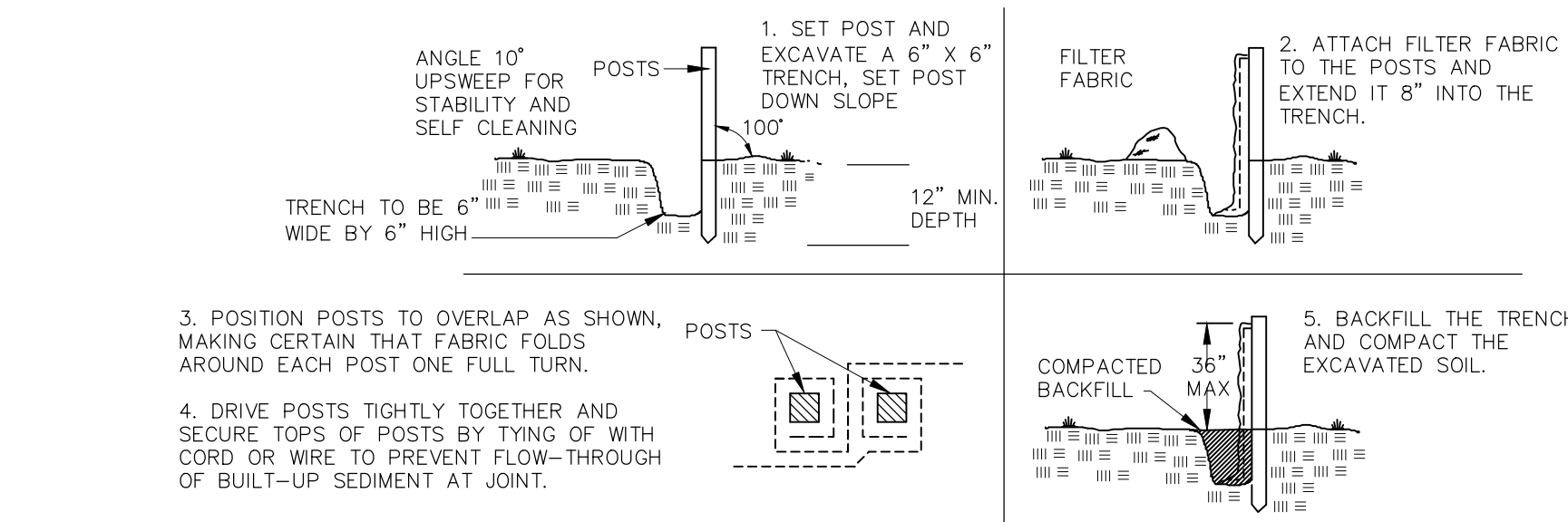
BURIED CABLE TRENCH
NOT TO SCALE

PIPE DIAMETER	MAXIMUM TRENCH WIDTH
≤6"	2'-6"
8"	3'-0"
10"	3'-0"
12"	3'-0"
15"	3'-3"
18"	3'-6"
21"	4'-0"
24"	4'-6"
30"	5'-0"

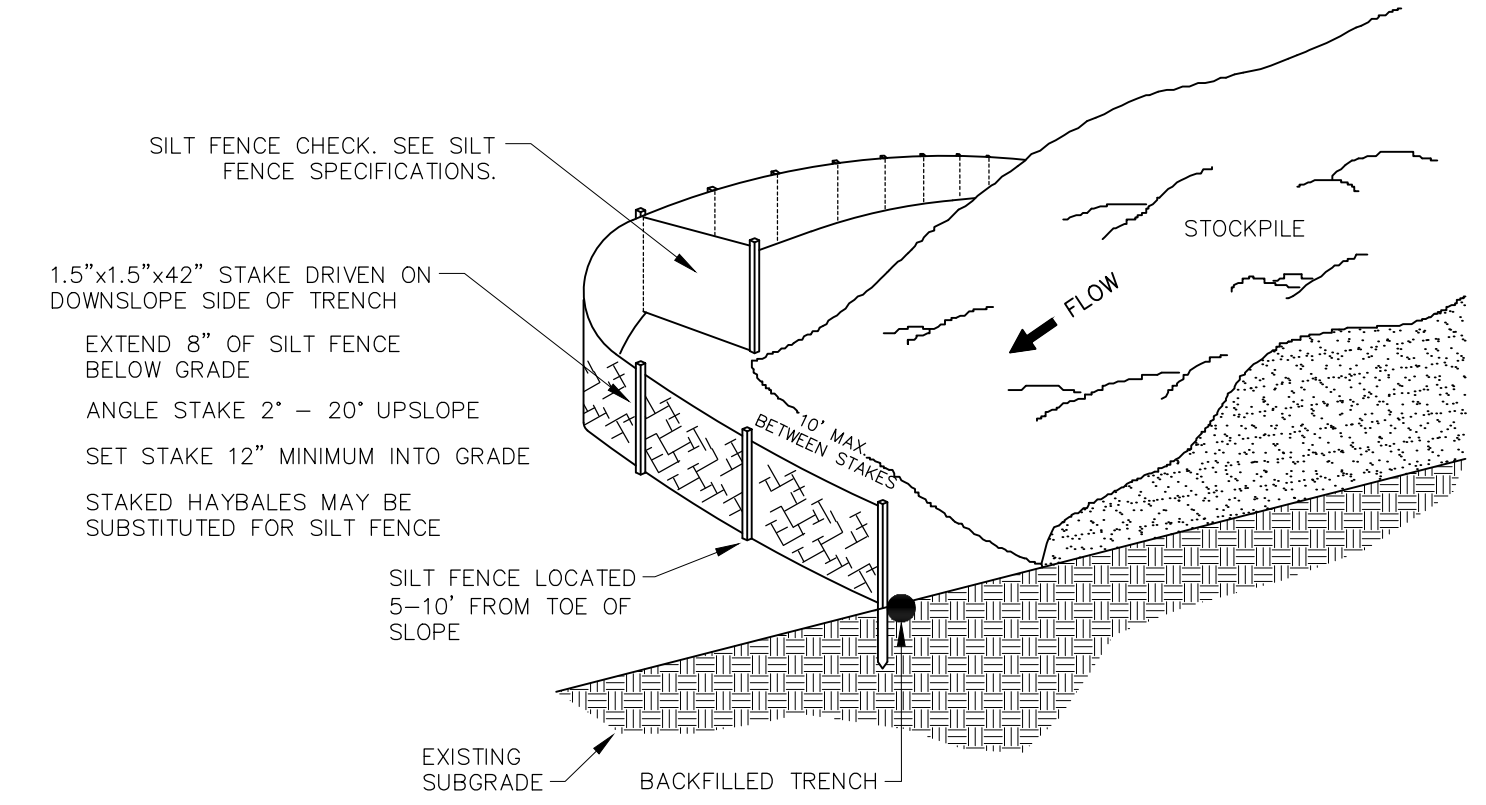


TRENCH SECTION FOR TYPICAL WATER TRENCH
NOT TO SCALE

NOTE: BACKFILL MATERIAL TO BE PLACED IN 12" MAXIMUM LIFTS & COMPACTED TO 95% MAXIMUM DRY DENSITY (AS DETERMINED BY THE MODIFIED PROCTOR METHOD)

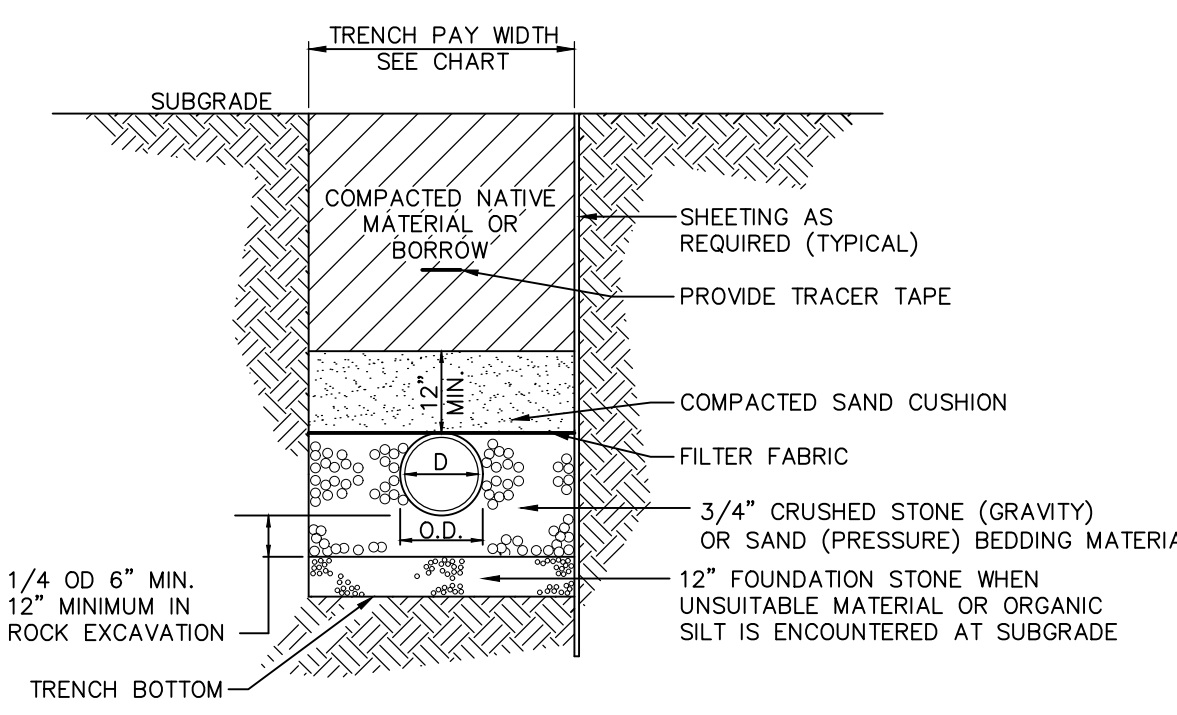


PLACEMENT AND CONSTRUCTION OF A SILT FENCE
NOT TO SCALE



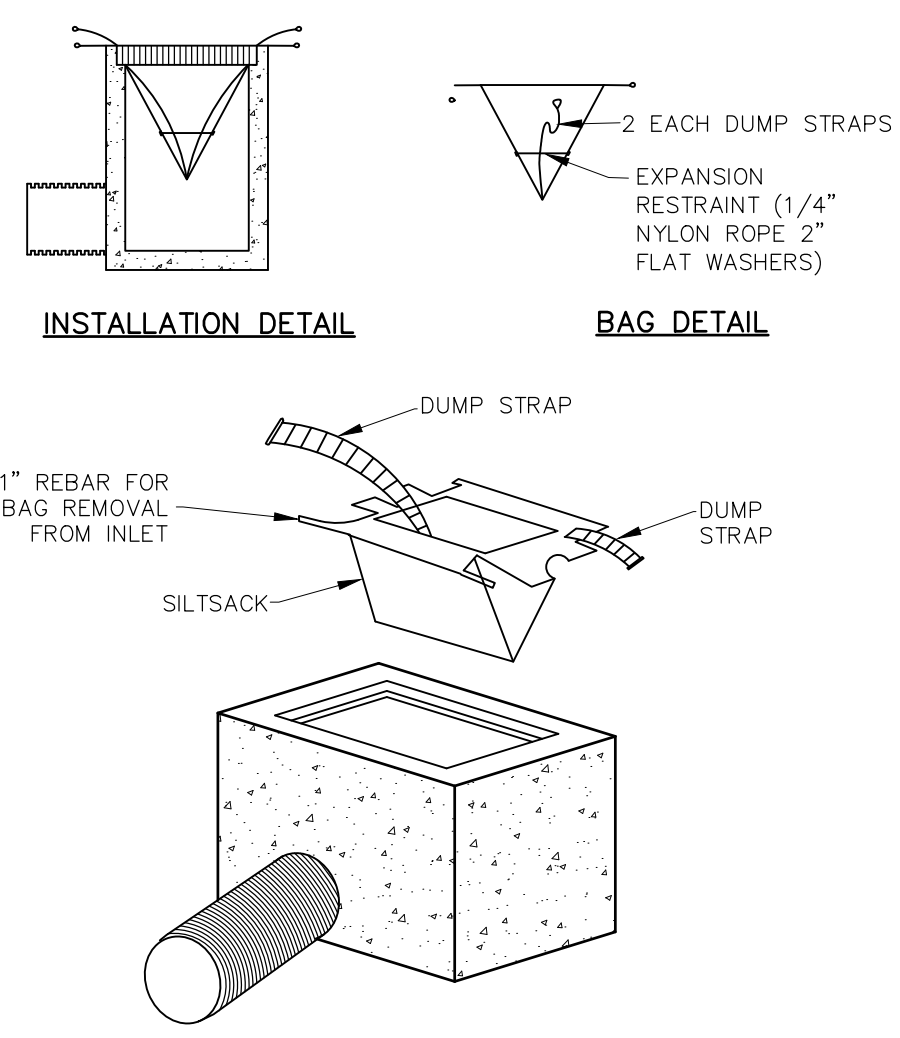
SILT FENCE AT TOE OF SLOPE APPLICATION
NOT TO SCALE

PIPE DIAMETER	MAXIMUM TRENCH WIDTH
≤6"	2'-6"
8"	3'-0"
10"	3'-0"
12"	3'-0"
15"	3'-3"
18"	3'-6"
21"	4'-0"
24"	4'-6"
30"	5'-0"

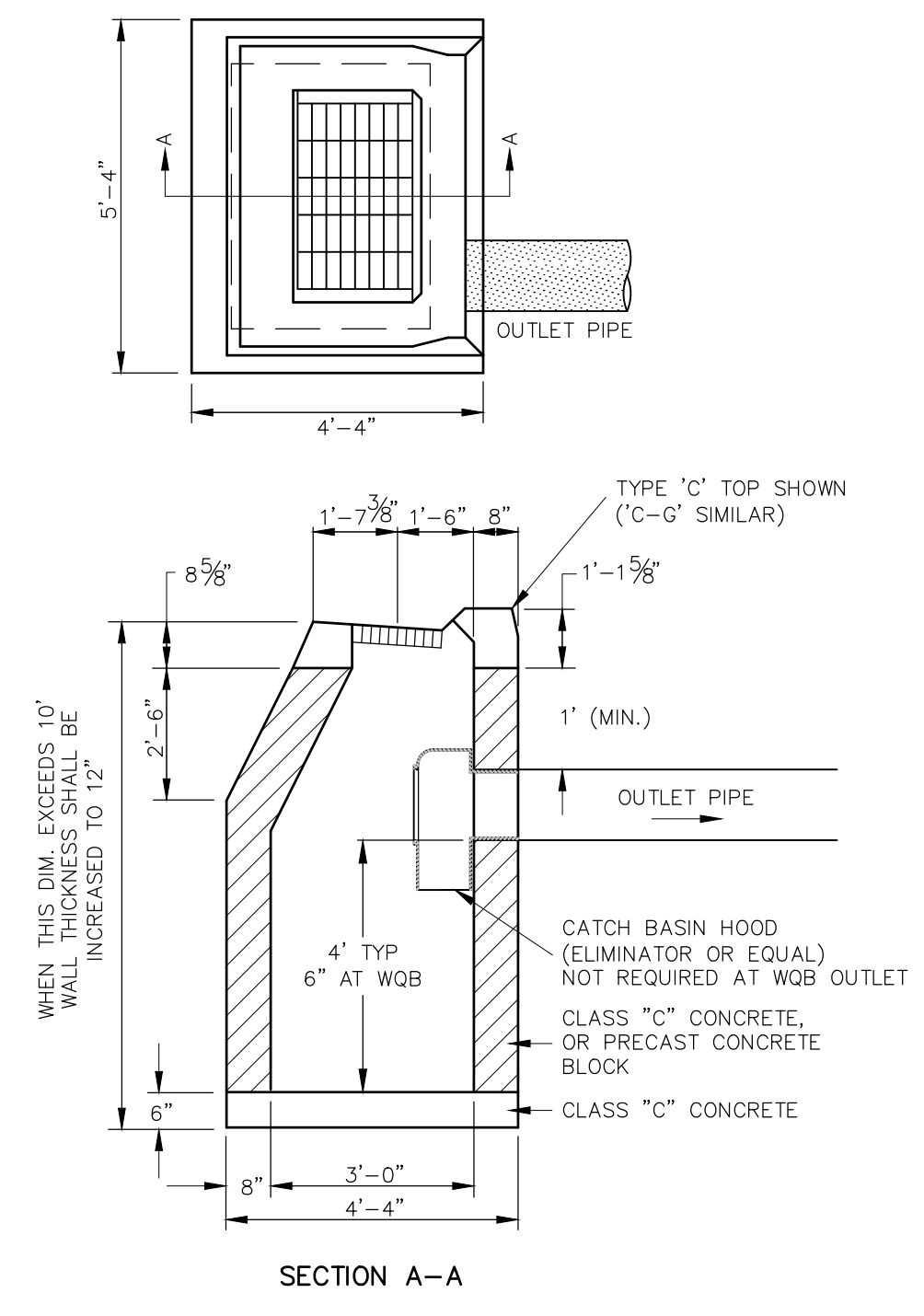


TRENCH SECTION FOR SANITARY SEWER & STORM DRAINS
NOT TO SCALE

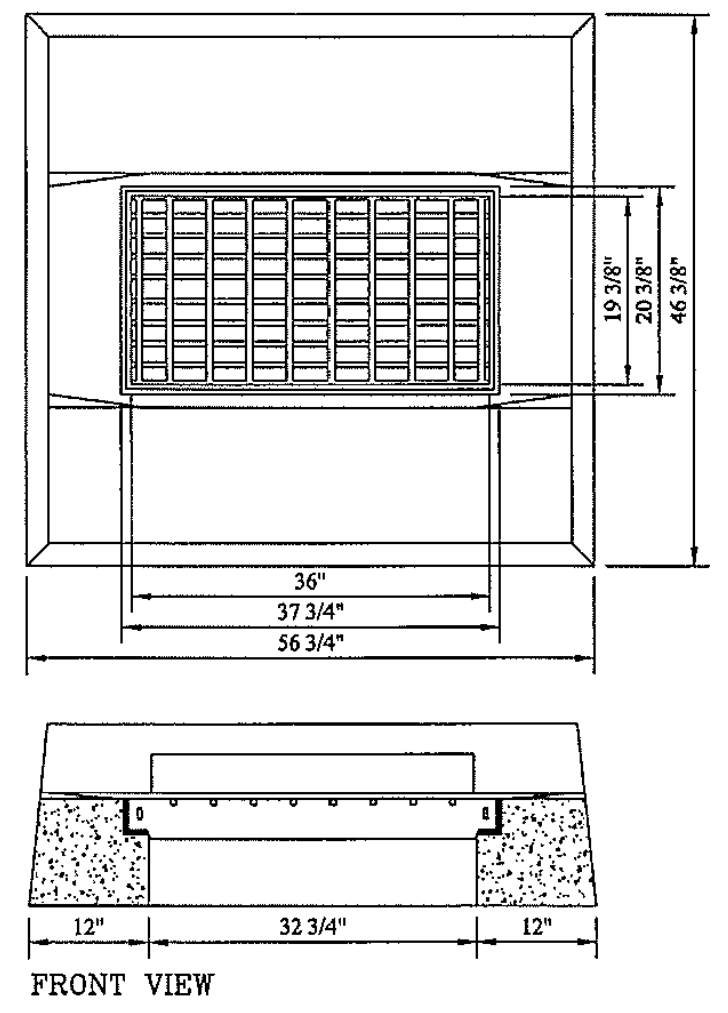
NOTE: BACKFILL MATERIAL TO BE PLACED IN 12" MAXIMUM LIFTS & COMPACTED TO 95% MAXIMUM DRY DENSITY (AS DETERMINED BY THE MODIFIED PROCTOR METHOD)



INLET SEDIMENT CONTROL DEVICE
NOT TO SCALE

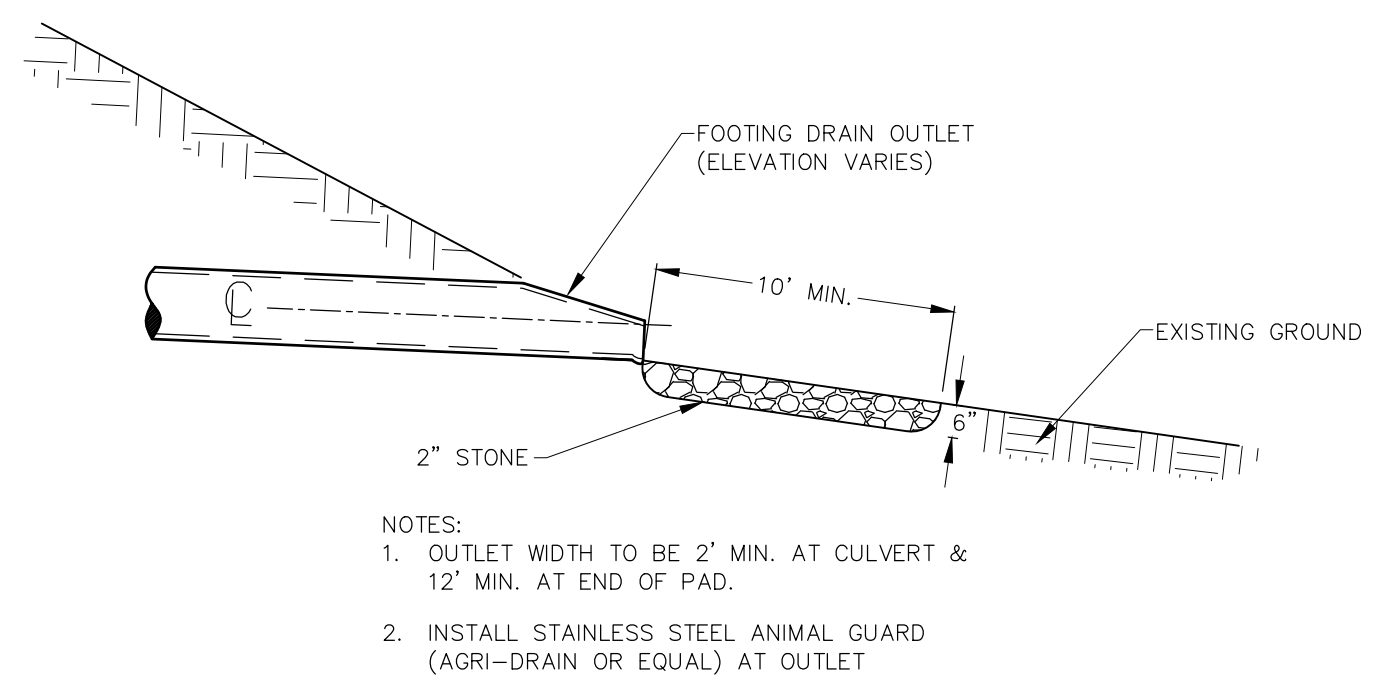


CATCH BASIN
NOT TO SCALE



TYPE "C-C" CATCH BASIN
NTS

- NOTES:
1. Minimum Concrete Compressive Strength: 5,000 PSI @ 28 Days.
 2. Design Loading: AASHTO HS-20.
 3. Conforms to CTDOT standard specifications.
 4. Steel reinforced with #4 bars.
 5. Approximate weight: 1800 LBS.



FOOTING & ROOF DRAIN OUTLET
NOT TO SCALE

- NOTES:
1. OUTLET WIDTH TO BE 2" MIN. AT CULVERT & 12" MIN. AT END OF PAD.
 2. INSTALL STAINLESS STEEL ANIMAL GUARD (AGRI-DRAIN OR EQUAL) AT OUTLET

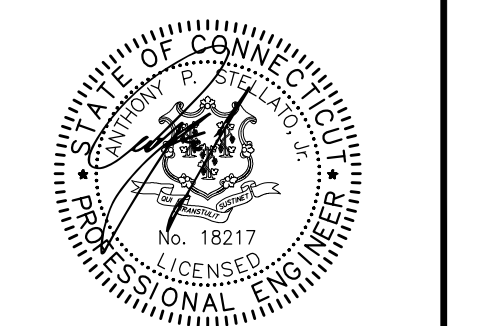
SUBDIVISION APPROVAL

APPLICATION: # _____

APPROVED ON: _____

CHAIRMAN OR SECRETARY SIGNATURE _____ DATE _____

RE-SUBDIVISION PLAN
PREPARED FOR:
**WOODSTOCK INN
ASSOCIATES LP**



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PROJECT LOCATION:
94 PLAIN HILL ROAD
WOODSTOCK, CT 06268

No.	Submittal / Revision	App'd.	By	Date

**CONSTRUCTION
DETAILS**

Designed By:	Drawn By:	Checked By:
PMP	RAC/PMP	CPB
Issue Date:	Project No:	Scale:
06/26/2023	071382	AS NOTED

EROSION AND SEDIMENTATION CONTROL NARRATIVE & NOTES

PROJECT NARRATIVE

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF 2 NEW SINGLE FAMILY HOMES ON ±14.3 ACRES IN THE TOWN OF WOODSTOCK, CONNECTICUT. THE LOCATION OF THE SITE IS ON THE WEST SIDE OF PLAINE HILL ROAD JUST SOUTH OF THE INTERSECTION OF ROUTE 169. THIS PROJECT WILL CONSIST OF RESIDENTIAL HOMES, DRIVEWAYS, AND UNDERGROUND UTILITIES.

IT IS ANTICIPATED THAT APPROXIMATELY 1.5 ACRES OF THE ±14.3 ACRE SITE WILL BE DISTURBED DURING THE CONSTRUCTION OF THE SUBDIVISION.

INDIVIDUAL LOTS WILL BE DEVELOPED AS THEY ARE PURCHASED. THE DATES FOR STARTING AND COMPLETING CONSTRUCTION SHALL COINCIDE WITH THE ABILITY TO VEGETATE AREAS, APRIL 1 THROUGH JUNE 15 AND AUGUST 15 THROUGH OCTOBER 1.

THIS PROJECT REQUIRES THE FOLLOWING PERMITS:
TOWN OF WOODSTOCK INLAND WETLANDS & WATERCOURSES APPROVAL
TOWN OF WOODSTOCK SUBDIVISION APPROVAL
NORTHEAST DISTRICT DEPARTMENT OF HEALTH APPROVAL
ZONING PERMIT FOR INDIVIDUAL LOTS
BUILDING PERMITS FOR INDIVIDUAL LOTS

CONSTRUCTION SEQUENCE FOR INDIVIDUAL LOTS

- A. STAKEOUT LIMIT OF DISTURBANCE.
- B. HOLD A PRECONSTRUCTION MEETING.
- C. CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 TWO (2) WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.
- D. INSTALL THE CONSTRUCTION ENTRANCE.
- E. INSTALL PERIMETER FILTER (SILT FENCE).
- F. PERFORM ALL NECESSARY CLEARING AND GRUBBING OPERATIONS.
- G. EXCAVATE ALL STUMPS LOCATED IN STRUCTURAL AREAS AND REMOVE TO A DISPOSAL SITE OR STOCKPILE AREA TO BE CHIPPED. STUMPS IN NON-STRUCTURAL AREAS MAY BE GROUND IN PLACE OR CUT FLUSH WITH THE GROUND LEVEL.
- H. STRIP ALL TOPSOIL WITHIN THE FOOTPRINT OF THE CONSTRUCTION SITE. STOCKPILE ALL TOPSOIL IN AN APPROVED AREA AND SECURE WITH EROSION AND SEDIMENT CONTROLS.
- I. ROUGH GRADE LOT AND DRIVEWAY.
- J. DIG FOUNDATION AND STOCKPILE MATERIAL AS REQUIRED.
- K. PRIOR TO INSTALLATION OF SURFACE WATER CONTROLS SUCH AS TEMPORARY DIVERSIONS AND STONE DIKES, INSPECT EXISTING CONDITIONS TO ENSURE DISCHARGE LOCATIONS ARE STABLE. IF NOT STABLE, REVIEW DISCHARGE CONDITIONS WITH THE DESIGN ENGINEER AND IMPLEMENT ADDITIONAL STABILIZATION MEASURES PRIOR TO INSTALLING WATER SURFACE CONTROLS.
- L. STABILIZE CUT AND FILL SLOPES.
- M. INSTALL SERVICE UTILITIES.
- N. FINISH GRADE DRIVEWAY.
- O. PLACE TOPSOIL WHERE REQUIRED.
- P. FINISH GRADE SIDE SLOPES, SEED AND MULCH.
- Q. CONSTRUCT FOUNDATION AND ERECT STRUCTURES.
- R. UPON SUBSTANTIAL COMPLETION OF THE BUILDING, COMPLETE THE BALANCE OF SITE WORK AND STABILIZATION OF ALL OTHER DISTURBED AREAS.
- S. ALL REMAINING EXPOSED AREAS SHALL BE LOAMED, SEEDED AND MULCHED OR SODDED WITHIN 14 DAYS OF FINAL GRADING.
- T. AFTER SITE IS FULLY STABILIZED REMOVE & DISPOSE OF TEMPORARY EROSION AND SEDIMENT CONTROLS.

NOTE: SEVERAL OF THE ABOVE ACTIVITIES MAY BE DONE SIMULTANEOUSLY.

HOUSE SITE DEVELOPMENT

- A. PLOT PLANS FOR EACH INDIVIDUAL LOT SHALL BE SUBMITTED TO THE ZONING ENFORCEMENT OFFICER & BUILDING OFFICIAL FOR REVIEW IN ACCORDANCE WITH THE TOWN REGULATIONS. A ZONING PERMIT MUST BE OBTAINED PRIOR TO APPLICATION FOR A BUILDING PERMIT.
- B. PLOT PLANS FOR EACH LOT SHALL INDICATE PROPOSED SEDIMENTATION AND EROSION CONTROLS AND ALSO THE PROPOSED HOUSE LOCATION, LOT GRADING, LIMIT OF TREE CLEARING, DRIVEWAY DESIGN, SANITARY SEWER LOCATION AND SITE DRAINAGE.
- C. TOE OF SLOPE SEDIMENTATION FILTERS SHALL BE INSTALLED PRIOR TO LAND DISTURBING ACTIVITIES.
- D. TOPSOIL AND EXCAVATED SUBSOIL FROM THE FOUNDATION AREA SHOULD BE STOCKPILED WITHIN THE AREA OF DISTURBANCE IF NOT USED FOR ON SITE RE-GRADING. EACH STOCKPILE MUST BE ADEQUATELY RINGED WITH SILT FENCE.
- E. ALL DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY UPON COMPLETION OF ROUGH GRADING.

SEEDING SPECIFICATIONS

- A. IF GROUND HAS BEEN PREVIOUSLY MULCHED, MULCH MUST BE REMOVED OR ADDITIONAL NITROGEN MUST BE ADDED.
- B. REMOVE ALL SURFACE STONES 2" OR LARGER AS WELL AS ALL DEBRIS SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, CLUMPS, OR OTHER UNSUITABLE MATERIAL.
- C. APPLY FERTILIZER AT 7.5 POUNDS PER 1,000 SQUARE FEET AND LIME AT 200 POUNDS PER 1,000 SQUARE FEET UNLESS SOIL TESTING FOR REQUIREMENTS IS PERFORMED.
- D. NO MOWING IS TO BE UNDERTAKEN UNTIL THE MAJORITY OF THE VEGETATION IS AT LEAST 6" HIGH. MOWING SHOULD CUT THE TOP 1/3 OF VEGETATION. DO NOT UNDER ANY CIRCUMSTANCES CUT VEGETATION BELOW 3".
- E. DO NOT APPLY ANY FORM OF WEED CONTROL UNTIL GRASS HAS BEEN MOWED AT LEAST 4 TIMES.
- F. THESE SEEDING MEASURES ARE NOT TO BE USED ON SLOPES IN EXCESS OF 2:1 GRADING.
- G. PERMANENT SEEDING MEASURES ARE TO BE USED INSTEAD OF TEMPORARY SEEDING MEASURES WHERE WORK IS TO BE SUSPENDED FOR A PERIOD OF TIME LONGER THAN 1 YEAR.
- H. IF THERE IS NO EROSION, BUT SEED SURVIVAL IS LESS THAN 100 PLANTS PER SQUARE FOOT AFTER 4 WEEKS OF GROWTH, RE-SEED AS PLANTING SEASON ALLOWS.
- I. ALL DISTURBED AREAS OUTSIDE THE PAVEMENT AREA, WITHIN AND OUTSIDE THE ROAD RIGHT OF WAY, SHALL BE RESTORED IN ACCORDANCE WITH THE CITY/TOWN SUBDIVISION REGULATIONS.

EROSION & SEDIMENT CONTROL OPERATIONS AND MAINTENANCE

- A. EROSION AND SEDIMENTATION CONTROL AND RESTORATION MEASURES SHALL CONFORM TO THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL", PUBLISHED BY THE CONNECTICUT COUNCIL OF SOIL AND WATER CONSERVATION AND THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION; AND TO CITY/TOWN REGULATIONS.
- B. INSTALLATION OF SEDIMENT AND EROSION CONTROLS SUCH AS SILT FENCES SHALL BE ESTABLISHED PRIOR TO COMMENCING ANY LAND DISTURBANCE ACTIVITIES.
- C. ALL STOCKPILED MATERIAL SHALL BE RINGED WITH SILT FENCES. ANY MATERIAL TO BE STOCKPILED LONGER THAN 14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING OR JUTE NETTING.
- D. SILT FENCE SHALL BE PLACED 5-10 FEET FROM THE TOE OF ALL CRITICAL SLOPES AS SHOWN ON THE PLAN. THESE SHALL BE CHECKED BY THE CONTRACTOR REGULARLY AND REPAIRED WHENEVER THEY FAIL TO ENSURE CLEAN RUN-OFF FROM THE SITE.
- E. ADDITIONAL CONTROL MEASURES IF REQUESTED BY THE CITY/TOWN SHALL BE INSTALLED IMMEDIATELY UPON REQUEST.
- F. ALL DISTURBED AREAS SHALL BE PROTECTED WITH A MINIMUM VEGETATION COVER AS SHOWN IN ACCOMPANYING CHART.
- G. THE CONTRACTOR SHALL PLAN ALL LAND DISTURBING ACTIVITIES IN A MANNER AS TO MINIMIZE THE EXTENT OF THE DISTURBED AREAS.
- H. THE CONTRACTOR SHALL MAKE DAILY INSPECTIONS OF THE SITE TO INSURE EFFECTIVENESS OF EROSION AND SEDIMENTATION CONTROL MEASURES AND WILL IMMEDIATELY MAKE NECESSARY REPAIRS IF REQUIRED BY THE CITY/TOWN.
- I. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED AT A MINIMUM OF ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.1 INCHES OR GREATER TO DETERMINE MAINTENANCE NEEDS.
- J. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE REPLACED WITHIN 24 HOURS OF AN OBSERVED FAILURE.
- K. ALL CONSTRUCTION TRAFFIC SHALL ENTER AND LEAVE BY THE DESIGNATED ENTRANCE. THIS ENTRANCE SHALL BE CONSTRUCTED OF CRUSHED STONE TO HELP FREE TIRES OF SOIL WHEN LEAVING THE SITE. THE CONTRACTOR SHALL INSTRUCT ALL VEHICLE DRIVERS TO CLEAN SOIL MATERIAL FROM TIRES IN FRONT OF THE SITE. ALL SOIL MISCELLANEOUS DEBRIS, OR OTHER MATERIAL SPILLED, DUMPED OR OTHERWISE DEPOSITED ON PUBLIC STREETS, HIGHWAYS, SIDEWALKS OR OTHER PUBLIC THOROUGHFARES DURING TRANSIT TO OR FROM THE SITE SHALL BE REMOVED PROMPTLY.
- L. THE CONTRACTOR HEREBY ACKNOWLEDGES HIS RESPONSIBILITY TO INSTALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ON THIS SITE AND THAT HIS FAILURE TO INSTALL AND MAINTAIN THESE DEVICES COULD RESULT IN FINES OR SUSPENSION OF WORK BY THE CITY/TOWN.
- M. MINIMIZE OR ELIMINATE ANY UNNECESSARY LAND DISTURBANCE OR CLEARING.

SILT FENCE SPECIFICATIONS

- A. SYNTHETIC FILTER FABRIC SHALL BE A PERVIOUS SHEET OF PROPYLENE, NYLON, POLYESTER, ETHYLENE, OR SIMILAR FILAMENTS AND SHALL BE CERTIFIED BY THE MANUFACTURER OR SUPPLIER AS CONFORMING TO THE FOLLOWING MINIMUM REQUIREMENTS:

1. FILTERING EFFICIENCY	75 PERCENT (MIN)
2. GRAB TENSILE STRENGTH	100 POUNDS
3. ELONGATION AT FAILURE	15 PERCENT
4. MULLEN BURST STRENGTH	250 POUNDS PER SQUARE INCH
5. PUNCTURE STRENGTH	50 POUNDS
6. APPARENT OPENING SIZE	0.60mm < X < 0.90mm
7. FLOW RATE	0.2 GALLONS PER SQUARE FOOT PER MINUTE
8. PERMITTIVITY	0.05 PER SECOND (MIN)
9. ULTRAVIOLET RADIATION STABILITY	70 PERCENT AFTER 500 HOURS OF EXPOSURE (MIN)
- B. STAKES ARE TO BE MADE OUT OF HARDWOOD WITH A MINIMUM CROSS SECTIONAL AREA OF 1.5 SQUARE INCHES OR STEEL POSTS WITH A MINIMUM WEIGHT OF 0.5 POUNDS PER LINEAR FOOT.
- C. TORN OR PUNCTURED GEOTEXTILES SHALL NOT BE USED.
- D. ON SLOPES WHERE SURFACE FLOW FOLLOWS THE SILT FENCE LINE, PERPENDICULAR SILT FENCE CHECKS SHALL BE INSTALLED AT 50 FOOT INTERVALS.
- E. LINES OF SILT FENCE SHOULD FOLLOW CONTOUR LINES 5-10 FEET DOWN GRADIENT FROM THE SLOPE. WHERE CONTOUR LINES CAN NOT BE FOLLOWED PERPENDICULAR WINGS SHOULD BE PLACED AT 50 FOOT INTERVALS.

SUGGESTED SEEDING MIXTURES AND PRACTICES

AREAS WHERE SEED MIX APPLIES	SEEDING MIXTURES BY WEIGHT	RATE PER 1,000 SQ. FT.	SEEDING DATES
ALL LAWN AREAS	RED FESCUE 45%	1 LBS.	APRIL 1 - JUNE 15 OR AUG. 15 - OCT. 1
	KENTUCKY BLUEGRASS 45%		
	PERENNIAL RYEGRASS 10%		
ROAD CUTS, FILLS, DIVERSION DITCHES, & STORMWATER BASINS	KENTUCKY TALL FESCUE 47%	0.95 LBS.	APRIL 1 - JUNE 15 OR AUG. 15 - OCT. 1
	REDTOP 6%		
	CREeping RED FESCUE 47%		
WHERE TREES ARE TO BE RETAINED, THE SEED MIXTURE SHOULD BE ADAPTED FOR SHADY CONDITIONS.			
TEMPORARY SEEDING	ANNUAL RYEGRASS OR PERENNIAL RYEGRASS	1-1/2 LBS.	WITHIN 7 DAYS AFTER SUSPENSION OF GRADING WORK

GENERAL NOTES

1. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
2. INLAND WETLAND BOUNDARIES WERE REVIEWED IN THE FIELD BY SARAH BERRYMAN CERTIFIED SOILS SCIENTIST.
3. ALL UTILITIES SHALL BE APPROVED BY LOCAL UTILITY COMPANIES PRIOR TO CONSTRUCTION; ALL UTILITIES SHALL BE CONSTRUCTED TO UTILITY COMPANY SPECIFICATIONS.
4. ALL CONSTRUCTION SHALL BE TO CITY/TOWN SPECIFICATIONS & REGULATIONS.
5. NO CHANGES CAN BE MADE TO THESE PLANS WITHOUT THE CITY/TOWN ENGINEER'S APPROVAL.
6. CONTRACTOR SHALL OBTAIN ALL REQUIRED LOCAL & STATE PERMITS PRIOR TO BEGINNING ANY CONSTRUCTION.
7. FIELD CHANGES SHALL HAVE PRIOR APPROVAL OF THE CITY/TOWN ENGINEER.
8. ALL SEPTIC SYSTEMS & HOUSES SHALL BE LOCATED A MINIMUM OF 50' FROM INLAND WETLANDS.
9. CONTRACTOR SHALL NOTIFY THE CITY/TOWN ENGINEER OF CONSTRUCTION SCHEDULE SO THAT INSPECTION MAY BE PROVIDED.
10. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED ON PLANS HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY, FIELD MEASUREMENTS AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO CHA. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.
11. CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 TWO (2) WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.

PERSON RESPONSIBLE FOR MAINTAINING CONTROL MEASURES DURING CONSTRUCTION.

NAME _____

ADDRESS _____

TELEPHONE # _____

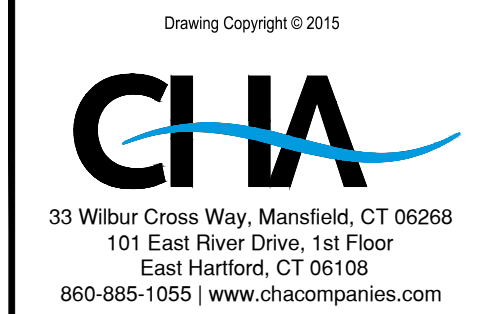
MAINTENANCE LOG

LOCATION	DESCRIPTION	DATE	INITIALS

PROJECT DATES _____ DATE _____ INITIALS _____

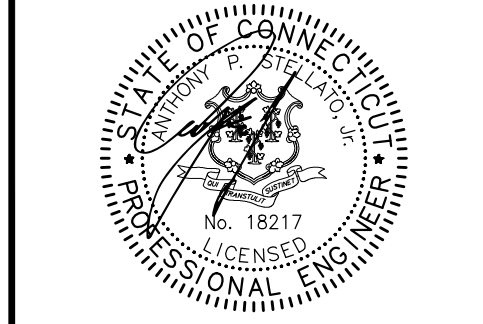
PROJECT GROUNDBREAKING _____

FINAL STABILIZATION _____



RE-SUBDIVISION PLAN
PREPARED FOR:

WOODSTOCK INN
ASSOCIATES LP



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER IN ANY MANNER, IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

PROJECT LOCATION:
94 PLAINE HILL ROAD
WOODSTOCK, CT 06268

No.	Submitted / Revision	App'd.	By	Date

**EROSION &
SEDIMENTATION
CONTROL PLAN**

Designed By: PMP	Drawn By: RAC/PMP	Checked By: CPB
Issue Date: 06/26/2023	Project No.: 071382	Scale: 1" = 20'

Drawing No.:

SHEET 7

SUBDIVISION APPROVAL

APPLICATION: # _____

APPROVED ON: _____

CHAIRMAN OR SECRETARY SIGNATURE DATE

File: V:\PROJECTS\WY146\071382\000\09_DESIGN\DRAWINGS\CIVIL\071382_SIP.DWG

Peter Parent, PE
CHA Consulting Inc.
400 Capital Blvd.
Rocky Hill, CT 01067

October 13, 2022

Re: Soil Scientist Report
94 Plaine Hill Rd, Woodstock, CT 06281

Dear Peter,

Introduction and Description:

On September 23, 2022, the wetland resources were delineated on land located along the western edge of the property, using flag series A-1 to A-19 (refer to enclosed locus maps). The wetland boundary was flagged using the criteria in the most recent edition of the Inland Wetlands and Watercourses Act (IWWA) and US Army Corps of Engineers standards. Hydric soil indicators, vegetation changes, hydrological indicators, and topography were all considered for delineation purposes.

The titles of attached documents are as follows:

- ACOE Delineation Data Sheets
- *USGS of Locus Site*, Goddard Consulting, LLC, 10/5/2022
- *Orthophoto & Soils of Locus Site*, Goddard Consulting, LLC, 10/5/2022
- *FEMA Flood Map*, Goddard Consulting, LLC, 10/5/2022
- *NDDB Rare Species Map*, Goddard Consulting, LLC, 10/5/2022

Inland Wetlands and Watercourses Act & Bylaw:

Inland resource areas were delineated in accordance with relevant federal, state, and local regulations. As stated in the IWWA Sec. 22a-38 and the Town of Woodstock's bylaw, "Wetlands" means land, including submerged land, not regulated pursuant to sections 22a-28 to 22a-35, inclusive, which consists of any soil types designed as poorly drained, very poorly drained, alluvial, and floodplain by the National Cooperative Soils Survey..."

Additionally defined are watercourses, which "...means rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs, and all other bodies of water, natural or artificial, vernal or intermittent, public or private, which are contained within flow through or border upon the Town or any portion thereof not regulated pursuant to sections 22a-28 through 22a-35, inclusive, of the Connecticut General Statutes. Intermittent watercourses shall be delineated by a defined permanent channel and bank and the occurrence of two or more of the following characteristics: (a) evidence of scour or deposits of recent alluvium or detritus, (b) the presence of standing or flowing water for duration longer than a particular storm incident, and (c) the presence of hydrophytic vegetation."

Mapped NRCS Soils:

Based on the State of Connecticut GIS Soil Survey information (see the Orthophoto & Soils Map), the soils in association with the site location primarily include Woodbridge soils with slopes from 3-15%. Other adjacent soil types within the site include Ridgebury fine sandy loam, in the center of the western edge of

the delineated wetlands. The soils upland of the wetland are considered to be Paxton and Montauk fine sandy loams. Brief descriptions of these types of soils are explained below.

Woodbridge soils: These are a fine sandy loam observed within ground moraines, hills, and drumlins. The typical profile of these soils is from 0 to 65 inches, transitioning from fine sandy loam to a gravellier fine sandy loam at its lowest horizon. It's depth to water table is from about 18 to 30 inches, and these soils are moderately well drained.

Ridgebury soils: This type of soil is a fine sandy loam often found within ground moraines, hills, drumlins, depressions, and drainageways. The usual profile for this soil type starts with an organic layer from 0-1 inches, followed by sandy and gravelly sandy loams down to around 66 inches. This soil's depth to water table is about 0 to 6 inches, as they are poorly drained hydric soils.

Paxton and Montauk soils: These soils are fine sandy loams found in ground moraines, drumlins, and hills. The typical profile for these soils is a fine sandy loam texture from 0 to 26 inches, then a more gravelly fine sandy loam in the deepest horizon down to 65 inches. The depth to water table is from about 18 to 39 inches, and these soils are well drained.

Based on the inspection of soils associated with the delineated wetland, the soil types researched appear to be consistent with the larger area however wetland soils on site are more consistent with the poorly drained Whitman soil series as compared to the well drained Woodbridge soils mapped.

On-Site Soils:

Consistent with the NRCS based GIS soil survey, upland soils identified on the property were found to be similar in texture, with mostly loamy sand in the upland region and the wetland soils consisting of mostly silty loam. Within the upland region at flag A-5, the first layer is horizon A from depths of 0 to 11 inches, a fine sandy loam with a matrix of 10YR 5/4. Under this is horizon Bw found between 11 to 20 inches of depth, consisting of a fine sandy loam with a soil matrix of 10YR 4/4.

Wetland soils at this location had an A horizon from 0 to 6 inches of fine sandy loam, with a matrix of 10YR 3/2 and the presence of oxidized rhizomes. From 6 to 14 inches is horizon 2Ab consisting of sandy loam and a matrix of 10YR 2/2 with oxidized rhizomes. Below, from 14 to 16 inches is horizon Bg, a sandy loam with a matrix of 10YR 5/3 and 15% mottling at 10YR 5/6. The last tested horizon is Bg2 from depths of 16 to 20 inches, a sandy loam with a matrix of 10YR 5/2 including both 10% 10YR 5/6 mottling and 10% 5YR 4/3 mottling. Refer to the soils map for visual information about the mapped soils.

Soils were also evaluated at interim points along the delineated boundary, in general the upland areas are consistent with Woodbridge soils. The wetlands had characteristics of poorly drained Ridgebury soils throughout most of the delineated wetland and in the lower topographic regions on site. Several areas of pooling water were noted as well as saturated soils such as near flag A-5.

Site Photos



Figure 1. Developed upland areas



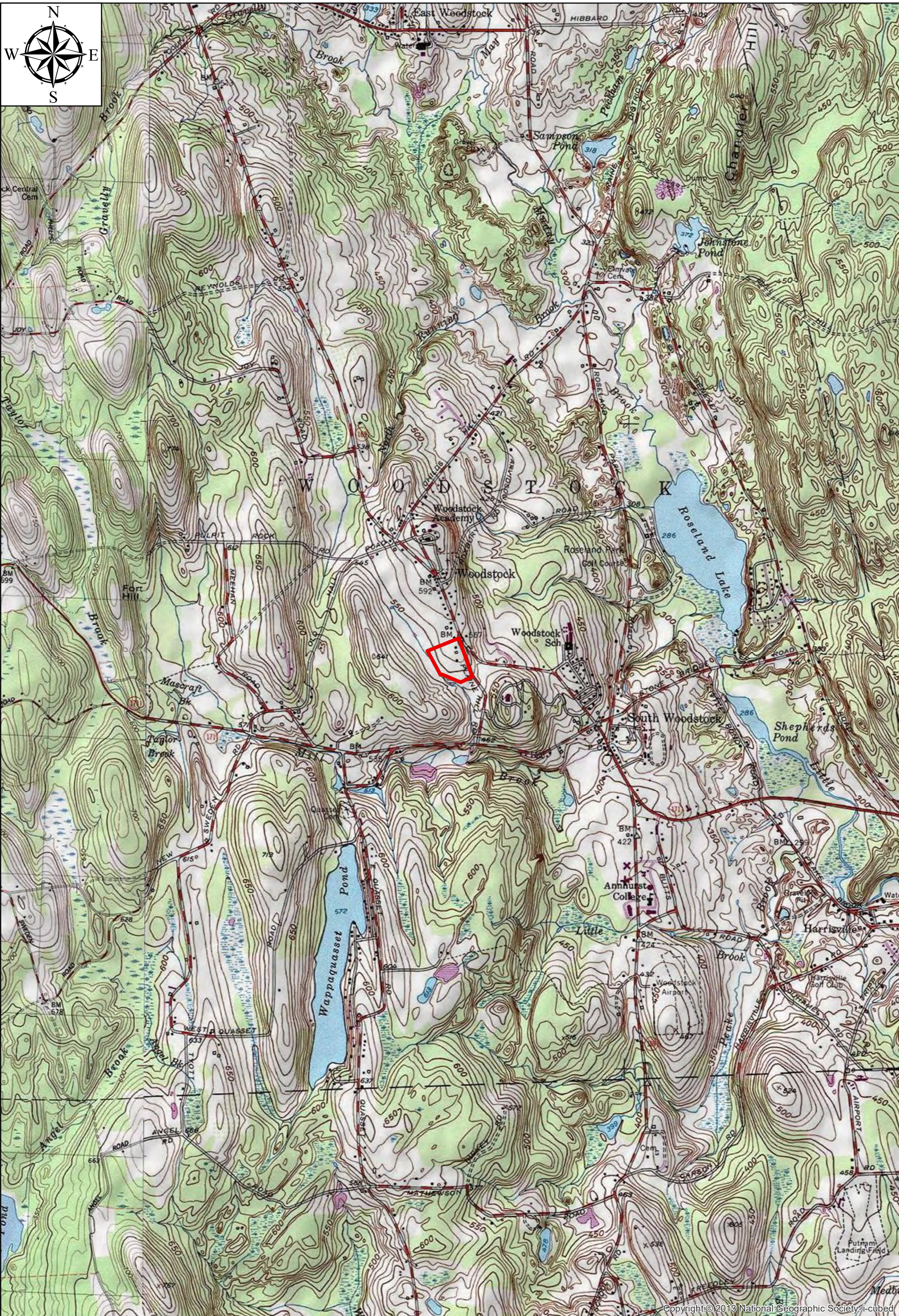
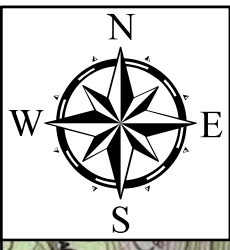
Figure 2. View of a line of phragmites and reed canary grass along the delineated wetland.



Figure 3. off-site wetland and watercourse leading to pond.



Figure 4. Forested wetland by Flag W-17



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Date: 10/5/2022

Soil Scientist Report Locus Map

Woodstock Inn
Woodstock, CT 06281

0 1,000 2,000 4,000
Feet

1 in = 2,000 ft

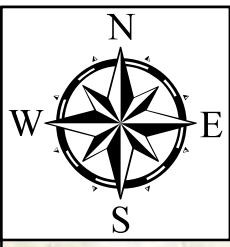
Job Number:
CT-8

Figure 1

GODDARD CONSULTING
Strategic Wetland Permitting LLC

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Legend

- Site Locus
- Poorly Drained and Very Poorly Drained Soils
- Alluvial and Floodplain Soils

Soil Type

- 2 *Ridgebury fine sandy loam, 0-3% slopes*
- 45A *Woodbridge fine sandy loam, 0-3% slopes*
- 45B *Woodbridge fine sandy loam, 3-8% slopes*
- 45C *Woodbridge fine sandy loam, 8-15% slopes*
- 84B *Paxton and Montauk fine sandy loams, 3-8% slopes*

USDA - NRCS

Date: 10/5/2022

Soil Scientist Report Ortho & Soils Map

0 100 200 400
Feet

1 in = 200 ft

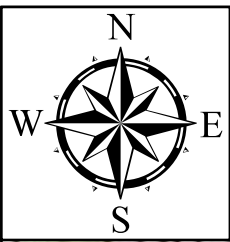
Figure 2





Woodstock Inn
Woodstock, CT 06281

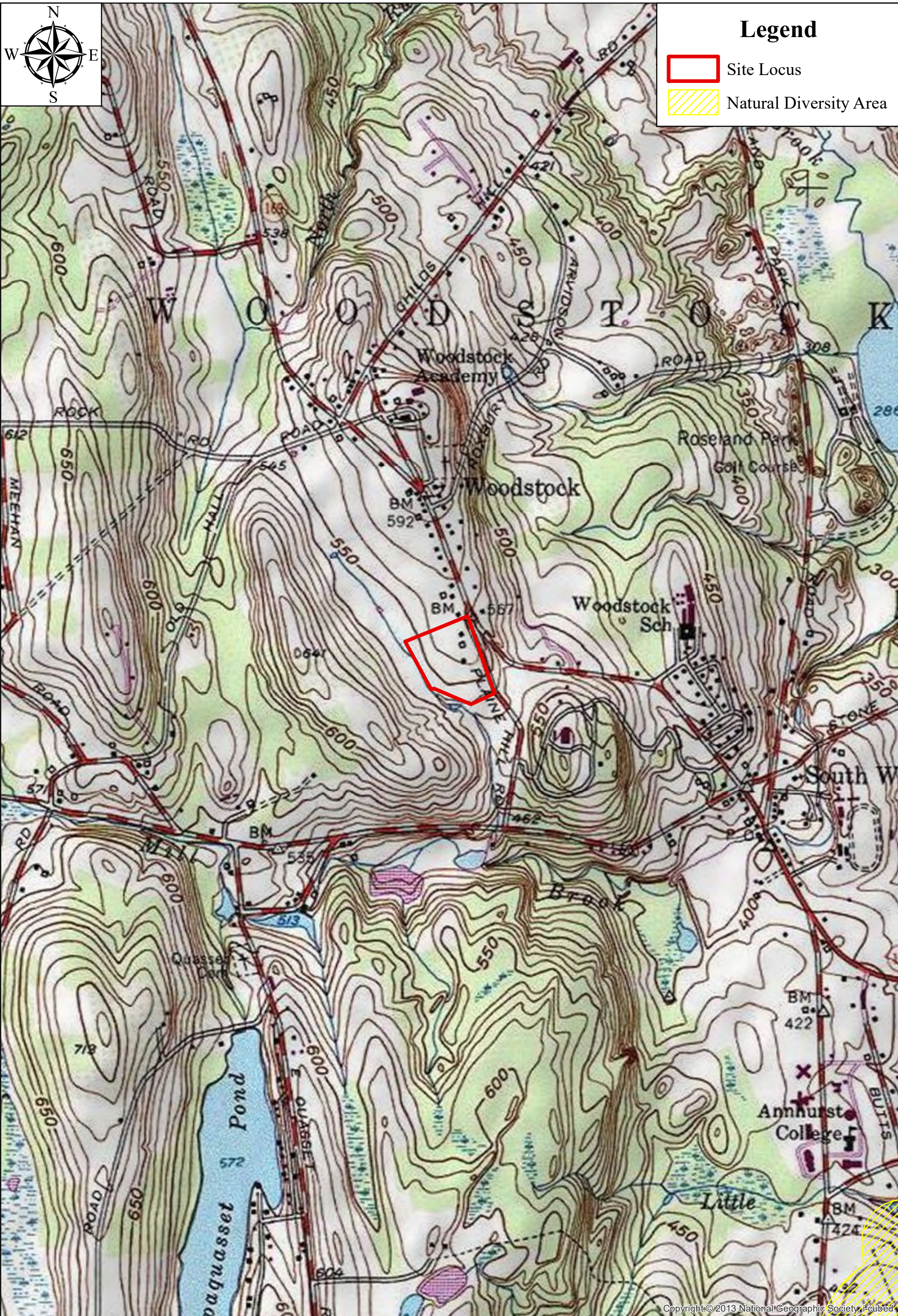
Job Number:
CT-8

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Legend

-  Site Locus
-  Natural Diversity Area



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Date: 10/5/2022

**Soil Scientist Report
Locus Map**

0 500 1,000 2,000
Feet

1 in = 1,000 ft

Figure 3

Woodstock Inn
Woodstock, CT 06281

Job Number:
CT-8

GODDARD CONSULTING
Strategic Wetland Permitting LLC

Vegetation

Wetlands on site were flagged with blue flags labeled A-1 to A-19 to denote the boundary of the wetland.

The A-5 flag wetland is dominant in speckled alder shrubs, and ground cover plants such as reed canary grass, sticky-willy, lamp rush, sensitive fern, and purple-stem American-aster. Though found in less significant amounts, other dominant herbaceous plants within the wetland consist of common boneset, purple loosestrife, and phragmites.

Within the adjacent uplands at A-5, reed canary grass and tall goldenrod are the dominant ground cover vegetation. Other species identified within the herbaceous layer are found to be sticky-willy and purple-stem American-aster in lesser amounts.

Across the larger site, the wetland areas were dominated by similar wet meadow vegetation and red maple and dogwoods where the wetland enters the forested area. The wetlands continue off site bordering on a watercourse that feeds a farm pond. Within the forested wetland areas red maple, dogwood, poison ivy, oriental bittersweet are dominant.

FEMA Flood Zones

The National Flood Hazard Layer provided by the Federal Emergency Management Agency (FEMA) does not have available data in this location.

NDDB

The site is not located in an identified NDDB area, the closest such area is located southeast of the site approximately 8,000 feet away.

Findings

Based on these hydric soil indicators, vegetation, hydrological indicators, and topography, the flagged locations on site were found to be the boundary of wetland. It appears that this wetland is connected to a watercourse to the south that runs along the western edge of the property boundary.

Very truly yours,
GODDARD CONSULTING, LLC



Steven Riberdy, MS, PWS, CWB, CE, CERP, PSS
Lead Biologist, Soil Scientist and Manager

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region		Wetland
		<input checked="" type="checkbox"/> Upland
Project Site: <u>Woodstock Inn</u>	City/County: <u>Woodstock</u>	Date: <u>9/23/2022</u>
Applicant/Owner: <u>0</u>	State: <u>CT</u>	Sampling Point: <u>A-5</u>
Investigator(s): <u>Steven Riberdy, PWS</u>	Section/Township/Range: <u>NA</u>	
Landform (hillslope, terrace, etc.): _____	Local Relief (concave, convex, none): _____	Slope (%): <u><1%</u>
Subregion (LRR or MLRA): <u>NA</u>	Latitude: _____	Longitude: _____ Datum: <u>NAD 83</u>
Soil Map Unit Name: <u>Woodbridge</u>	NWI Classification: _____	
Are climatic/hydrologic conditions on site typical for this time of year? Yes <u>X</u> No (explain) _____		
Is vegetation _____ Soil _____ Hydrology _____ Significantly Disturbed? (check if appropriate)		
Is vegetation _____ Soil _____ Hydrology _____ Naturally Problematic? (check if appropriate)		
Are "Normal Circumstances" present? <u>X</u> Yes _____ No		
SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.		
Hydrophytic Vegetation Present? <u>X</u> Yes _____ No	Hydric Soil Present? _____ Yes <u>X</u> No	Is the Sampled Area within a Wetland? _____ Yes <u>X</u> No
Wetland Hydrology Present? _____ Yes <u>X</u> No		
Remarks:		
HYDROLOGY		
Wetland Hydrology Indicators		
<i>Primary Indicators (minimum of one is required; check all that apply)</i>		<i>Secondary Indicators (Min. 2 Required)</i>
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Surface Soil Cracks (B6)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Marl Deposits (B15)	<input type="checkbox"/> Moss Trim Lines (B16)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> Crayfish Burrows (C8)
<input type="checkbox"/> Drift Deposits (B2)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Stunted or Stressed Plants (D1)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		<input type="checkbox"/> Microtopographic Relief (D4)
		<input type="checkbox"/> FAC-Neutral Test (D5)
Field Observations		Wetland Hydrology Present? <u>X</u> No
Surface Water Present? _____ Yes <u>X</u> No	Depth (inches) _____	
Water Table Present? _____ Yes <u>X</u> No	Depth (inches) _____	
Saturation Present? _____ Yes <u>X</u> No	Depth (inches) _____	
<small>(Includes capillary fringe)</small>		
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks:		

Tree Stratum (Plot Size:)	Absolute % Cover	Dominant Species	Indicator Status
1 --	--	--	--
2 --	--	--	--
3 --	--	--	--
4 --	--	--	--
5 --	--	--	--
6 --	--	--	--
7 --	--	--	--
	0 = Total Tree Cover		

Sapling/Shrub Stratum (Plot Size:)	Absolute % Cover	Dominant Species	Indicator Status
1 --	--	--	--
2 --	--	--	--
3 --	--	--	--
4 --	--	--	--
5 --	--	--	--
6 --	--	--	--
7 --	--	--	--
	0 = Total Sapling/Shrub Cover		

Herb Stratum (Plot Size:)	Absolute % Cover	Dominant Species	Indicator Status
1 <u>Reed Canary Grass (Phalaris arundinacea)</u>	60	YES	FACW
2 <u>Tall Goldenrod (Solidago altissima)</u>	20	YES	FACU
3 <u>Sticky-Willy (Galium aparine)</u>	10	NO	FACU
4 <u>Purple-Stem American-Aster (Symphyotrichum puniceum)</u>	3	NO	#N/A
5 --	--	--	--
6 --	--	--	--
7 --	--	--	--
8 --	--	--	--
9 --	--	--	--
10 --	--	--	--
11 --	--	--	--
12 --	--	--	--
	93 = Total Herb Cover		

Woody Vine Stratum (Plot Size:)	Absolute % Cover	Dominant Species	Indicator Status
1 --	--	--	--
2 --	--	--	--
3 --	--	--	--
4 --	--	--	--
	0 = Total Woody Vine Cover		

Dominance Test Worksheet:

No. of Dominant Species That are OBL, FACW, or FAC: 1 (A)

Total No. of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That are OBL, FACW, or FAC: 50.00 (C)

Prevalence Index Worksheet:

Total % Cover of:	Multiply by:
OBL species <u>3</u>	x 1 = <u>3</u>
FACW species <u>60</u>	x 2 = <u>120</u>
FAC species <u>0</u>	x 3 = <u>0</u>
FACU species <u>30</u>	x 4 = <u>120</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals <u>93</u> (A)	<u>243</u> (B)

Prevalence Index = B/A = 2.6

Hydrophytic Vegetation Indicators:

Rapid Test for Hydrophytic Vegetation

Dominance Test is >50%

Prevalence Index is $\leq 3.0^1$

Morphological Adaptations¹

Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil & wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata

Tree- Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height

Sapling/shrub - Woody plants less than 3 in. in DBH and greater than 3.28 ft. (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants < 3.28 ft tall

Woody Vines - All woody vines greater than 3.28 ft in height

Hydrophytic Vegetation Present? Yes

No

Remarks: (Include photo numbers here or on a separate sheet)

0

Horizon	Depth (in)	Matrix		Redox Features			Loc ²	Texture	Remarks
		Color (moist)	%	Color (moist)	%	Type ¹			
A	0-11	10YR 3/2	--	--	--	--	--	FSL	--
Bw	11-20	10YR 4/4	--	--	--	--	--	FSL	--
--	--	0	--	--	--	--	--	--	--
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¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Polyvalue Below Surface (S8)	<input type="checkbox"/> 2cm Muck (A10) (LRR K, L, MLRA 149B)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> (LRR R, MLRA 149 B)	<input type="checkbox"/> Coast Prairie Redox (A16) (LRR K, L, R)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Thin Dark Surface (S9)	<input type="checkbox"/> 5cm Mucky Peat or Peat (S3) (LRR K, L, R)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> (LRR R, MLRA 149B)	<input type="checkbox"/> Dark Surface (S7) (LRR K, L)
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> LOAMY Mucky Mineral (F1)	<input type="checkbox"/> Polyvalue Below Surface (S8) (LRR K, L)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> (LRR K, L)	<input type="checkbox"/> Thin Dark Surface (S9) (LRR K, L)
<input type="checkbox"/> Thick Dark Surface(A12)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Iron-Manganese Masses (F12) (LRR K, L, R)
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 149B)
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox Dark Surface (F6)	<input type="checkbox"/> Mesic Spodic (TA6) (MLRA 144A, 145, 149B)
<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Depleted Dark Surface (F7)	<input type="checkbox"/> Red Parent Material (F21)
<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Redox Depressions (F8)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)
<input type="checkbox"/> Dark Surface (S7) (LRR R, MLRA 149B)		<input type="checkbox"/> Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed)	Hydric Soil Present?
Type: _____ Depth: _____ inches	_____ Yes _____ X _____ No

Remarks:

0

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region		<input checked="" type="checkbox"/> Wetland
		<input type="checkbox"/> Upland
Project Site: <u>Woodstock Inn</u>	City/County: <u>Woodstock</u>	Date: <u>9/23/2022</u>
Applicant/Owner: <u>0</u>	State: <u>CT</u>	Sampling Point: <u>A-5</u> <u>-5 ft</u>
Investigator(s): <u>Steven Riberdy, PWS</u>	Section/Township/Range: <u>0</u>	
Landform (hillslope, terrace, etc.): <u>Flat</u>	Local Relief (concave, convex, none): <u>Flat</u>	Slope (%): <u><1%</u>
Subregion (LRR or MLRA): <u>NA</u>	Latitude: <u>0</u>	Longitude: <u>0</u> Datum: <u>NAD 83</u>
Soil Map Unit Name: <u>0</u>	NWI Classification: <u>0</u>	
Are climatic/hydrologic conditions on site typical for this time of year? Yes <input checked="" type="checkbox"/> No (explain) _____		
Is vegetation _____ Soil _____ Hydrology _____ Significantly Disturbed? (check if appropriate)		
Is vegetation _____ Soil _____ Hydrology _____ Naturally Problematic? (check if appropriate)		
Are "Normal Circumstances" present? <input checked="" type="checkbox"/> Yes _____ No		
SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.		
Hydrophytic Vegetation Present? <input checked="" type="checkbox"/> Yes _____ No	Is the Sampled Area within a Wetland? <input checked="" type="checkbox"/> Yes _____ No	
Hydric Soil Present? <input checked="" type="checkbox"/> Yes _____ No		
Wetland Hydrology Present? <input checked="" type="checkbox"/> Yes _____ No		
Remarks:		
HYDROLOGY		
Wetland Hydrology Indicators		
<i>Primary Indicators (minimum of one is required; check all that apply)</i>		<i>Secondary Indicators (Min. 2 Required)</i>
<input checked="" type="checkbox"/> Surface Water (A1)	_____ Water-Stained Leaves (B9)	_____ Surface Soil Cracks (B6)
_____ High Water Table (A2)	_____ Aquatic Fauna (B13)	_____ Drainage Patterns (B10)
<input checked="" type="checkbox"/> Saturation (A3)	_____ Marl Deposits (B15)	_____ Moss Trim Lines (B16)
_____ Water Marks (B1)	_____ Hydrogen Sulfide Odor (C1)	_____ Dry-Season Water Table (C2)
_____ Sediment Deposits (B2)	_____ Thin Muck Surface (C7)	_____ Crayfish Burrows (C8)
_____ Drift Deposits (B2)	_____ Presence of Reduced Iron (C4)	_____ Saturation Visible on Aerial Imagery (C9)
_____ Algal Mat or Crust (B4)	_____ Recent Iron Reduction in Tilled Soils (C6)	_____ Stunted or Stressed Plants (D1)
_____ Iron Deposits (B5)	_____ Oxidized Rhizospheres on Living Roots (C3)	_____ Geomorphic Position (D2)
_____ Inundation Visible on Aerial Imagery (B7)	_____ Other (Explain in Remarks)	_____ Shallow Aquitard (D3)
_____ Sparsely Vegetated Concave Surface (B8)		_____ Microtopographic Relief (D4)
		_____ FAC-Neutral Test (D5)
Field Observations		Wetland Hydrology Present? <input checked="" type="checkbox"/> Yes _____ No
Surface Water Present? _____ Yes _____ No	Depth (inches) _____	
Water Table Present? <input checked="" type="checkbox"/> Yes _____ No	Depth (inches) <u>0</u>	
Saturation Present? <input checked="" type="checkbox"/> Yes _____ No	Depth (inches) <u>12"</u>	
<small>(Includes capillary fringe)</small>		
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks:		

Tree Stratum (Plot Size:)	Absolute % Cover	Dominant Species	Indicator Status
1 --	--	--	--
2 --	--	--	--
3 --	--	--	--
4 --	--	--	--
5 --	--	--	--
6 --	--	--	--
7 --	--	--	--
	0 = Total Tree Cover		

Sapling/Shrub Stratum (Plot Size:)	Absolute % Cover	Dominant Species	Indicator Status
1 <u>Speckled Alder (Alnus incana)</u>	10	YES	FACW
2 --	--	--	--
3 --	--	--	--
4 --	--	--	--
5 --	--	--	--
6 --	--	--	--
7 --	--	--	--
	10 = Total Sapling/Shrub Cover		

Herb Stratum (Plot Size:)	Absolute % Cover	Dominant Species	Indicator Status
1 <u>Sticky-Willy (Galium aparine)</u>	10	YES	FACU
2 <u>Lamp Rush (Juncus effusus)</u>	10	YES	OBL
3 <u>Sensitive Fern (Onoclea sensibilis)</u>	10	YES	FACW
4 <u>Common Boneset (Eupatorium perfoliatum)</u>	3	YES	FACW
5 <u>Purple Loosestrife (Lythrum salicaria)</u>	3	YES	OBL
6 <u>Purple-Stem American-Aster (Symphyotrichum puni)</u>	10	YES	OBL
7 <u>Prairie Wedgescale (Sphenopholis obtusata)</u>	3	YES	FAC
8 <u>Common Reed (Phragmites australis)</u>	3	YES	FACW
9 <u>Reed Canary Grass (Phalaris arundinacea)</u>	50	YES	FACW
10 --	--	--	--
11 --	--	--	--
12 --	--	--	--
	102 = Total Herb Cover		

Woody Vine Stratum (Plot Size: 30')	Absolute % Cover	Dominant Species	Indicator Status
1 --	--	--	--
2 --	--	--	--
3 --	--	--	--
4 --	--	--	--
	0 = Total Woody Vine Cover		

Dominance Test Worksheet:

No. of Dominant Species That are OBL, FACW, or FAC: 9 (A)

Total No. of Dominant Species Across All Strata: 10 (B)

Percent of Dominant Species That are OBL, FACW, or FAC: 90.00 (C)

Prevalence Index Worksheet:

Total % Cover of:	Column	Multiply by:	Column
OBL species <u>23</u>	(A)	x 1 =	<u>23</u>
FACW species <u>76</u>	(A)	x 2 =	<u>152</u>
FAC species <u>3</u>	(A)	x 3 =	<u>9</u>
FACU species <u>10</u>	(A)	x 4 =	<u>40</u>
UPL species <u>0</u>	(A)	x 5 =	<u>0</u>
Totals <u>112</u>	(A)		<u>224</u> (B)

Prevalence Index = B/A = 2.0

Hydrophytic Vegetation Indicators:

Rapid Test for Hydrophytic Vegetation

Dominance Test is >50%

Prevalence Index is $\leq 3.0^1$

Morphological Adaptations¹

Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil & wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata

Tree- Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height

Sapling/shrub - Woody plants less than 3 in. in DBH and greater than 3.28 ft. (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants < 3.28 ft tall

Woody Vines - All woody vines greater than 3.28 ft in height

Hydrophytic Vegetation Present?

Yes

No

Remarks: (Include photo numbers here or on a separate sheet)

0

Horizon	Depth (in)	Matrix		Redox Features			Loc ²	Texture	Remarks
		Color (moist)	%	Color (moist)	%	Type ¹			
A	0-6	10YR 3/2	--	--	--	--	--	FSL	Oxidized Rhizomes
2Ab	6-14	10YR 2/2	--	--	--	--	--	SL	Oxidized Rhizomes
Bg	14-16	10YR 5/3	--	--	15	--	--	SL	--
Bg2	16-20	10YR 5/2	--	--	10	--	--	SL	& 10% 5YR 4/3
--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--
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--	--	--	--	--	--	--	--	--	--

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Polyvalue Below Surface (S8)	<input type="checkbox"/> 2cm Muck (A10) (LRR K, L, MLRA 149B)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> (LRR R, MLRA 149 B)	<input type="checkbox"/> Coast Prairie Redox (A16) (LRR K, L, R)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Thin Dark Surface (S9)	<input type="checkbox"/> 5cm Mucky Peat or Peat (S3) (LRR K, L, R)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> (LRR R, MLRA 149B)	<input type="checkbox"/> Dark Surface (S7) (LRR K, L)
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> LOAMY Mucky Mineral (F1)	<input type="checkbox"/> Polyvalue Below Surface (S8) (LRR K, L)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> (LRR K, L)	<input type="checkbox"/> Thin Dark Surface (S0) (LRR K, L)
<input type="checkbox"/> Thick Dark Surface(A12)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Iron-Manganese Masses (F12) (LRR K, L, R)
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 149B)
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox Dark Surface (F6)	<input type="checkbox"/> Mesic Spodic (TA6) (MLRA 144A, 145, 149B)
<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Depleted Dark Surface (F7)	<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Redox Depressions (F8)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)
<input type="checkbox"/> Dark Surface (S7) (LRR R, MLRA 149B)		<input type="checkbox"/> Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed)	Hydric Soil Present?
Type: _____ Depth: _____ inches	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Remarks:
0



September 1, 2023

RE: Notice of Subdivision Application

Dear Property Owner:

Woodstock Inn Associates, LP have filed an Application with the Town of Woodstock Planning & Zoning Commission for a Proposed 3 Lot Re-subdivision of their ±14.3 Acre Parcel at 94 Plaine Hill Road, also known as Map 5781 Block 50 Lot 4B.

This notice is being sent to you in compliance with Chapter V, Section 2.D of the Town of Woodstock Subdivision Regulations, which requires that notice of a proposed subdivision be sent to the current owners of lots located within 500 feet of the subject property. A Public Hearing is required for all Re-subdivisions and will be scheduled by the Planning & Zoning Commission at their next regularly scheduled meeting.

The full Application is available for review in the Woodstock Zoning Enforcement/Planning Office in the Woodstock Town Hall at 415 Route 169, Woodstock, CT 06281.

If you have any questions regarding this application or would like additional information, please contact the Woodstock Zoning Enforcement/Planning Office (860) 928-6595 ext.332.

Thank You,

A handwritten signature in blue ink, appearing to read 'Pete Parent', is written over a light blue horizontal line.

Pete Parent, P.E.
Project Manager



Certificate of Mailing — Firm

Name and Address of Sender CHA 400 Capital Boulevard Suite 301 Rocky Hill, CT 06067	TOTAL NO. of Pieces Listed by Sender 13	TOTAL NO. of Pieces Received at Post Office™ 6
	Postmaster, per (name of receiving employee)	
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	
1.	Quasset Hill Farm LLC PO Box 113 Woodstock, CT 06281	
2.	Scot D Dragon PO Box 153 Woodstock, CT 06281	
3.	Rebecca M Harvey PO Box 165 Woodstock, CT 06281	
4.	Linemaster Switch PO Box 238 Woodstock, CT 06281	
5.	Town of Woodstock 415 Route 169 Woodstock, CT 06281	
6.	Robert & Judith Gries 486 Route 169 Woodstock, CT 06281	

Affix Stamp Here
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Name and Address of Sender CHA 400 Capital Boulevard Suite 301 Rocky Hill, CT 06067	TOTAL NO. of Pieces Listed by Sender <div style="text-align: center; font-size: 2em;">6</div>	TOTAL NO. of Pieces Received at Post Office™ <div style="text-align: center; font-size: 2em;">6</div>
	Postmaster, per (name of receiving employee)	
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	
1.	Mary Atwood 493 Route 169 Woodstock, CT 06281	
2.	Daniel V & Mary E Atwood 493 Route 169 Woodstock, CT 06281	
3.	William Thomas Chase, Et al 508 Route 169 Woodstock, CT 06281	
4.	Jonathan D Hoenig 512 Route 169 Woodstock, CT 06281	
5.	Woodstock Academy 57 Academy Road Woodstock, CT 06281	
6.	Robert J Reger Jr. 94 Plaine Hill Road Woodstock, CT 06281	

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	Postmaster, per (name of receiving employee)		

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)
1.	Katherine Richardson Trustee PO Box 80766 Fairbanks, AK 99708
2.	
3.	
4.	
5.	
6.	



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\$3.55

Extra Services & Fees (check box, add fee as appropriate)

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|--|----|--------|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ | \$0.80 |
| <input type="checkbox"/> Return Receipt (electronic) | \$ | \$0.00 |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ | \$0.00 |
| <input type="checkbox"/> Adult Signature Required | \$ | \$0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | \$0.00 |

Postage \$9.35

Total Postage and Fees \$17.25

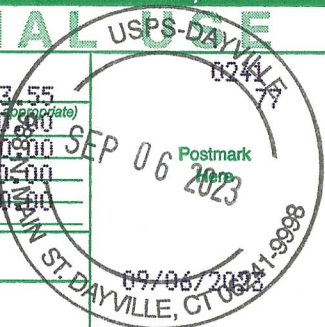
Sent To Putnam Water & Sewer Dept

Street and Apt. No., or PO Box No.

126 Church Street

City, State, ZIP+4®

Putnam, CT 06260



SUBDIVISION / RE-SUBDIVISION APPLICATION

Town Hall, 415 Route 169, Woodstock, CT 06281, (860) 963-2128 x332, Fax (860) 963-7557

APPLICATION FOR: Subdivision Approval Re-Subdivision Approval To Correct Illegal Subdivision To Modify Previous Approval	Application # : _____
	Date Submitted : _____
	Fee: \$ _____
	Check Submitted By: _____
	PZC Receipt Date: _____

Please note: By signing this form you agree to allow members of the Commission and the Agent access on the property to evaluate the application or conditions of the application.

ALL APPLICANTS FILL OUT THIS SECTION — PLEASE PRINT

Submit completed application to the Town Planner during regular business hours.

(include additional pages, if necessary to include all parties involved)

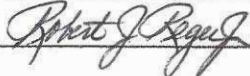
Applicant

Name: Woodstock Inn Associates, LP (C/O Robert Reger)

Address: 94 Plaine Hill Road, Woodstock, CT 06281

Phone #: 860-928-0528 Fax #: _____

Email: rrjrjr@gmail.com

Signature:  Date: 08/04/2023


Contact Person / Representative

Name: Clough, Harbour & Associates, LLP

Address: 400 Capital Boulevard, Suite 301, Rocky Hill, CT 06067

Phone #: 860-885-1052 Fax #: _____

Email: pparent@chacompanies.com

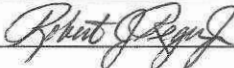
Signature:  Date: 08/04/2023

Property Owner

Name: Woodstock Inn Associates, LP (C/O Robert Reger)

Address: 94 Plaine Hill Road, Woodstock, CT 06281

Phone #: 860-928-0528 Fax #: _____

Signature:  Date: 08/04/2023

Note: If activity is proposed along a town Scenic Road, a separate application may be required for approval of this activity. Please see the "Ordinance Concerning the Designation of Scenic Roads".

Woodstock Planning & Zoning Commission

Town Hall, 415 Route 169, Woodstock, CT 06281

Location of Property

Street: 94 Plaine Hill Road

Map: 5781 Block : 50 Lot: 4B

Lot size: 14.34 Acres Road Frontage: 946.71 Feet Scenic Road? No

Assessor's Signature: _____

If Resubdivision Town Clerk's Map #: 866 Date Filed: April 1, 1986

Name of Applicant: Estate of Dorthea S.K. Richardson

Application #: _____ Date approved: March 6, 1986

Proposed Subdivision/Resubdivision Details

Subdivision Application Type: Minor (1-3 lots) Family Transfer (maximum 5 lots)

Major w/ Standard Design (4+ lots) Major w/ Fee In-lieu of Conservation Land (4+ lots)

Major w/ Conservation Design (4+ lots)

Incorporates Affordable Housing Non-Residential Development

Other Applications: Modifications with Boundary Line Adjustments to an Existing Subdivision

Modifications for other changes to Existing Subdivision

Subdivision with no development proposed at the time of application

Subdivision (or Resubdivision) Details and Calculations

The following Site Calculations apply to the property/ies as submitted on the application.

Please refer to Ch. VI for examples on how to fill out the table below.

Total Parcel	14.34	acres
Maximum Allowed Lot Yield (Total Parcel / Density Factor)	6	lots
Conservation Land (if applicable for your application type)	3.59	acres
Wetlands, Watercourses, and Restricted Land	~0.2	acres
% of Wetlands, Watercourses, and Restricted Land as Part of Total Parcel	~1.4	%
Maximum amount of Wetlands, Watercourses, and Restricted Land Allowed in Conservation Land (% is from line above)	$3.59 \times 1.4\% = 0.05$ acres	
Other Land Required in Conservation Land	3.54	acres
Remaining Wetlands, Watercourses, and Restricted Land outside of Conservation Land	~0.15	acres
Net Development Land	~10.6	acres
Minimum Development Land needed Since Each lot Requires <u>1.25</u> acre minimum buildable land (refer to regulations for standard applicable to your application type).	7.5	acres
Maximum Potential Subdivision Lots	6	lots

Woodstock Planning & Zoning Commission

Town Hall, 415 Route 169, Woodstock, CT 06281

Proposed road/driveway details

Total Parcel Frontage:	Linear Feet: 946.71
New Road Yes <u>No</u>	Linear Feet:
Proposed Name:	
New Common driveway: Serves # homes/lots (max. 5): _____	Linear Feet:

Woodstock Planning & Zoning Commission

Town Hall, 415 Route 169, Woodstock, CT 06281

All Application Requirements are to be completed and submitted by applicant					
Proposed Subdivision Plans shall include the following: (See Regulations, Ch. IV for complete requirements list)					
<i>Item</i>	<i>Submitted</i>	<i>Pending</i>	<i>N/A</i>	<i>Waived</i>	<i>Comment</i>
Application form	X				
Application Fee	X				
Site Resource Assessment			X		Minor Subdivision
Site Context Map			X		Minor Subdivision
Development Review Checklist	X				
Is this to be Phased? Provide Phase details					Individual Lot Development will be based on Market
Parcel History – Boundary changes & Divisions /Splits since 8/31/65	X				
List & signature of all current owners of subject property	X				
Family Transfer? (See Regs for requirements)			X		
Conservation Land Info					
Conservation parcels			X		
Ownership plan			X		
Management plan			X		
Easement language		X			
NDDH - (wells & septic)					
Perc test results			X		
Approval			X		
Bond Estimate (also: for subdivision work, cisterns/dry hydrants, landscaping, as applicable)					
Public Improvements	X				
E&S Controls	X				
Other			X		
Professional signatures, seals, etc.					
Name, signature, & info of Certified Soil Scientist	X				
Wetlands Narrative from Soil Scientist & signature			X		No Wetland Impacts Proposed
Engineer's Signature & Seal	X				
Surveyor's Signature & Seal	X				
Landscape Architect Signature & Seal			X		
Landscape plan			X		
E&S Control Plan					
Line of disturbance	X				
E&S controls	X				
Other					
Proposed grading minimized?	X				
Drainage Details					
Stormwater Plan Drainage Calculations			X		
Drainage (existing and proposed)	X				
Subdivision Plan Details (see complete list in Ch IV)					
Improvements Construction Plan	X				
A-2 Survey	X				
Abutters showing on plan	X				
Existing & proposed lot lines & lot #s	X				

Woodstock Planning & Zoning Commission

Town Hall, 415 Route 169, Woodstock, CT 06281

Existing and Proposed structures	X				
Existing and Proposed roads w/ names, driveways, ROW & details	X				
Location of all monuments – current/proposed	X				
Soil Types	X				
Emergency Water Source Access and type (hydrant, pond, cistern, sprinklers, etc)			X		indicate type:
Public Improvements					
Detailed Plans for all Public Improvements	X				
Utilities					
Construction details	X				
Easements					
Supporting Documents					
Details on existing deed restrictions, ROW, easements			X		
Details on proposed deed restrictions, ROW, easements			X		
Solar Access and Energy Efficient Design Statement			X		
Other					
If requested: graphical renderings					
Correspondence – provide copy of correspondence to /from (where applicable):					
Watershed Authority		X			Windham Waterworks _____ Putnam WPCA X
CT Dept. of Public Health	X				Online notification
Notification of abutters w/i 500' of boundary, even across roads		X			
DOT Correspondence & permits			X		
<i>Applicant must receive feedback or approval (if applicable) from:</i>					
IWWA		X			
WPCA			X		
NDDH	X				
Town Engineer		X			
Fire Marshall			X		
Highway Foreman		X			
State Archeologist			X		
CT DOT			X		
WCC (Report)					
CT DEP			X		
US Army Corps of Engineers			X		
Dept. of Agriculture			X		
Eastern Connecticut Conservation District			X		
Historic District Commission		X			
Dept. of Public Utility Control			X		
Other Agencies as needed					

Notes:

Woodstock Planning & Zoning Commission

Town Hall, 415 Route 169, Woodstock, CT 06281

Impact Statement

The following information shall be supplied by the applicant to assist the Commission in determining the impact of the subdivision/resubdivision on the public health, safety and general welfare.

WILL THE SUBDIVISION CREATE ANY CHANGES IN THE FOLLOWING AREAS?

	Yes	No
1. Air Quality?	_____	<u> X </u>
2. Water Quality?	_____	<u> X </u>
3. Habitats of Unique / Endangered Plants / Animals?	_____	<u> X </u>
4. Historic Buildings/Sites/Scenic Vistas?	_____	<u> X </u>
5. Traffic Safety		
Capability of existing streets to carry traffic added by proposed subdivision/design of subdivision streets and intersections.	_____	<u> X </u>

If the answer to any of the above items is yes, explain the nature of the anticipated impact. (Attach narrative)

Where negative impacts are anticipated, explain what measures will be used to lessen these impacts and what alternative, if any, were considered to avoid negative impacts and why these alternatives were rejected. (Attach additional pages as necessary)

I hereby submit this application, including the materials listed above, for approval by the Woodstock Planning and Zoning Commission in accordance with the Subdivision Regulations of the Town of Woodstock and the Connecticut General Statutes. The information I have submitted is accurate and complete.


WOODSTOCK INN ASSOCIATES L.P.

BY 

Signature of Property Owner*

08/04/2023

Date


Signature of Agent (attach permission)

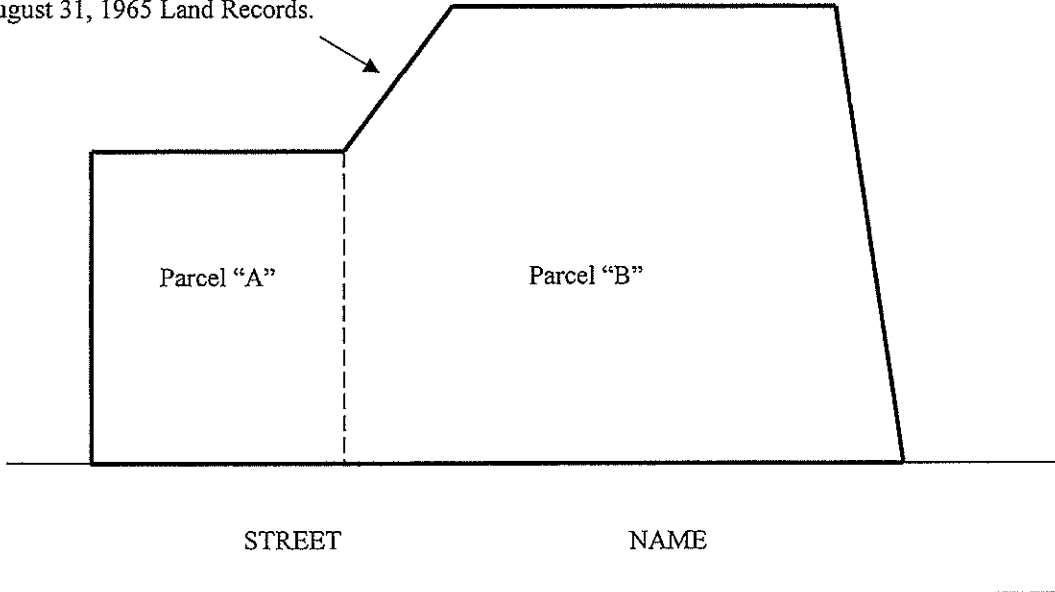
08/04/2023

Date

* All property owners must sign statement to be valid, therefore submit additional pages with signatures if necessary.

Sample Ownership History

Property Boundary as of
August 31, 1965 Land Records.



<u>Grantor</u>	<u>Grantee</u>	<u>Date</u>	<u>Volume</u>	<u>Page</u>
Parcel "A"				
John Doe	James Smith	4/5/68	7	320
James Smith	Arnold Strong	7/8/75	10	12
Arnold Strong	William Goldman	10/1/78	13	151
Parcel "B"				
John Doe	Karen Wright	6/30/73	9	101

TOWN OF WOODSTOCK CONSERVATION COMMISSION DEVELOPMENT REVIEW CHECKLIST

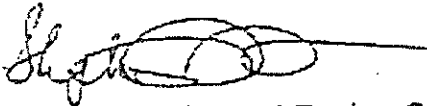
The Woodstock Conservation Commission has prepared "A Plan of Open Space and Conservation" for the town of Woodstock and it was approved by a unanimous vote at a town meeting held on June 20, 2001. Since that time, the Woodstock Planning and Zoning Commission has been utilizing the Woodstock Conservation Commission in an advisory role in the review process for new development proposals.

The Woodstock Conservation Commission has developed a checklist of special concerns to use in the review process when reviewing a development proposal for compatibility with the stated goals of "A Plan of Open Space and Conservation". We are providing this checklist in advance to anyone considering a new project with hopes that the goals and special concerns be considered before putting pen and ink to paper. It is an easy to use format to draw attention to areas of special concern. Many of the resource protection strategies detailed in the Plan are less costly than engineered systems. In this way, as the town grows, design plans can include means of protecting the resources this town has to offer that make it a special place to buy a home and raise a family or start a business.

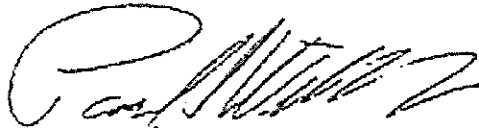
At this time, preparing a report to indicate consideration of this checklist is voluntary, and is not required by State statute or Town regulation. However, if the Planning and Zoning Commission requests the Conservation Commission to review an application, it may take into account the report of the Conservation Commission in reaching its decision, as it will be a part of the file. If you have any questions or concerns about this process, the Woodstock Conservation Commission meets at 7:30 PM on the 4th Monday of every month. Their meetings are in meeting room C of the Woodstock Town Hall. All meetings are open to the public.

A copy of "A Plan of Open Space and Conservation" with resource maps is available at the Woodstock Town Hall in the Building Office. The Plan is also available at the town website at www.townofwoodstock.com/.

Thank you.



Woodstock Planning and Zoning Commission
Steve Adams, Chairperson



Woodstock Conservation Commission
Paul Wilbur, Chairperson

DEVELOPMENT REVIEW CHECKLIST

Subdivision/Special Permit Application Review for Compatibility with *A Plan of Open Space and Conservation*¹

Prepared by the Woodstock (CT) Conservation Commission, Rev 1,10/30/04 -- endorsed by Planning & Zoning Commission on 11/18/04.

This checklist highlights resources and considerations that should be considered during the planning phase of development.

PLANNING & ZONING APPLICATION NUMBER:

DATE CHECKLIST WAS COMPLETED:

LOCATION OF PROPOSAL:

APPLICANT:

Instructions: For each row, check all applicable blocks and fill in the blanks in Column B OR put an "X" in the Not Applicable (N/A) block to the left. Consult endnotes.

N/A ²	A. RESOURCE	B. SITE CONTAINS OR IS ADJACENT TO: (check all applicable boxes, and fill in the blanks)	C. CONSERVATION CONSIDERATIONS -- See <i>A Plan of Open Space and Conservation</i> ¹ for details
<input type="checkbox"/>	1. Water Resources and Wetlands	<input type="checkbox"/> Located in Aquifer ³ Protection Priority 1 <input type="checkbox"/> OR <input type="checkbox"/> 2 Area <input type="checkbox"/> DEP "Regulated Activities" ⁴ - list in Comments <input type="checkbox"/> Within public water supply watershed ⁵ <input type="checkbox"/> Within floodplain (FEMA) ⁶ : <input type="checkbox"/> 100 yr <input type="checkbox"/> 500 yr <input type="checkbox"/> Streams ⁷ : <input type="checkbox"/> perennial OR <input type="checkbox"/> intermittent <input checked="" type="checkbox"/> Wetlands: ~1.4 % of parcel <input type="checkbox"/> Vernal pools ⁸	<ul style="list-style-type: none"> • Protect aquifer and recharge area, and public water supplies from contamination or degradation • Protect/provide riparian buffers⁹ <ul style="list-style-type: none"> ▪ at least 100' from stream edge for perennial streams ▪ at least 75' from stream edge for intermittent streams ▪ minimum 300' wide for habitat corridors (see Item 6) • Protect vernal pools: <ul style="list-style-type: none"> ▪ 100' undisturbed buffer around vernal pool ▪ Minimize disturbance within 750' of edge of pool (critical terrestrial habitat)
<input checked="" type="checkbox"/>	2. Soil (Erosion and Runoff)	<input type="checkbox"/> Steep slopes >15% adjacent to water body ~0 % (total) impervious surface on property	<ul style="list-style-type: none"> • Prevent erosion and stormwater runoff during and after construction • Avoid disturbing slopes >15% within 100' of water body • Limit impervious surfaces to <10% of property
<input type="checkbox"/>	3. Open Space and Greenways	<input type="checkbox"/> Located within Open Space Priority Area: List here: _____ ¹⁰ <input checked="" type="checkbox"/> Adjacent to committed ¹¹ open space Across Plaine Hill RD <input type="checkbox"/> Potential to link to other open space 0 % of property that would become committed open space = 0 acres total Open space will be accessible to the general public: <input type="checkbox"/> Yes, <input type="checkbox"/> No	<ul style="list-style-type: none"> • Designate open space to protect priority natural resources identified in APOSC¹ • Design to preserve large and contiguous blocks of open space with minimum perimeter and/or connect to other open space to preserve or create greenways¹² • Cluster dwellings • Provide for appropriate public access and recreational use (especially passive recreation)²²
<input checked="" type="checkbox"/>	4. Agriculture	<input type="checkbox"/> Active agricultural land: 0 acres <input type="checkbox"/> Prime Farmland: ¹³ 0 acres <input type="checkbox"/> Additional Farmland of Statewide Importance: ¹³ 0 acres <input type="checkbox"/> PDR ¹⁴ acreage: <input type="checkbox"/> on property, <input type="checkbox"/> adjacent property <input type="checkbox"/> Active agriculture on adjacent property	<ul style="list-style-type: none"> • Preserve agricultural potential of areas with Prime Farmland and Additional Farmland of Statewide Importance • Cluster development to minimize impacts on existing agricultural uses • Provide buffers between new development and active agricultural uses
<input checked="" type="checkbox"/>	5. Forests	<input type="checkbox"/> Existing forest that is part of large forest block ¹⁵ <input type="checkbox"/> Productive forest soils ¹⁶ 0 acres Total forested acres on property: ~3 acres	<ul style="list-style-type: none"> • Avoid fragmentation of large forest blocks (100 acres or more) • Preserve potential for active forest management, especially on productive forest soils • Preserve wildlife corridors

N/A ²	A. RESOURCE	B. SITE CONTAINS OR IS ADJACENT TO: (check all applicable boxes, and fill in the blanks)	C. CONSERVATION CONSIDERATIONS – See <i>A Plan of Open Space and Conservation</i> ¹ for details
<input checked="" type="checkbox"/>	6. Wildlife and Habitat	<input type="checkbox"/> State and/or Federal listed species ¹⁷ <input type="checkbox"/> DEP Natural Diversity Database Request Form submitted (if required) <input type="checkbox"/> Potential Wildlife Corridor ¹⁸ _____% of property to be developed or disturbed	<ul style="list-style-type: none"> • Buffer/protect State and Federal listed species (endangered, threatened or species of special concern) and habitat¹⁸ • Preserve wildlife corridors and riparian habitat, and link to adjacent/nearby open space • Preserve/minimize disturbance to existing and native vegetation • Prevent introduction of invasive species
<input checked="" type="checkbox"/>	7. Rural Character and Scenic Roads	<input type="checkbox"/> Scenic or aesthetic qualities contributing to town's rural character <input type="checkbox"/> CT Scenic Road name/#: _____ <input type="checkbox"/> Town Scenic Road name/#: _____ <input type="checkbox"/> Old stone walls <input type="checkbox"/> "Gateway" (entrances into town along major roads)	<ul style="list-style-type: none"> • Protect scenic and visual resources • Preserve existing wooded buffers and tree canopies along roadways • Design roads and access to follow existing natural contours • Minimize curb cuts on existing roadways • Bury utility lines • Blend new development with existing neighborhood character • Preserve old stone walls, especially along roadways • Design development at gateways to reflect rural nature of town
<input type="checkbox"/>	8. Cultural Resources: Archeological Features / Historic Structures or Feature	<input checked="" type="checkbox"/> Structure/feature on National Register of Historic Places <input checked="" type="checkbox"/> Structure/feature on State Register of Historic Places <input checked="" type="checkbox"/> Within Woodstock Historic District/Woodstock designated historic property <input checked="" type="checkbox"/> Historic structure/feature appearing on 1883 map ²⁰ <input type="checkbox"/> Known archeological site <input type="checkbox"/> Within area of high archeological sensitivity ²¹ or other potential archeological significance <input type="checkbox"/> Other historic or cultural resource ²² <input type="checkbox"/> Consultation with Office of State Archeology done <i>Provide more information as appropriate under Comments</i>	<ul style="list-style-type: none"> • Develop in manner compatible with character of existing historic district or property • Preserve and protect distinctive archeological, historic and cultural structures or features; limit disturbance • Conduct review or survey areas of known or high archeological sensitivity • Contact Office of State Archeology regarding known archeological sites and areas of high archeological sensitivity to review cultural resources and protection measures
<input checked="" type="checkbox"/>	9. Recreational Resources	<input type="checkbox"/> Abandoned/discontinued town roads, cart paths, logging roads, or trails <input type="checkbox"/> Boating access <input type="checkbox"/> Fishing right-of-way <input type="checkbox"/> Other recreational resources – list in <i>Comments</i>	<ul style="list-style-type: none"> • Provide for appropriate public access and recreational use, especially passive recreation²³ • Preserve or create trail systems or linkages

COMMENTS SECTION: Please provide additional information if applicable or useful:

Note: An electronic version of this checklist can be downloaded from Woodstock Conservation Commission website, <http://www.woodstockconservation.org/checklist>. Printed copies are available from the Woodstock Building Dept. Suggestions for how this checklist can be improved are welcome. Please submit comments to the Conservation Commission, c/o Woodstock Town Hall, 415 Route 169, Woodstock, CT 06281.

ENDNOTES AND DEFINITIONS FOR THE PURPOSES OF THIS CHECKLIST

- ¹ Refer to *A Plan of Open Space and Conservation* (APOSC) for the Town of Woodstock, CT for additional information on goals and recommendations. A copy of APOSC can be obtained from the Building Dept. at the Woodstock Town Hall, or downloaded from the Woodstock Conservation Commission at <http://www.woodstockconservation.org>. Unless otherwise noted, **Maps** referred to below are also available online at <http://www.woodstockconservation.org/maps.htm>, or at the Office of the Town Clerk in Woodstock.
- ² N/A is Not Applicable. Put an X in this column if none of these resources exist and none are adjacent to the proposed location.
- ³ Over or near a potential high yielding stratified drift aquifer. See Open Space Priorities – Aquifer Protection map.
- ⁴ Regulated Activities (Section 22a-354i-1(34) of the Aquifer Protection Area Land Use Regulations of the State of CT DEP) are listed in Table 5-c in Appendix D of APOSC.
- ⁵ See Public Water Supply Watershed map.
- ⁶ Federal Emergency Management Agency – located within 100 or 500-year floodplain on a Flood Insurance Rate Map.
- ⁷ Perennial or intermittent streams present. See Drainage Basins map.
- ⁸ Vernal pools are isolated basins that hold water on a temporary basis (usually during winter and spring), but are too shallow to support fish. No map available. For best management practices, see *Conserving Pool-Breeding Amphibians in Residential and Commercial Developments in the Northeastern United States*, MCA technical paper series: No. 5.
- ⁹ A riparian buffer is a vegetated area alongside a stream/river.
- ¹⁰ Open space priority areas are described in APOSC, section IV, and include agricultural, forestry, aquifer and potential wildlife corridors. See Open Space Priority maps: Agricultural, Forest Land, Aquifer Protection, and Potential Wildlife Corridor.
- ¹¹ Committed open space is permanently preserved in a near-natural or agricultural state (e.g., through deed restrictions.) Does not include land in PA 490.
- ¹² A greenway is a belt of interconnected open space.
- ¹³ Farmland designated by soil type as described in the USDA NRCS Soil Survey of Windham County, CT.
- ¹⁴ Purchase of Development Rights under the Connecticut Department of Agriculture Farmland Preservation Program or other farmland preservation program.
- ¹⁵ Large forest block = 100 acres or more of contiguous forest (may have multiple owners or be divided among multiple parcels).
- ¹⁶ See Productive Forest Soils map or refer to www.woodstockconservation.org/forestsoils.htm
- ¹⁷ Endangered, threatened, or species of special concern – includes plants, mammals, reptiles, amphibians, fish, birds, and invertebrates. Consult the CT DEP National Diversity Database for presence/potential. This map does not show all locations, since a thorough investigation of all sections of Woodstock has not been conducted. In case of a potential conflict, a completed Natural Diversity Data Base Request Form with a project description and a copy of a map clearly showing the project boundaries should be submitted to the Natural Diversity Data Base staff at the CT DEP.
- ¹⁸ Refer to APOSC, section IV for description of Potential Wildlife Corridors
- ¹⁹ State and Federal Listed Species And Significant Natural Communities map, available from the State of CT DEP.
- ²⁰ 1883 Map of Woodstock by J.L. Lester.
- ²¹ Areas of high archeological sensitivity as identified on the Archeological Sensitivity map.
- ²² E.g., Connecticut Path, Pulpit Rock, etc.
- ²³ Passive recreation generally encompasses the less intensive range of outdoor activities that are compatible with preserving natural resource functions such as wildlife habitat and floodplain protection. Examples include wildlife observation, walking, non-motorized biking, and canoeing.

**Notification to the Windham Water Works or Southbridge Public Water Supply or
Putnam Public Water Supply Watershed of Application for a Project within the
Noted Water Supply – Required by Public Act 89-301**

P.A. 89-301 "An Act Implementing the Recommendation of the Water Lands Task Force and Concerning Water Diversions and Notification to Water Companies of the Storage of Hazardous Materials," requires applicants to provide a water company written notice of an application, petition, request or plan if the proposed project is located within the watershed of the wetland, zoning or planning and zoning commission and zoning boards of appeal. The applicant must mail such notice within seven (7) days of the date of the application, by certified mail, return receipt requested. The Town of Woodstock furnishes this form to such boards and commissions in its watershed to be used by applicants to meet this requirement. Other forms or letters, as approved by each commission, may be used, but must contain the same information. To determine if a project is within one of the above-noted watersheds, please consult the map on file with the Commission or Town Clerk. Failure of an applicant to comply with this law may be grounds for a legal appeal of a decision rendered on the application due to a procedural error. Do not jeopardize your application, send your notification!

1. Application submitted to: () Inland Wetlands Commission (X) Planning & Zoning Commission () Zoning Board of Appeals
2. Type of Application: () Zone Change (X) Subdivision () Special Exception/Permit () Variance () Other (Describe)

Name & Address of Applicant Woodstock Inn Associates, LP (C/O Robert Reger)

Project Street Location/Nearest Utility Pole 94 Plaine Hill Road

Contact Person Pete Parent (Consulting Engineer) Phone # 860-885-1052

Brief description of application: (For example: several lot subdivision with on-site septic systems and wells)

Proposed 3 Lot Subdivision with on-site wells & septic systems on two proposed lots

Public Hearing Date 9/21/2023 Commission Meeting Date _____

Enclose a copy of the application submitted to the Town and a full set of project plans. Mail this completed form or substitute by certified mail; return receipt request to the appropriate watersheds.

Windham Water Works
Superintendent
174 Storrs Road
Mansfield Center, CT 06250

Putnam Water & Sewer Dept
Superintendent
126 Church Street
Putnam, CT 06260

Southbridge Water Dept., 70 Foster Street, Southbridge, MA 01550

Property Owner's Written Consent Form
For all applications submitted to Woodstock Planning & Zoning Commission

Application Type, check as applicable:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Subdivision / Resubdivision | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Special Permit | <input type="checkbox"/> Activity on a Scenic Road |
| <input type="checkbox"/> Other, please specify: _____ | |

To Whom It May Concern:
Please be advised, I, Robert Reger legal property owners of:

Location of Property

Street: 94 Plaine Hill Road

Map No. 5781 Block No. 50 Lot No. 4B as recorded in Town's

Assessor's office, do hereby authorize Clough, Harbour & Associates, LLP
to act as my authorized agent to apply for the above noted application(s).

- In evaluating this application, I realize the Planning & Zoning Commission has relied on information provided by the authorized agent and, if such information subsequently proves to be false, deceptive, incomplete and/or inaccurate, this permit/application may be modified, suspended or revoked.
- The undersigned swears that the information supplied in the completed application is accurate to the best of his/her knowledge and belief.

Signatures:

Legal Property Owner

Print: Woodstock Inn Associates, LP (C/O Robert Reger)


Date: 08/04/2023

Signature: 

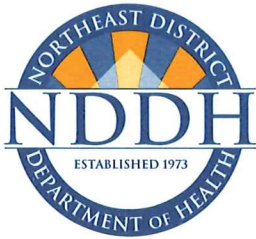
Authorized Agent

Print: Pete Parent, PE

Date: 08/04/2023

Signature: 

*Please have all owners sign the form, using additional pages if necessary.



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

August 07, 2023

Woodstock Inn Associates, LP
94 Plaine Hill Road
Woodstock, CT 06281

SUBJECT: FILE #13000033 -- PLAINE HILL ROAD #94, MAP #578, BLOCK #50, LOT #04B, WOODSTOCK, CT

Dear Woodstock Inn Associates, LP:

Upon review of the subdivision plan CHA, WOODSTOCK INN, PROJ# 071382, DRAWN 06/26/2023 (SHEET 3) submitted to this office on 10/12/2022 for the above referenced subdivision, The Northeast District Department of Health concurs with the feasibility of this parcel of land for future development. Additionally, approval to construct individual subsurface sewage disposal systems may be granted based on compliance with appropriate regulations and the Technical Standards as they apply to individual building lots with the following notations:

1. Lots #: 4B-1 & 4B-2 require that a Professional Engineer design and submit individual plot plan(s) for review and approval prior to construction.
2. Proposed lots are based on 4 bedroom homes at the locations tested. If the number of bedrooms are increased, septic system sizes will require an increase per the Technical Standards.
3. If the proposed septic area is moved, additional testing may be required
4. Existing Septic system(s) on lot # 4B-1 must be properly abandoned per the Connecticut Public Health Code.

Be advised you must receive approval from the appropriate commissions in the Town of Woodstock prior to construction of these lots.

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.

Should you have any questions, please feel free to contact the sanitarian that reviewed your plan.

Sincerely,

Maureen Marcoux, RS
Senior Sanitarian ~ NDDH

cc: Town of Woodstock; CHA Companies

New Documents submitted for November 6th IWWA meeting
(below)

Meet the Team



Steven Riberdy, M.S., PWS, CWB, CE, CERP, PSS

Mr. Riberdy, Founder and Senior Ecologist, has a Master's Degree (M.S.) in Wetland Conservation and Wildlife from UMASS-Amherst and over 23 years of experience in performing wetland, wildlife and rare species work throughout New England for a variety of clients and projects ranging from single family home lots to large parcels over 1,000 acres in size to corridor projects over 30 miles in length.

In 2022, he formalized Boghunter Ecological Services, LLC to be able to work more directly with clients, providing one on one service in a responsive and cost-effective manner. Mr. Riberdy has extensive experience in providing rare species surveys, assessments, habitat management planning, permitting, mitigation and restoration, and is well suited to navigate the complex Massachusetts Endangered Species Act (MESA) regulations and permitting processes.

He is familiar with all federal, state and local laws and regulations relative to wetlands and natural resource permitting, having executed hundreds of successful projects over his career. He is a registered Professional Wetland Scientist (PWS), Certified Wildlife Biologist (CWB), Certified Ecologist (CE) and Certified Ecological Restoration Practitioner (CERP), in addition to being an accomplished soil scientist and Professional Soil Scientist (PSS) in Connecticut. These credentials and extensive working knowledge of ecology, regulations, and permitting processes makes BES an excellent choice for your project.

Dan Malo

From: steven@goddardconsultingllc.com
Sent: Wednesday, September 27, 2023 10:24 AM
To: Dan Malo
Subject: 94 Plaine Hill Road Delineation

Dan, Steve Riberdy here, I got your message... I did delineate the site referenced below

I can attest that I have all the required credentials for delineating wetlands in Connecticut. I have 23 years experience, delineating in MA, CT and RI, and meet the US OPM GS-470 soil scientist classification. I'm a former Professional Member with SSSNE (just haven't paid my dues in a few years).

Let me know if this suffices, if I need to re-up my SSSNE membership or you need my classwork / resume let me know.

-Steve

Message: Good morning, the Town of Woodstock, CT Inland Wetlands and Watercourses Agency has scheduled a review of 94 Plaine Hill Road/Woodstock Inn Associates/Subdivision & (2) new Single-Family Homes. The property contains wetlands, delineated 09-23-22 by Stephen Riberdy, through Goddard Consulting. The Agency has requested a statement of Mr. Riberdy's credentials for the record.

Thank you!

STEVEN RIBERDY, M.S., PWS, CWB, CE, CERP, PSS
Lead Biologist / Senior Manager

Goddard Consulting LLC
291 Main Street, Suite 8
Northborough, MA 01532

1442 Main Street
Palmer MA, 01069

Office:508-393-3784
Cell:413-237-6860
www.goddardconsultingllc.com



STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

Pursuant to section 22a-39(m) of the General Statutes of Connecticut and section 22a-39-14 of the Regulations of Connecticut State Agencies, inland wetlands agencies must complete the Statewide Inland Wetlands & Watercourses Activity Reporting Form for **each** action taken by such agency.

This form may be made part of a municipality's inland wetlands application package. If the municipality chooses to do this, it is recommended that a copy of the Town and Quadrangle Index of Connecticut and a copy of the municipality's subregional drainage basin map be included in the package.

Please remember, the inland wetlands agency is responsible for ensuring that the information provided is **accurate** and that it reflects the **final** action of the agency. Incomplete or incomprehensible forms will be mailed back to the agency. Instructions for completing the form are located on the following pages.

The inland wetlands agency shall mail completed forms for actions taken during a calendar month no later than the 15th day of the following month to the Department of Energy and Environmental Protection (DEEP). Do **not** mail this cover page or the instruction pages. Please mail **only** the **completed** reporting form to:

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

Questions may be directed to the DEEP's Inland Wetlands Management Program at (860) 424-3019.

INSTRUCTIONS FOR COMPLETING THE STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

Use a separate form to report EACH action taken by the Agency. Complete this electronic fill-in form as described below. If completing by hand please print and use the pdf version at www.ct.gov/deep/inlandwetlands (click the "status & trends" tab). Do NOT submit a reporting form for withdrawn actions.

PART I: Must Be Completed By The Inland Wetlands Agency

1. Choose the year and month the Inland Wetlands Agency took the action being reported. If multiple actions were taken regarding the same project or activity then multiple forms need to be completed.
2. Choose ONE code letter to describe the final action or decision taken by the Inland Wetlands Agency. Do NOT submit a reporting form for withdrawn actions. Do NOT enter multiple code letters (e.g.: if an enforcement notice was given and subsequent permit issued - two forms for the two separate actions are to be completed).
 - A** = A Permit Granted by the Inland Wetlands Agency (not including map amendments, see code D below)
 - B** = Any Permit Denied by the Inland Wetlands Agency
 - C** = A Permit Renewed or Amended by the Inland Wetlands Agency
 - D** = A Map Amendment to the Official Town Wetlands Map - or -
An Approved/Permitted Wetland or Watercourse Boundary Amendment to a Project Site Map
 - E** = An Enforcement Action: Permit Revocation, Citation, Notice of Violation, Order, Court Injunction, or Court Fines
 - F** = A Jurisdictional Ruling by the Inland Wetlands Agency (i.e.: activities "permitted as of right" or activities considered non-regulated)
 - G** = An Agent Approval pursuant to CGS 22a-42a(c)(2)
 - H** = An Appeal of Agent Approval Pursuant to 22a-42a(c)(2)
3. Check "yes" if a public hearing was held in regards to the action taken; otherwise check "no".
4. Enter the name of the Inland Wetlands Agency official verifying that the information provided on this form is accurate and that it reflects the FINAL action of the agency.

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant - If Part II is completed by the applicant, the applicant MUST return the form to the Inland Wetlands Agency. The Inland Wetlands Agency MUST ensure that the information provided is accurate and that it reflects the FINAL action of the Agency.

5. Enter the name of the municipality for which the Inland Wetlands Agency has jurisdiction and in which the action/project/activity is occurring.

Check "yes" if the action/project/activity crosses municipal boundaries and enter the name(s) of the other municipality(ies) where indicated. Check "no" if it does not cross municipal boundaries.
6. Enter the USGS Quad Map name or number (1 through 115) as found on the CT Town and Quadrangle Index Map that contains the location of the action/project/activity. USGS Quad Map information is available at: http://ct.gov/deep/lib/deep/gis/resources/Index_NamedQuadTown.pdf

ALSO enter the four-digit identification number of the corresponding Subregional Drainage Basin in which the action/project/activity is located. If located in more than one subregional drainage basin, enter the number of the basin in which the majority of the action/project/activity is located. Town subregional drainage basin maps available at UConn CLEAR's website: http://clear.uconn.edu/data/map_set/index.htm (no roads depicted) or at CTECO: http://www.cteco.uconn.edu/map_catalog.asp (depicts roads, choose town and a natural drainage basin map).
7. Enter the name of the individual applying for, petitioning, or receiving the action.
8. Enter the name and address or location of the action/project/activity. Check if the action/project/activity is TEMPORARY or PERMANENT in nature. Also provide a brief description of the action/project/activity. It is always best to provide as much information as possible (i.e., don't just state "forestry", provide details such as "20 acre forestry harvest, permit required for stream crossing".)

9. Carefully review the list below and enter ONLY ONE code letter which best characterizes the action/project/activity. All state agency projects must code "N."

- | | |
|--|--|
| A = Residential Improvement by Homeowner | I = Storm Water / Flood Control |
| B = New Residential Development for Single Family Units | J = Erosion / Sedimentation Control |
| C = New Residential Development for Multi-Family / Condos | K = Recreation / Boating / Navigation |
| D = Commercial / Industrial Uses | L = Routine Maintenance |
| E = Municipal Project | M = Map Amendment |
| F = Utility Company Project | N = State Agency Project |
| G = Agriculture, Forestry or Conservation | P = Other (this code includes the approval of |
| H = Wetland Restoration, Enhancement, Creation | concept plans with no-on-the-ground work) |

10. Enter between one and four code numbers to best characterize the project or activity being reported. Enter "NA" if this form is being completed for the action of map amendment. You MUST provide code 12 if the activity is located in an established upland review area. You MUST provide code 14 if the activity is located beyond the established upland review area or no established upland review area exists.

- | | |
|--|---|
| 1 = Filling | 8 = Underground Utilities Only (no other activities) |
| 2 = Excavation | 9 = Roadway / Driveway Construction |
| 3 = Land Clearing / Grubbing (no other activity) | 10 = Drainage Improvements |
| 4 = Stream Channelization | 11 = Pond, Lake Dredging / Dam Construction |
| 5 = Stream Stabilization (includes lakeshore stabilization) | 12 = Activity in an Established Upland Review Area |
| 6 = Stream Clearance (removal of debris only) | 14 = Activity in Upland |
| 7 = Culverting (not for roadways) | |

Examples: Jurisdictional ruling allowing construction of a parking lot in an upland where the municipality does not have an established upland review area must use code 14, other possible codes are 2 and 10. Permitted construction of a free standing garage (residential improvement by homeowner) partially in an established upland review area with the remainder in the upland must use code 12 and 14, other possible codes are 1 and 2.

11. Leave blank for TEMPORARY alterations but please indicate action/project/activity is temporary under question #8 on the form. For PERMANENT alterations, enter in acres the area of wetland soils or watercourses altered. Include areas that are permanently altered, or are proposed to be, for all agency permits, denials, amendments, renewals, jurisdictional rulings, and enforcement actions. For those activities that involve filling or dredging of lakes, ponds or similar open water bodies enter the acres filled or dredged under "open water body". For those activities that involve directly altering a linear reach of a brook, river, lakeshore or similar linear watercourse, enter the total linear feet altered under "stream". Remember that these figures represent only the acreage altered not the total acreage of wetlands or watercourses on the site. You MUST provide all information in ACRES (or linear feet as indicated) including those areas less than one acre. To convert from square feet to acres, divide square feet by the number 43,560. If this report is being completed for an agency jurisdictional ruling and detailed information is not available, provide an estimate. Enter zero if there is no alteration.
12. Enter in acres the area of upland altered as a result of an ACTIVITY REGULATED BY the inland wetlands agency, or as a result of an AGENT APPROVAL pursuant to CGS section 22a-42a(c)(2). Leave blank for TEMPORARY alterations but please indicate action/project/activity is temporary under question #8 on the form. Include areas that are permanently altered, or proposed to be permanently altered, for all agent approvals, agency permits, denials, amendments, renewals, jurisdictional rulings, and enforcement actions. You MUST provide all information in ACRES including those areas less than one acre. See directions above (#11) for conversion factor. If this report is being completed for an agent approval or an agency jurisdictional ruling and detailed information is not available, provide an estimate. Enter zero if there is no alteration.
13. Enter the acres that are, or are proposed to be, restored, enhanced or created for all agency permits, denials, amendments, renewals, jurisdictional rulings and enforcement actions. NOTE restored or enhanced applies to previously existing wetlands or watercourses. Created applies to a non-wetland or non-watercourse area which is converted into wetlands or watercourses (question #10 must provide 12 and/or 14 as an answer, and question #12 must also be answered). You MUST provide all information in ACRES including those areas less than one acre. See directions above (#11) for conversion factor. Enter zero if there is no restoration, enhancement or creation.

PART III: To Be Completed By The DEEP - Please leave this area blank. Incomplete or incomprehensible forms will be mailed back to the municipal inland wetlands agency.



Statewide Inland Wetlands & Watercourses Activity Reporting Form

*Please complete and mail this form in accordance with the instructions on pages 2 and 3 to:
DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106
Incomplete or incomprehensible forms will be mailed back to the municipal inland wetlands agency.*

PART I: Must Be Completed By The Inland Wetlands Agency

- DATE ACTION WAS TAKEN: year: Click Here for Year month: Click Here for Month
- CHOOSE ACTION TAKEN (see instructions for codes): Click Here to Choose a Code
- WAS A PUBLIC HEARING HELD (check one)? yes no
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(type name) _____ (signature) _____

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

- TOWN IN WHICH THE ACTION IS OCCURRING (type name): Woodstock
does this project cross municipal boundaries (check one)? yes no
if yes, list the other town(s) in which the action is occurring (type name(s)): _____, _____
- LOCATION (click on hyperlinks for information): USGS quad map name: Putnam or quad number: 28
subregional drainage basin number: 3708
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): Woodstock Inn Associates
- NAME & ADDRESS / LOCATION OF PROJECT SITE (type information): 94 Plaine Hill Road
briefly describe the action/project/activity (check and type information): temporary permanent description: _____
Construction of two Single Family Residences with on-site wells & septic systems
- ACTIVITY PURPOSE CODE (see instructions for codes): B
- ACTIVITY TYPE CODE(S) (see instructions for codes): 3, 9, 12, 14
- WETLAND / WATERCOURSE AREA ALTERED (type acres or linear feet as indicated):
wetlands: 0.00 acres open water body: 0.00 acres stream: 0.00 linear feet
- UPLAND AREA ALTERED (type acres as indicated): 0.10 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type acres as indicated): 0.00 acres

DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO



October 5, 2023

RE: Notice of Public Hearing

Dear Property Owner:

The Town of Woodstock Planning & Zoning Commission will hold a Public Hearing on application **#659-09-23 Woodstock Inn Associates, c/o Robert Reger, 94 Plaine Hill Road – 3-Lot Re-subdivision**, during their Thursday, October 19, 2023, monthly meeting. The meeting will begin at 7:30 PM and the Public Hearing will begin at 7:45 PM.

This notice is being sent to you in compliance with Article V, Section B.5.b of the Town of Woodstock Zoning Regulations, which requires that notice of meeting be sent to the current owners of lots located within 500 feet of the subject property. Proof of mailing shall be filed with the Planning and Zoning Commission on or before the date of the meeting.

If you have any questions regarding this application or would like additional information, please contact the Town of Woodstock Land Use Department at (860) 928-6595 ext.386 or Delia Fey, Senior Regional Planner at 860-774-1253 ext. 20.

Thank You,

A handwritten signature in blue ink, appearing to read 'Pete Parent', is written over a light blue horizontal line.

Pete Parent, P.E.

Project Manager



Certificate of Mailing — Firm

Name and Address of Sender CHA 400 Capital Boulevard Suite 301 Rocky Hill, CT 06067	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here <i>Postmark with Date of Receipt.</i>
	Postmaster, per (name of receiving employee)		

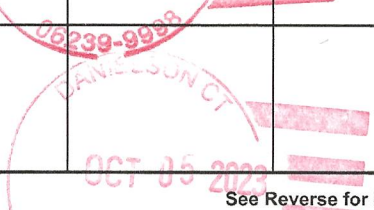
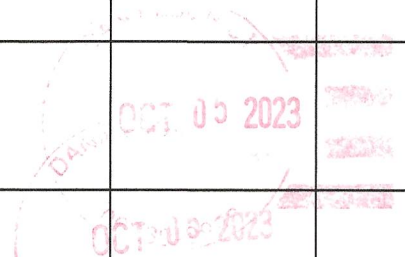
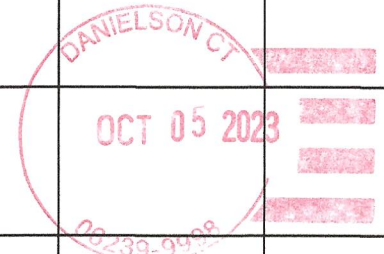


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Quasset Hill Farm LLC PO Box 113 Woodstock, CT 06281				
Scot D Dragon & Debora Durand PO Box 153 Woodstock, CT 06281				
Rebecca M Harvey PO Box 165 Woodstock, CT 06281				
Linemaster Switch PO Box 238 Woodstock, CT 06281				
Town of Woodstock 415 Route 169 Woodstock, CT 06281				
Robert & Judith Gries 486 Route 169 Woodstock, CT 06281				



5.

6.



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	Ben & Carolyn Lance 479 Route 169 Woodstock, CT 06281				
	E & Daniel V Atwood, Trustees 493 Route 169 Woodstock, CT 06281				
3.	Christopher & Jessica Dunn 500 Route 169 Woodstock, CT 06281				
4.	William Thomas Chase, Et al 508 Route 169 Woodstock, CT 06281				
5.	Jonathan D Hoenig & Jennifer P Tyrrell 512 Route 169 Woodstock, CT 06281				
	Woodstock Academy 57 Academy Road Woodstock, CT 06281				



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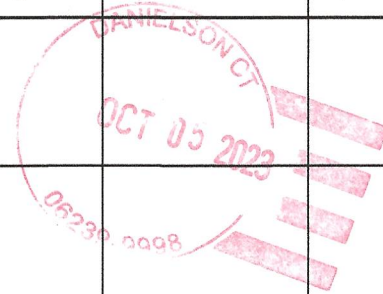


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1.	Robert J Reger Jr. 94 Plaine Hill Road Woodstock, CT 06281				
2.	Katherine Richardson Trustee PO Box 80766 Fairbanks, AK 99708				
3.					
4.					
5.					
6.					





PZC Public Hearing Sign 10/10/23

