

**SUBDIVISION / RE-SUBDIVISION APPLICATION**

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

<b>APPLICATION FOR:</b>  <b>Subdivision Approval</b>  <b>Re-Subdivision Approval</b>  <b>To Correct Illegal Subdivision</b>  <b>To Modify Previous Approval</b>	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)

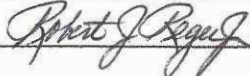
**Applicant**

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

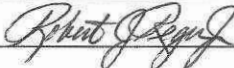
Signature:  Date: 08/04/2023

**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 Dortha 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 <b>No</b>	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

<b>All Application Requirements are to be completed and submitted by applicant</b>					
<b>Proposed Subdivision Plans shall include the following: (See Regulations, Ch. IV for complete requirements list)</b>					
<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				
<b>Is this to be Phased?</b> Provide Phase details					Individual Lot Development will be based on Market
<b>Parcel History</b> – Boundary changes & Divisions /Splits since 8/31/65	X				
List & signature of all current owners of subject property	X				
<b>Family Transfer?</b> (See Regs for requirements)			X		
<b>Conservation Land Info</b>					
Conservation parcels			X		
Ownership plan			X		
Management plan			X		
Easement language		X			
<b>NDDH - (wells &amp; septic)</b>					
Perc test results			X		
Approval			X		
<b>Bond Estimate</b> (also: for subdivision work, cisterns/dry hydrants, landscaping, as applicable)					
Public Improvements	X				
E&S Controls	X				
Other			X		
<b>Professional signatures, seals, etc.</b>					
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		
<b>E&amp;S Control Plan</b>					
Line of disturbance	X				
E&S controls	X				
Other					
Proposed grading minimized?	X				
<b>Drainage Details</b>					
Stormwater Plan Drainage Calculations			X		
Drainage (existing and proposed)	X				
<b>Subdivision Plan Details</b> (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				
<b>Emergency Water Source</b> Access and type (hydrant, pond, cistern, sprinklers, etc)			X		indicate type:
<b>Public Improvements</b>					
Detailed Plans for all Public Improvements	X				
Utilities					
Construction details	X				
Easements					
<b>Supporting Documents</b>					
Details on existing deed restrictions, ROW, easements			X		
Details on proposed deed restrictions, ROW, easements			X		
Solar Access and Energy Efficient Design Statement			X		
<b>Other</b>					
If requested: graphical renderings					
<b>Correspondence – provide copy of correspondence to /from (where applicable):</b>					
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		
<b><i>Applicant must receive feedback or approval (if applicable) from:</i></b>					
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?	_____	_____X
2. Water Quality?	_____	_____X
3. Habitats of Unique / Endangered Plants / Animals?	_____	_____X
4. Historic Buildings/Sites/Scenic Vistas?	_____	_____X
5. Traffic Safety		
Capability of existing streets to carry traffic added by proposed subdivision/design of subdivision streets and intersections.	_____	_____X

***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)

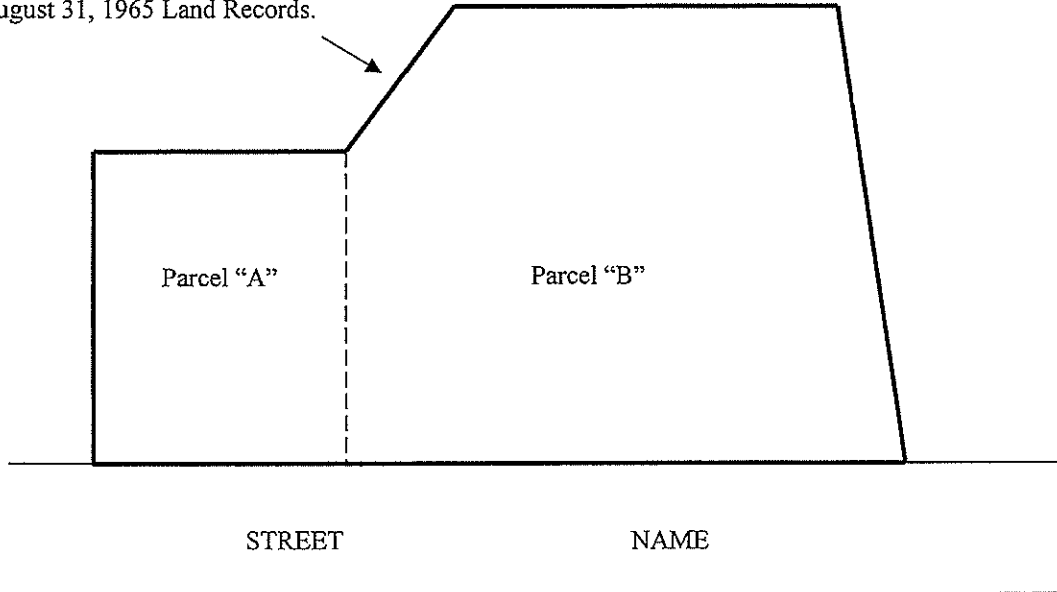
08/04/2023

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>
<b>Parcel "A"</b>				
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
<b>Parcel "B"</b>				
John Doe	Karen Wright	6/30/73	9	101

## TOWN OF WOODSTOCK CONSERVATION COMMISSION DEVELOPMENT REVIEW CHECKLIST

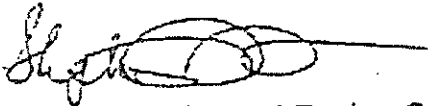
The Woodstock Conservation Commission has prepared "A Plan of Open Space and Conservation" for the town of Woodstock and it was approved by a unanimous vote at a town meeting held on June 20, 2001. Since that time, the Woodstock Planning and Zoning Commission has been utilizing the Woodstock Conservation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

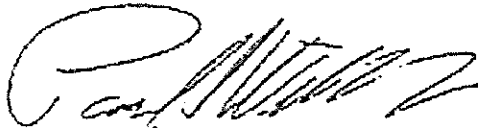
At this time, preparing a report to indicate consideration of this checklist is voluntary, and is not required by State statute or Town regulation. However, if the Planning and Zoning Commission requests the Conservation Commission to review an application, it may take into account the report of the 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 4<sup>th</sup> 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/](http://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*<sup>1</sup>

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 <sup>2</sup>	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> <sup>1</sup> for details
<input type="checkbox"/>	<b>1. Water Resources and Wetlands</b>	<input type="checkbox"/> Located in Aquifer <sup>3</sup> Protection Priority 1 <input type="checkbox"/> OR <input type="checkbox"/> 2 Area <input type="checkbox"/> DEP "Regulated Activities" <sup>4</sup> - list in <b>Comments</b> <input type="checkbox"/> Within public water supply watershed <sup>5</sup> <input type="checkbox"/> Within floodplain (FEMA) <sup>6</sup> : <input type="checkbox"/> 100 yr <input type="checkbox"/> 500 yr <input type="checkbox"/> Streams <sup>7</sup> : <input type="checkbox"/> perennial OR <input type="checkbox"/> intermittent <input checked="" type="checkbox"/> Wetlands: ~1.4 % of parcel <input type="checkbox"/> Vernal pools <sup>8</sup>	<ul style="list-style-type: none"> <li>• Protect aquifer and recharge area, and public water supplies from contamination or degradation</li> <li>• Protect/provide riparian buffers<sup>9</sup> <ul style="list-style-type: none"> <li>▪ at least 100' from stream edge for perennial streams</li> <li>▪ at least 75' from stream edge for intermittent streams</li> <li>▪ minimum 300' wide for habitat corridors (see Item 6)</li> </ul> </li> <li>• Protect vernal pools:                             <ul style="list-style-type: none"> <li>▪ 100' undisturbed buffer around vernal pool</li> <li>▪ Minimize disturbance within 750' of edge of pool (critical terrestrial habitat)</li> </ul> </li> </ul>
<input checked="" type="checkbox"/>	<b>2. Soil (Erosion and Runoff)</b>	<input type="checkbox"/> Steep slopes >15% adjacent to water body ~0 % (total) impervious surface on property	<ul style="list-style-type: none"> <li>• Prevent erosion and stormwater runoff during and after construction</li> <li>• Avoid disturbing slopes &gt;15% within 100' of water body</li> <li>• Limit impervious surfaces to &lt;10% of property</li> </ul>
<input type="checkbox"/>	<b>3. Open Space and Greenways</b>	<input type="checkbox"/> Located within Open Space Priority Area: List here: _____ <sup>10</sup> <input checked="" type="checkbox"/> Adjacent to committed <sup>11</sup> 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"> <li>• Designate open space to protect priority natural resources identified in <i>APOSC</i><sup>1</sup></li> <li>• Design to preserve large and contiguous blocks of open space with minimum perimeter and/or connect to other open space to preserve or create greenways<sup>12</sup></li> <li>• Cluster dwellings</li> <li>• Provide for appropriate public access and recreational use (especially passive recreation)<sup>22</sup></li> </ul>
<input checked="" type="checkbox"/>	<b>4. Agriculture</b>	<input type="checkbox"/> Active agricultural land: 0 acres <input type="checkbox"/> Prime Farmland: <sup>13</sup> 0 acres <input type="checkbox"/> Additional Farmland of Statewide Importance: <sup>13</sup> 0 acres <input type="checkbox"/> PDR <sup>14</sup> 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"> <li>• Preserve agricultural potential of areas with Prime Farmland and Additional Farmland of Statewide Importance</li> <li>• Cluster development to minimize impacts on existing agricultural uses</li> <li>• Provide buffers between new development and active agricultural uses</li> </ul>
<input checked="" type="checkbox"/>	<b>5. Forests</b>	<input type="checkbox"/> Existing forest that is part of large forest block <sup>15</sup> <input type="checkbox"/> Productive forest soils <sup>16</sup> 0 acres Total forested acres on property: ~3 acres	<ul style="list-style-type: none"> <li>• Avoid fragmentation of large forest blocks (100 acres or more)</li> <li>• Preserve potential for active forest management, especially on productive forest soils</li> <li>• Preserve wildlife corridors</li> </ul>

N/A <sup>2</sup>	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> <sup>1</sup> for details
<input checked="" type="checkbox"/>	6. <b>Wildlife and Habitat</b>	<input type="checkbox"/> State and/or Federal listed species <sup>17</sup> <input type="checkbox"/> DEP Natural Diversity Database Request Form submitted (if required) <input type="checkbox"/> Potential Wildlife Corridor <sup>18</sup> _____% of property to be developed or disturbed	<ul style="list-style-type: none"> <li>• Buffer/protect State and Federal listed species (endangered, threatened or species of special concern) and habitat<sup>18</sup></li> <li>• Preserve wildlife corridors and riparian habitat, and link to adjacent/nearby open space</li> <li>• Preserve/minimize disturbance to existing and native vegetation</li> <li>• Prevent introduction of invasive species</li> </ul>
<input checked="" type="checkbox"/>	7. <b>Rural Character and Scenic Roads</b>	<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"> <li>• Protect scenic and visual resources</li> <li>• Preserve existing wooded buffers and tree canopies along roadways</li> <li>• Design roads and access to follow existing natural contours</li> <li>• Minimize curb cuts on existing roadways</li> <li>• Bury utility lines</li> <li>• Blend new development with existing neighborhood character</li> <li>• Preserve old stone walls, especially along roadways</li> <li>• Design development at gateways to reflect rural nature of town</li> </ul>
<input type="checkbox"/>	8. <b>Cultural Resources: Archeological Features / Historic Structures or Feature</b>	<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 <sup>20</sup> <input type="checkbox"/> Known archeological site <input type="checkbox"/> Within area of high archeological sensitivity <sup>21</sup> or other potential archeological significance <input type="checkbox"/> Other historic or cultural resource <sup>22</sup> <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"> <li>• Develop in manner compatible with character of existing historic district or property</li> <li>• Preserve and protect distinctive archeological, historic and cultural structures or features; limit disturbance</li> <li>• Conduct review or survey areas of known or high archeological sensitivity</li> <li>• Contact Office of State Archeology regarding known archeological sites and areas of high archeological sensitivity to review cultural resources and protection measures</li> </ul>
<input checked="" type="checkbox"/>	9. <b>Recreational Resources</b>	<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 – <i>list in Comments</i>	<ul style="list-style-type: none"> <li>• Provide for appropriate public access and recreational use, especially passive recreation<sup>23</sup></li> <li>• Preserve or create trail systems or linkages</li> </ul>

**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

- <sup>1</sup> 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.
- <sup>2</sup> 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.
- <sup>3</sup> Over or near a potential high yielding stratified drift aquifer. See Open Space Priorities – Aquifer Protection map.
- <sup>4</sup> 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.
- <sup>5</sup> See Public Water Supply Watershed map.
- <sup>6</sup> Federal Emergency Management Agency – located within 100 or 500-year floodplain on a Flood Insurance Rate Map.
- <sup>7</sup> Perennial or intermittent streams present. See Drainage Basins map.
- <sup>8</sup> 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.
- <sup>9</sup> A riparian buffer is a vegetated area alongside a stream/river.
- <sup>10</sup> 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.
- <sup>11</sup> 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.
- <sup>12</sup> A greenway is a belt of interconnected open space.
- <sup>13</sup> Farmland designated by soil type as described in the USDA NRCS Soil Survey of Windham County, CT.
- <sup>14</sup> Purchase of Development Rights under the Connecticut Department of Agriculture Farmland Preservation Program or other farmland preservation program.
- <sup>15</sup> Large forest block = 100 acres or more of contiguous forest (may have multiple owners or be divided among multiple parcels).
- <sup>16</sup> See Productive Forest Soils map or refer to [www.woodstockconservation.org/forestsoils.htm](http://www.woodstockconservation.org/forestsoils.htm)
- <sup>17</sup> 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.
- <sup>18</sup> Refer to APOSC, section IV for description of Potential Wildlife Corridors
- <sup>19</sup> State and Federal Listed Species And Significant Natural Communities map, available from the State of CT DEP.
- <sup>20</sup> 1883 Map of Woodstock by J.L. Lester.
- <sup>21</sup> Areas of high archeological sensitivity as identified on the Archeological Sensitivity map.
- <sup>22</sup> E.g., Connecticut Path, Pulpit Rock, etc.
- <sup>23</sup> 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**

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**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.