

# Killingly Engineering Associates

## Civil Engineering & Surveying



P.O. Box 421 Killingly, CT 06241  
Phone: 860-779-7299  
www.killinglengineering.com

June 7, 2023

### Proposed Boundary Line Adjustment

*David Deary*  
*37 Town Farm Road*  
*Woodstock, CT*



### APPLICATION PACKAGE CONTENTS

1. Application fee:

\$200.00 (Flat fee)  
\$ 60.00 (State fee)  
\$260.00 Total Fee

2. 2- full sized sets of plans & 15- 11 x 17 reduction set– Dated: 06/01/2023
3. Application package
4. List of adjacent land owners
5. Public Water Supply Notices & certified mail receipts
6. B-100A notification to NDDH
7. Parcel History Report

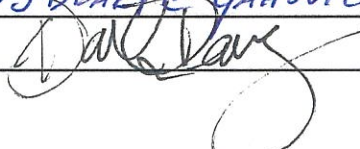
**SUBDIVISION / RE-SUBDIVISION APPLICATION**  
Town Hall, 415 Route 169, Woodstock, CT 06281, (860) 963-2128 x332, Fax (860) 963-7557

<b>APPLICATION FOR:</b> Subdivision Approval Re-Subdivision Approval To Correct Illegal Subdivision <u>To Modify Previous Approval</u>	Application # : _____ Date Submitted : _____ Fee: \$ _____ Check Submitted By: _____ PZC Receipt Date: _____
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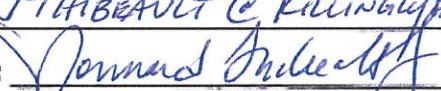
**Please note:** By signing this form you agree to allow members of the Commission and the Agent access on the property to evaluate the application or conditions of the application.

*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: DAVID DEARY  
Address: 37 TOWN FARM ROAD  
Phone #: 401-419-2478 Fax #: \_\_\_\_\_  
Email: DJDEARY@YAHOO.COM  
Signature:  Date: 6/2/03

**Contact Person / Representative**

Name: NORMAN THIBEAULT JR - KILLINGLY ENGINEERING ASSOCIATES  
Address: P.O. Box 421, Killingly, CT 06241  
Phone #: 860-779-7299 Fax #: \_\_\_\_\_  
Email: NTHIBEAULT@KILLINGLYEA.COM  
Signature:  Date: 6/7/2003

**Property Owner**

Name: SAME  
Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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: 37 TOWN FARM ROAD & 33 TOWN FARM ROAD

Map: 5128 Block : 24 Lot: 4-13 & 4-12

Lot size: 10+ ACRES Road Frontage: 173.85 total Scenic Road? No

**Assessor's Signature:** \_\_\_\_\_

**If Resubdivision** Town Clerk's Map #: \_\_\_\_\_ Date Filed: \_\_\_\_\_

Name of Applicant: \_\_\_\_\_

Application #: \_\_\_\_\_ Date approved: \_\_\_\_\_

**Subdivision (or Resubdivision) Details and Calculations**

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

	Total Acreage	Square Feet
Total Parcel		
Wetlands, Watercourses & Restricted Land		
Gross Buildable Acreage (GBA)		
Conservation Land / Open Space (min. 50% of GBA)		
Development Land (max. 50% of GBA)		
Density Factor	2.5	
Maximum Lot Yield		
Proposed # of Lots		
Total # of lots		
(for conservation/open space) _____	_____	_____
Other purpose / remaining land _____	_____	_____

**Proposed roads/driveway details**

Total Parcel Frontage:	Linear Feet:
New Road <input type="checkbox"/> Yes <input type="checkbox"/> No	Linear Feet:
Proposed Name:	
New Common driveway:	Linear Feet:
Serves # homes/lots (max. 5): _____	



## Woodstock Planning & Zoning Commission

Town Hall, 415 Route 169, Woodstock, CT 06281

### Subdivision & Resubdivision Fee calculation sheet (fill in all items as applies to application)

Itemized charge                      Detail                      X # Lots                      =                      Item Total

#### Subdivision / Resubdivision

Staff Review	\$300 per lot		
Erosion and Sediment Control Fee	\$55 per lot		

#### Modification to Approved Subdivision or Resubdivision

Modification Fee	\$200 flat fee		200
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#### Public Hearing

(additional, if applicable)	\$225 flat fee		
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#### Consultants

Engineer	\$250 per lot		
Other	Applicant reimburses in full per Fee Ordinance Section 3.4.		

#### New Road (Public or Private)

Engineering Follow-up Review and Inspections	\$2,000 + \$1 / LF of new road or length of extension		
	\$2000 + (\$1/LF X                      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)			\$ 60. <sup>00</sup>
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<b>Total</b>			260.00
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**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?	_____	_____ <input checked="" type="checkbox"/>
2. Water Quality?	_____	_____ <input checked="" type="checkbox"/>
3. Habitats of Unique / Endangered Plants / Animals?	_____	_____ <input checked="" type="checkbox"/>
4. Historic Buildings/Sites/Scenic Vistas?	_____	_____ <input checked="" type="checkbox"/>
5. Traffic Safety Capability of existing streets to carry traffic added by proposed subdivision/design of subdivision streets and intersections.	_____	_____ <input checked="" type="checkbox"/>

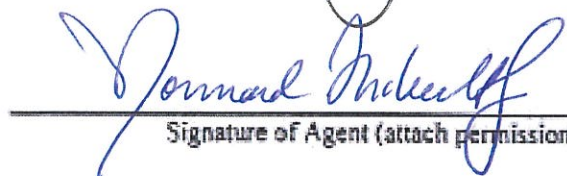
IF THE ANSWER TO ANY OF THE ABOVE ITEMS IS YES, EXPLAIN THE NATURE OF THE ANTICIPATED IMPACT. (Attach narrative)

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.

  
\_\_\_\_\_  
Signature of Property Owner\*

6/2/23  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Agent (attach permission)

6/7/2023  
\_\_\_\_\_  
Date

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

**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 type="checkbox"/> Special Permit  | <input type="checkbox"/> Activity on a Scenic Road |
| <input checked="" type="checkbox"/> Other, please specify: <u>BOUNDARY LINE ADJUSTMENT</u> |  |

To Whom It May Concern:  
Please be advised, I, DAVID DEARY legal property owners of:

**Location of Property**

Street: 37 & 33 TOWN FARM ROAD

Map No. 5128 Block No. 24 Lot No. 4-13/4-12 as recorded in Town's

Assessor's office, do hereby authorize KILWALLY ENGINEERING ASSOCIATES  
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: DAVID DEARY

Date:

6/7/2023

Signature: David Deary

**Authorized Agent**

Print: NORMAND THIBRAULT JR

Date:

6/7/2023

Signature: Normand Thibault Jr

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



# 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 (VT) Conservation Commission, Rev 1, 10/20/04 -- endorsed by Planning & Zoning Commission on 11/1/04.  
 This checklist highlights resources and considerations that should be considered during the planning phase of development.

PLANNING & ZONING APPLICATION NUMBER: \_\_\_\_\_

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) Located in Aquifer <sup>3</sup> Protection Priority 1 <input type="checkbox"/> OR <input type="checkbox"/> 2 Area	C. CONSERVATION CONSIDERATIONS - See A Plan of Open Space and Conservation <sup>1</sup> for details.
<input checked="" type="checkbox"/>	1. Water Resources and Wetlands	<input type="checkbox"/> DEP "Regulated Activities" <sup>4</sup> - list in Comments <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 type="checkbox"/> Wetlands: _____ % 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"/>	2. Soil (Erosion and Runoff)	<input type="checkbox"/> Steep slopes > 15% adjacent to water body _____ % (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"/>	3. Open Space and Greenways	<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	<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>13</sup></li> </ul>
<input checked="" type="checkbox"/>	4. Agriculture	Open space will be accessible to the general public: <input type="checkbox"/> Yes, <input type="checkbox"/> No <input type="checkbox"/> Active agricultural land: _____ acres <input type="checkbox"/> Prime Farmland <sup>14</sup> : _____ acres <input type="checkbox"/> Additional Farmland of Statewide Importance <sup>15</sup> : _____ 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"/>	5. Forests	<input type="checkbox"/> Existing forest that is part of large forest block <sup>16</sup> <input type="checkbox"/> Productive forest soils <sup>16</sup> _____ acres Total forested acres on property: _____ 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>

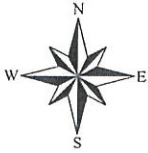


N/A	A. RESOURCE	B. SITE CONTAINS OR IS ADJACENT TO: (check all applicable boxes, and fill in the blanks) <input type="checkbox"/> State and/or Federal listed species <sup>1</sup> <input type="checkbox"/> DEP Natural Diversity Database Request Form submitted (if required) <input type="checkbox"/> Potential Wildlife Corridor <sup>1b</sup> _____% of property to be developed or disturbed	C. CONSERVATION CONSIDERATIONS – See A Plan of Open Space and Conservation <sup>1</sup> for details <ul style="list-style-type: none"><li>• Buffer/protect State and Federal listed species (endangered, threatened or species of special concern) and habitat<sup>1a</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><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 district or property</li><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"/>	Wildlife and Habitat		
<input 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 checked="" type="checkbox"/> Old stone walls <input type="checkbox"/> "Gateway" (entrances into town along major roads)	
<input checked="" type="checkbox"/>	6. Cultural Resources: Archeologic al 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>2a</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 Provide more information as appropriate under Comments	
<input checked="" type="checkbox"/>	9. Recreational Resources	<input type="checkbox"/> Abandoned/discarded 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 Comments	<ul style="list-style-type: none"><li>• Provide for appropriate public access and recreational use, especially passive recreation<sup>3</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.





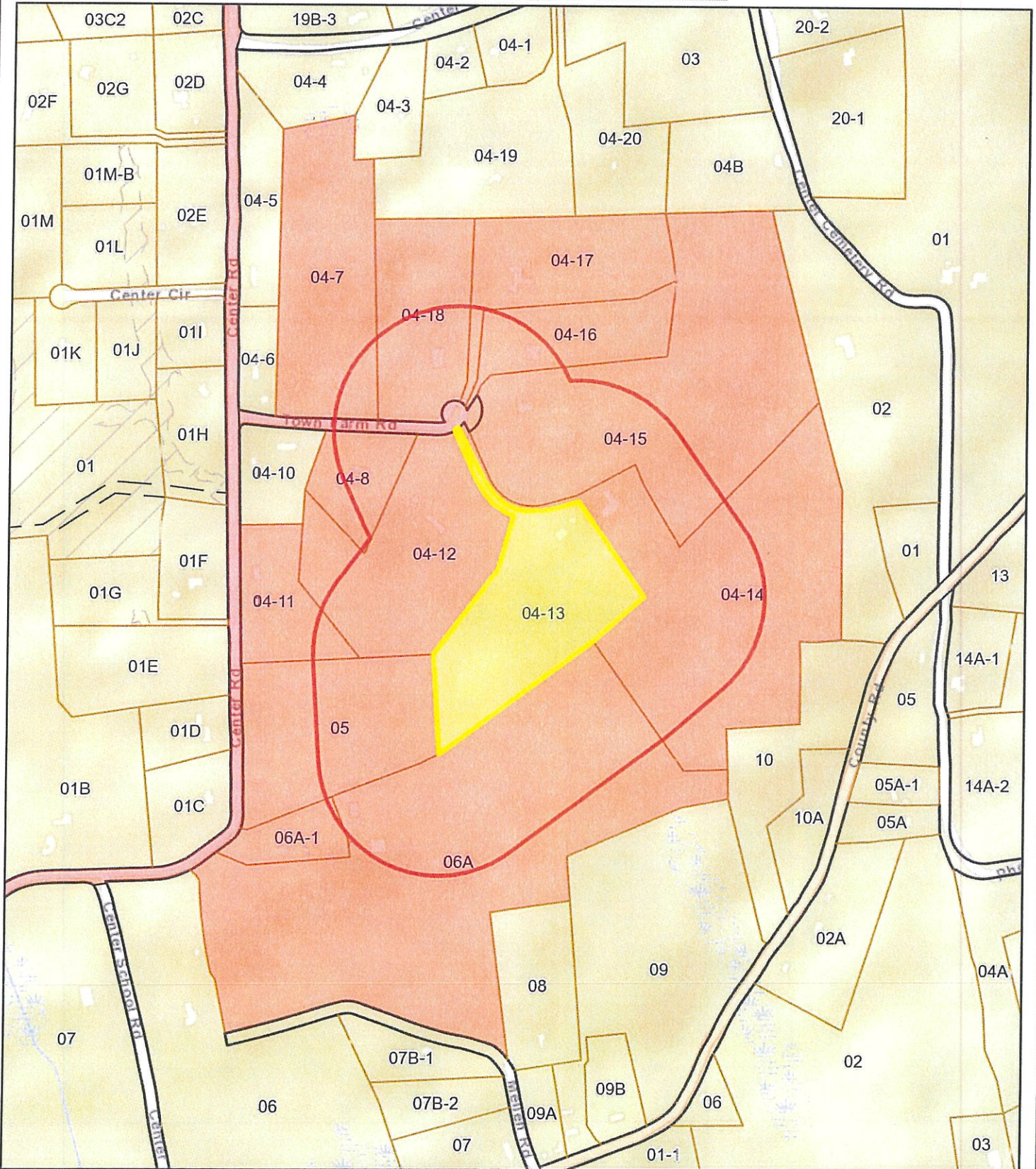
Woodstock, CT

1 inch = 560 Feet



www.cai-tech.com

June 8, 2023



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# Killingly Engineering Associates

## Civil Engineering & Surveying



JOB # 23066      DATE: 6-07-2023

P.O. Box 421  
Killingly, CT 06241

NAME: DEARY

### CHAIN OF TITLE

TAX MAP #	BLOCK #	LOT #	GRANTOR	GRANTEE	VOL.	PG.	DATE	TYPE	REMARKS
24	4	13							
PARCEL/TRACT									
	FED. NATIONAL MORT. ASSOC.			DAVID DEARY & NICOLE DEARY	642	165	10-4-2018	SPEC. W	LOT 13
	WELLS FARGO BANK, NA			FED. NATIONAL MORT. ASSOC.	630	58	11-16-2017	QC	9.543 AC.
	CASSANDRA N. BARON			WELLS FARGO BANK, NA	630	56	11-13-2017	POPC.	" "
	RONALD J. BROWN & CYNTHIA L. BROWN			CASSANDRA N. BARON	589	298	12-12-2014	W	" "
	KYLE HOLT HOPKINS			RONALD J. BROWN & CYNTHIA L. BROWN	353	252	9-11-2002	W	" "
	O. DOUGLAS HOPKINS			KYLE HOLT HOPKINS	280	107	10-23-1997	QC	" "
	JOHN F. LEWICKI, JR. & MARILYN J. LEWICKI			A. DOUGLAS HOPKINS & KYLE HOLT HOPKINS	271	238	12-13-1996	W	" "
PARCEL CREATION SUBDIVISION	ROBERT E. LARSON & MARY P. LARSON			JOHN F. LEWICKI, JR. & MARILYN J. LEWICKI	229	183	12-21-1992	W	" "
	POMFRET FARMS, INC.			ROBERT E. LARSON & MARY P. LARSON	62	10	12-16-1966	W	144 AC