

**Application for SPECIAL PERMITTED USES**

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

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

This application is for a: Special Permit or Modification to a Special Permit

Application # : \_\_\_\_\_ Fee: \$ \_\_\_\_\_

Check Submitted By: \_\_\_\_\_ Receipt # \_\_\_\_\_


Date Submitted : \_\_\_\_\_ PZC Receipt Date: \_\_\_\_\_

**Applicant Name:** Woodstock Academy

**Address:** 57 Academy Road, Woodstock, CT

**Phone #:** 860-928-6575 **Fax #:** \_\_\_\_\_

**Email:** csandford@woodstockacademy.org

**Signature:**  **Date:** 12-5-23

**Contact Person / Representative:** CHA Attn: Pete Parent, PE

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

**Phone #:** 860-885-1052 **Fax #:** \_\_\_\_\_

**Email:** pparent@chacompanies.com


**Signature:**  **Date:** 12/05/2023

**Property Owner:** Woodstock Academy

**Address:** 57 Academy Road, Woodstock, CT

**Phone #:** 860-928-6575 **Fax #:** \_\_\_\_\_

**Email:** csandford@woodstockacademy.org

**Signature:**  **Date:** 12-5-23

**Location of Proposal:** 150 Route 169

Assessor's Map: 6395 **Block:** 64 **Lot:** 11 **\*Scenic Road?** No

**Proposal Type:** Modification of Existing Special Permit Use to construct 4 new Tennis Courts in the area of the existing soccer fields.

For more information on the new fees, please refer to the ORDINANCE ESTABLISHING INDIVIDUAL COST-BASED FEES FOR MUNICIPAL LAND USE APPLICATIONS, as amended.

**APPLICATION FOR SPECIAL ZONING PERMIT**

Town Hall, 415 Route 169, Woodstock, CT 06281, 860-928-7968

**Property Details**

Town Clerk's Volume Number: 623 Page Number: 382

Lot Acreage free from Wetlands: +/-80 Acres Frontage on Road: +/-1,760'

How much of the lot is free from **impervious surface(s)**? >90%

**Proposed Setbacks:** Front: N/A Rear: N/A Right Side: N/A

Left Side: N/A **Building Height:** N/A

**INFORMATION REQUIREMENTS:** Submit complete application materials along with description of proposal. Refer to Zoning Regulations, Article IV, Section 4.B. for the detailed list and Article VI, Section 2 for standards.

I hereby agree that the information I have submitted is complete and accurate. **IF SUCH PROVIDED INFORMATION BY THE APPLICANT SUBSEQUENTLY PROVES TO BE FALSE, DECEPTIVE, INCOMPLETE, AND/OR INACCURATE, THIS PERMIT MAY BE MODIFIED, SUSPENDED, OR REVOKED.**

12-5-23



DATE Signature of Owner / Agent (If agent, must also submit signed permission from all owners)

**Application Timeline Details** *(section below to be completed by Town Staff)*

Date of Receipt: \_\_\_\_\_

Public Hearing Date Scheduled: \_\_\_\_\_

Public Hearing Continued: \_\_\_\_\_

Public Hearing must close by: \_\_\_\_\_

Date Action Taken: \_\_\_\_\_ Appeal Period Ends: \_\_\_\_\_

Action Taken: Approved      w/ Conditions      Denied

Reason: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**BY SIGNING THIS FORM, YOU AGREE TO ALLOW MEMBERS OF THE COMMISSION AND THE AGENT ACCESS ON TO THE PROPERTY TO EVALUATE THE APPLICATION OR CONDITIONS OF THE APPLICATION.**

**\*PLEASE NOTE:** If the application is on a Scenic Road, additional approval is necessary from the PZC.

**APPLICATION FOR SPECIAL ZONING PERMIT**

Town Hall, 415 Route 169, Woodstock, CT 06281, 860-928-7968

**Post-decision procedure (If Approved, or Approved with Conditions)**

Special Permit does not take effect until the following is completed, and items marked with a '\*\*' are filed on the Land Records:

1. Any required bonds are submitted
2. Any conditions of approval that require action pre-filing are complied with
3. \*The Notice of Special Permit, signed by the ZEO *and*
4. \*Mylars have been reviewed and signed by the PZC Chair / Secretary.

Date documents & final plans reviewed by ZEO: \_\_\_\_\_ Date: \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date Mylars filed on Land Records: \_\_\_\_\_

**BY SIGNING THIS FORM, YOU AGREE TO ALLOW MEMBERS OF THE COMMISSION AND THE AGENT ACCESS ON TO THE PROPERTY TO EVALUATE THE APPLICATION OR CONDITIONS OF THE APPLICATION.**

**\*PLEASE NOTE: If the application is on a Scenic Road, additional approval is necessary from the PZC.**



**Application for SPECIAL PERMITTED USES**

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

**Special Permit Fee calculation sheet**

(fill in all items applicable to application)

**Itemized Charge Detail**

=

**Item Total**

**Special Permit**

Type		
a. Special Permit: <i>New Use</i>	\$350 Flat Fee	
b. Special Permit: <i>Change of Use</i>	\$ 50 Flat Fee	
c. Earth & Gravel Operation: <i>New</i>	\$200 Flat Fee	
d. Earth & Gravel Operation: <i>Renewal</i>	\$67 Flat Fee	

**Modification to Approved Special Permit**

Modification Fee	same as Special Permit fee, see above	\$50
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**Consultants**

a. Engineer (includes initial E&G Operation)	$\$300 \text{ base fee} + \$450 / \text{acre of LDA}$ \$300 + (\$450/ac X <u>2.0</u> ac) (enter # acres in the blank)	\$1,200
b. Engineering fee for E&G Operation Renewal	\$100 base fee + \$150/acre of LDA (minimum \$250)	
c. Other	Applicant reimburses in full per Section 3.4 of Ordinance.	

**Public Hearing**

	\$225 flat fee	\$225
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**New Road (Public or Private)**

Engineering Follow-up Review and Inspections	$\$2,000 + \$1 / \text{LF of new road or length of extension}$	
	$\$2000 + (\$1/\text{LF} \times \text{LF})$	

**Modifications to Existing Road**

Engineering Follow-up Review and Inspections	\$500	
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**Common Driveway**

Engineering Follow-up Review and Inspections	\$500	
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**State Fee**

(additional)	as may be amended and required by state	\$60
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<b>Total</b>		\$1,535
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**Note:** Post Approval charges may apply for engineering follow-up review and inspections during construction if required.

For more information on the new fees, please refer to the ORDINANCE ESTABLISHING INDIVIDUAL COST-BASED FEES FOR MUNICIPAL LAND USE APPLICATIONS, as amended.

Revised 4/3/2013

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

**Application Type, check as applicable:**

- |   |  |
|---|--|
| <input type="checkbox"/> Subdivision / Resubdivision  | <input type="checkbox"/> Zone Change               |
| <input checked="" 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, Christopher Sandford legal property owners of:

**Location of Property**

Street: 150 Route 169

Map No. 6395 Block No. 64 Lot No. 11 as recorded in Town's

Assessor's office, do hereby authorize CHA  
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:**

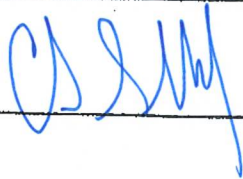
**Legal Property Owner**

Print: Christopher Sandford, Head of School

Date:

12-5-23

Signature: \_\_\_\_\_



**Authorized Agent**

Print: Pete Parent, PE

Date:

12/05/2023

Signature: \_\_\_\_\_



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

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

**DEVELOPMENT REVIEW CHECKLIST  
TOWN OF WOODSTOCK CONSERVATION COMMISSION**

The Development Review Checklist is used to review subdivision and special permit applications for compatibility with the Town of Woodstock *A Plan of Open Space and Conservation (APOSC)* and the *2002 Plan of Conservation and Development Update*. Chapter IV of the *Town of Woodstock Subdivision Regulations* and Article IV of the *Town of Woodstock Zoning Regulations* requires that the applicant complete this Checklist and submit it to the Planning & Zoning Commission with a subdivision or special permit application.

The Checklist was designed by the Woodstock Conservation Commission to facilitate early identification of important natural and cultural resources that may be impacted by development, and to promote consideration of measures to appropriately protect those resources. Applicants are strongly encouraged to consider these resources and measures during the initial planning and design phase of the application process.

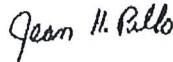
Although not required, applicants are also encouraged to meet with Conservation Commission staff (as the schedules of our volunteer members allow) during the planning phase, to review natural and cultural resources and conservation measures. Experience has shown that such pre-application reviews help identify critical resources, prioritize conservation goals, and avoid conflicts, while protecting the rights of applicants and property owners.

A copy of *APOSC*, the *2002 Plan of Conservation and Development Update*, and accompanying resource maps are available at the Woodstock Town Hall in the Building Department or the office of the Town Clerk. *APOSC*, maps, and an electronic copy of this Checklist are also available at the Town of Woodstock Conservation Commission website at <http://www.woodstockconservation.org>.

Sincerely,



Woodstock Planning and Zoning Commission  
Jeff Gordon, MD, Chairperson



Woodstock Conservation Commission  
Jean Pillo, 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.  
**DATE CHECKLIST WAS COMPLETED: 7/27/2021**

**PLANNING & ZONING APPLICATION NUMBER:**

**LOCATION OF PROPOSAL: 150 Route 169**

**APPLICANT: Woodstock Academy**

**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 A Plan of Open Space and Conservation <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 Comments <input checked="" 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 checked="" type="checkbox"/> Streams <sup>7</sup> : <input checked="" type="checkbox"/> perennial OR <input type="checkbox"/> intermittent <input checked="" type="checkbox"/> Wetlands: <input checked="" type="checkbox"/> ~20 % 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 type="checkbox"/>	<b>2. Soil (Erosion and Runoff)</b>	<input type="checkbox"/> Steep slopes >15% adjacent to water body <input type="checkbox"/> <10% (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 checked="" type="checkbox"/>	<b>3. Open Space and Greenways</b>	<input type="checkbox"/> Located within Open Space Priority Area: List here: _____ <sup>10</sup> <input type="checkbox"/> Adjacent to committed <sup>11</sup> open space <input type="checkbox"/> Potential to link to other open space _____% of property that would become committed open space = _____ 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 APOSC<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 type="checkbox"/>	<b>4. Agriculture</b>	<input type="checkbox"/> Active agricultural land: _____ acres <input checked="" type="checkbox"/> Prime Farmland: <sup>13</sup> <u>32.4</u> acres <input checked="" type="checkbox"/> Additional Farmland of Statewide Importance: <sup>13</sup> <u>1.2</u> acres <input type="checkbox"/> PDR <sup>14</sup> acreage: <input type="checkbox"/> on property, <input type="checkbox"/> adjacent property <input checked="" 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 type="checkbox"/>	<b>5. Forests</b>	<input checked="" type="checkbox"/> Existing forest that is part of large forest block <sup>15</sup> <input type="checkbox"/> Productive forest soils <sup>16</sup> _____ acres Total forested acres on property: <u>85</u> 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) <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 checked="" type="checkbox"/> Potential Wildlife Corridor <sup>18</sup> 2% of property to be developed or disturbed	C. CONSERVATION CONSIDERATIONS – See A Plan of Open Space and Conservation <sup>1</sup> for details
<input type="checkbox"/>	6. Wildlife and Habitat		<ul style="list-style-type: none"> <li>• Buffer/protect State and Federal listed species (endangered, threatened or species of special concern) and habitat<sup>19</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 type="checkbox"/>	7. Rural Character and Scenic Roads	<input checked="" 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> <li>• Develop in manner compatible with character of existing historic district or property</li> </ul>
<input type="checkbox"/>	8. Cultural Resources: Archeological Features / Historic Structures or Feature	<input type="checkbox"/> Structure/feature on National Register of Historic Places <input type="checkbox"/> Structure/feature on State Register of Historic Places <input type="checkbox"/> Within Woodstock Historic District/Woodstock designated historic property <input 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 checked="" 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>• 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 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 checked="" 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:

Site Includes High School Sport Fields  
 Site has been used for Academic Purposes since 1941 (Annhurst College)

**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](http://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 map clearly showing the project boundaries should be submitted to the Natural Diversity Data Base Request Form with a project description and a copy of a Refer to APOSC, section IV for description of Potential Wildlife Corridors
- 18 State and Federal Listed Species And Significant Natural Communities map, available from the State of CT DEP.
- 19 1883 Map of Woodstock by J.L. Lester.
- 20 Areas of high archeological sensitivity as identified on the Archeological Sensitivity map.
- 21 E.g., Connecticut Path, Pulpit Rock, etc.
- 22 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 applicant 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 ( ) Subdivision ( ) Special Exception/Permit ( ) Variance (X) Other (Describe)  
Special Permit Modification

**Name & Address of**

**Applicant** Woodstock Academy, 57 Academy Road, Woodstock, CT

**Project Street Location/Nearest Utility Pole** 150 Route 169, CLP#2662

**Contact Person** Pete Parent, PE

**Phone #** 860-885-1052

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

Construction of Tennis Courts

**Public Hearing Date**

**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



Public Water Supply Watershed or Aquifer Area  
Project Notification Form

Requirement:

All applicants before a municipal Zoning Commission, Planning and Zoning Commission, Zoning Board of Appeals, or Inland Wetlands Agency for any project located within a public water supply aquifer or watershed area are required by Section 8-3i and Sec. 22a-42 of the CT General Statutes to notify Connecticut Water Company of the proposed project by certified mail not later than 7 days after the date of the application. The notice should be sent to: Jessica Demar, Environmental & Regulatory Compliance Coordinator, Connecticut Water Company, 93 West Main Street, Clinton, CT 06413 by Certified Mail, Return Receipt.

General Information:

1. Location map of the project site (please show enough information to locate site).
2. Site plans, including soil erosion and sediment control plan, which have been submitted to the town commission for review.
3. Project address 150 Route 169, Woodstock, CT
4. Total acreage of project site +/-119 Acres
5. Existing land use High School
6. Description of proposed project Construction of 4 new Tennis Courts  
\_\_\_\_\_  
\_\_\_\_\_
7. Acreage of area to be disturbed including structures, additions, paving, and soil disturbance 2.0  
\_\_\_\_\_
8. Type of sanitary system (circle one): septic system / public sewer / none
9. Number of **existing or proposed** floor drains and their point of discharge e.g. sanitary sewer, holding tank, or ground unknown  
\_\_\_\_\_
10. Water accessed by (circle one): private well / public water / none  
If other, please specify Public Water Supply Well



11. Distance of site disturbance to nearest watercourse or wetland 40-feet

12. Brief description of **existing and proposed** stormwater management system, including roof drainage, paved areas etc., and discharge points e.g. municipal sewers, drywells, streams, vegetated areas, detention basins etc. \_\_\_\_\_

Existing drainage system discharges directly to Little Brook. Proposed system

will provide water quality treatment and detention of peak flows prior to

discharge to the existing system.

13. Type of heat for facility Oil

14. List of **existing and proposed** underground or above-ground storage tanks including age, capacity and contents \_\_\_\_\_

No Changes Proposed, see current Sanitary Survey

15. List of potentially harmful chemicals stored or used on property (**existing and proposed**) and typical onsite volumes, including but not limited to petroleum products, lubricants, solvents, detergents and pesticides \_\_\_\_\_

No Changes Proposed, see current Sanitary Survey

16. Describe any wastes generated and their means of disposal No new waste will be  
generated by Tennis Court Construction

17. Date application will be heard by Planning and Zoning Commission 1/18/2024

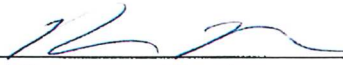
18. Date application will be heard by Zoning Board of Appeals \_\_\_\_\_

19. Date application will be heard by Inland Wetlands Commission \_\_\_\_\_

20. Name, address and telephone number of contact person for the project:

Pete Parent, PE, CHA Consulting, 400 Capital Boulevard, Suite 301, Rocky Hill, CT 06067

Pete Parent



12/05/2023

Name of person completing form

Signature

Date