



Killingly Engineering Associates

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SPECIAL PERMIT DECISIONS PER ARTICLE V, SECTION L

No Special Permit shall be approved, approved with modifications/conditions, or denied until the Commission has evaluated the proposed use or activity relative to the following criteria as they may apply.

- i. *It is in compliance with the Zoning Regulations of the Town of Woodstock*
The proposed is permitted by Special Permit
- ii. *It is consistent with the Plan of Conservation and Development and the Plan of Open Space and Conservation*
- iii. It is noteworthy to recognize that the applicant has made significant land donations to Open Space and Conservation. Woodstock Sustainable Farms is also listed in the Plan of Conservation and Development as one of the 44 farms recognized in the Town of Woodstock; the proposed events will not alter that condition and will serve to retain active agriculture and farmland. Recommended policies and action steps in the PCD include:
 - “Give farmers regulatory flexibility that would allow them to develop creative and diverse means to generate the extra income that will keep their farms in business. Allowing some types of other for-profit ventures to operate simultaneously with the farm would help do that”.
 - Plan for future Agri-tourism such as events of limited duration on farms ...Additionally, under the section of Balancing Growth Change and Development, it is stated that *“A developing industry is agri-tourism where people come to farms to see how plant foods, meat, and milk are produced, and to buy those same products from the source...”*
- iv. *It will generate minimal off-site adverse impacts on the surrounding area, including but not limited to adverse impacts on the environment, the character of the area (including any natural, historical and cultural features).*
We do not feel that the limited events proposed will result in adverse impacts on the surrounding area. No construction is proposed that would generate runoff or pollution. Natural, historical or cultural features will not be altered or impacted.
- v. *It will neither adversely impact ground or surface waters nor endanger drinking water supplies.*
The existing farm operation does not adversely impact surface waters or drinking water supplies. The proposed activities will not change that condition.
- vi. *It shall have the approval of appropriate agencies such as NDDH, WPCA, DPH, and DEEP for sewage disposal and water service.*
The on-site septic system for the residence was designed, approved and installed in accordance with Health code requirements. Any events will utilize portable sanitary facilities and the existing system will not be overwhelmed.
- vii. *It does not adversely impact existing traffic conditions, including a finding that streets serving the proposed use or activity are adequate to carry any additional traffic generated by the use or activity, and that no traffic safety problem (e.g. poor sight line) will be cause or significantly aggravated by the use or activity.*

We have submitted a written traffic impact statement with supporting documentation from the Institute of Traffic Engineers (ITE) Trip Generation Manual. Travel to the property for any event will not be during the peak morning or evening rate for the residences that reside on Pulpit Rock Road. As previously stated, the Woodstock Sustainable Farms website will provide preferred directions, event organizers will be given literature stating the same, and a constable will be provided to direct vehicles accordingly.

viii. *It will provide unhindered emergency vehicle access.*

The ability of emergency vehicle access to the site will not be hindered or altered. We have shown on the submitted plans that the driveway entrance allows for access by an SU-30 vehicle or school bus.

ix. *It will not adversely impact public health, safety or welfare.*

We not believe that public health, safety or welfare will be adversely impacted by 10 events annually or travel to the site by a single school bus.

x. *It will meet the following standards, as applicable*

- a. Adequate landscaping and buffering treatments
- b. Stormwater Management ó N/A
- c. Erosion and Sediment control ó N/A
- d. Lighting
- e. Signage
- f. Floodplain ó N/A
- g. Dimensional ó N/A

The site is located nearly 1,500 feet from Pulpit Rock Road and over 700ø to the nearest residence to the east. The property is well wooded around the perimeter an there is a significant elevation change from the event area to the property boundaries.

Lighting will be low level ground lit fixtures on the locations shown on the plans and per the spec sheet provided herein with this submission. These fixtures are less than 2ø high and will light the ground in the parking area and travel path to the event location; they do NOT light in an upward direction and will not inhibit ødark skyö.

There is an existing sign at the property entrance will remain and temporary directional signage will be provided on event days. No additional permanent signage is proposed.