

Woodstock Planning and Land Use Commission  
 Town Hall - Meeting Room B  
 JANUARY 8, 1991 - Regular Meeting

Members Present: John Cimochoowski, Stewart Morse, Allan Walker, Alfred Boote.  
 Absent: Jeffrey Durst, Robert Brown.  
 Also Present: Clay Couri and 12 citizens.

Meeting opened at 7:35 PM by Chairman Cimochoowski.

MINUTES: Motion made by Morse, seconded by Walker to approve the minutes of December 11, 1990 as presented. Unanimous.

TOWN FARM/CENTER CEMETERY RDS. - ROBERT LARSON: Cimochoowski read the communications submitted since the last meeting:

- a) from First Selectman - outlining agreement between the Larsons and the Town to improve Town Farm Road. Larsons will pay 2/3's and the Town 1/3 of widening the road to 24' with a 3" bituminous concrete over a subbase of 8" of processed gravel and a base of 4" of processed stone. The Larsons agree not to transfer or offer for sale any lot until they
- 1) complete all improvements or
  - 2) post a performance bond or
  - 3) pay the Town the full amount of their share.

He also submitted a copy of the 5-page agreement.

- b) from Design Professionals stating that 24' is a safe width for a road and should not be comprised. AASHTO recommend absolute minimum of 23' to 26' for two lane passenger vehicles.
- c) from Enviro-Tech Consultants stating that the wetland that the Wetlands Agency did not want removed for the widening of the road will be eliminated by the approved removal of a 12" culvert.

The IWWA approved the road widening on 1/7/91.

Atty. Kelleher again requested a waiver of performance bond and asked for conditional approval for the subdivision plan as allowed by the General Statutes, Section 8-25 and Section VII d of the Woodstock Subdivision Regulations.

MOTION MADE BY MORSE, SECONDED BY WALKER TO APPROVE A WAIVER FOR THE PERFORMANCE BOND OF \$40,000. (PRESENT ESTIMATE) TO CONSTRUCT THE CUL-DE-SAC ACCORDING TO SHEET 1P IN THE SUBMITTED PLANS. UNANIMOUSLY AGREED.

MOTION MADE BY MORSE, SECONDED BY CIMOCHOWSKI TO CONDITIONALLY APPROVE 9 LOTS, 98 ACRES PROVIDED THE MYLAR MAP FOR FILING IN THE TOWN CLERK'S OFFICE CONTAIN TWO SIGNATURE BLOCKS - ONE FOR CONDITIONAL APPROVAL AND ONE FOR THE FINAL APPROVAL AND...

Woodstock Planning and Land Use Commission  
JANUARY 8, 1991 page 2

PROVIDED THAT THE CONDITIONAL APPROVAL WILL LAPSE IN 5 YEARS  
AND...

PROVIDED THAT NO LOTS WILL BE SOLD OR OFFERED FOR SALE OR  
BUILDING PERMITS ISSUED UNTIL SUCH TIME THAT THE IMPROVEMENTS  
ARE COMPLETE OR A PERFORMANCE BOND IS POSTED WITH THE TOWN  
AT WHICH TIME FINAL APPROVAL CAN BE GIVEN  
AND...

PROVIDED THAT THE APPLICANT MEET THE AGREEMENT AS PRESENTED  
BY THE SELECTMEN REGARDING THE ROAD IMPROVEMENTS ON TOWN FARM  
ROAD  
AND...

PROVIDED THE MYLAR MAP REFERENCE MINUTES OF THIS MEETING IN  
ORDER THAT TITLE SEARCHES BECOME AWARE OF ALL THE CONDITIONS.

MOTION UNANIMOUSLY AGREED.

COATNEY HILL/RT. 171 - CARL JOHNSON: Brad Cheney requested a  
65 day extension for this application. Motion made Morse,  
seconded by Walker to approve the extension until March,  
1991. Unanimously agreed.

DIVIDEND ROAD - RUDOLPH TENEROWICZ/DINEEN NOREN: Brad Cheney  
submitted a revised plan addressing Design Professionals  
concerns. IWWA approved this plan on 1/7/91. A variance was  
obtained in December for the side yard setback for the  
existing barn.

NDDH has not sent an approval letter, but Cheney submitted a  
plan with the Health Department's approval signature.

MOTION MADE BY WALKER, SECONDED BY MORSE TO APPROVE #315,  
FOR ONE LOT, 3.5 ACRES. UNANIMOUSLY AGREED.

CENTER ROAD - RUSSELL PHILLIPS/ARCHIE MITCHELL: Brad Cheney  
was requested to label the subdivision lot 11B and to add the  
notation "Septic System is presumed to be on lot 11B but that  
information has not been verified."

MOTION MADE BY MORSE, SECONDED BY BOOTE TO APPROVE #316 FOR  
1 LOT, 1.5 ACRES. UNANIMOUSLY AGREED.

ENGLISH NEIGHBORHOOD/BRICKYARD RDS. - GEORGE MCCOLGAN:  
Receipt of this complete application was noted.