

Killingly Engineering Associates

Civil Engineering & Surveying



P.O. Box 421 Killingly, CT 06241
Phone: 860-779-7295
www.killinglengineering.com

August 4, 2023

Proposed Boundary Line Adjustment

Melissa & Nathaniel Philbrick & New Sweden, LLC
79 New Sweden 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 sets – Date: 7/26/2023
3. Application
4. List of adjacent land owners within 300'
5. Public Water Supply Company Notice
6. Parcel History Report

SUBDIVISION / RE-SUBDIVISION APPLICATION

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

APPLICATION FOR: 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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RECEIVED
 AUG 07 2023
 TOWN OF WOODSTOCK
 LAND USE DEPT.


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: MELISSA & NATHANIEL PHILBRICK & NEW SWEDEN, LLC
 Address: 79 NEW SWEDEN ROAD, WOODSTOCK, CT. 06281
 Phone #: 508-280-3394 Fax #: _____
 Email: MELISSA.PHILBRICK@GMAIL.COM
 Signature: X Date: _____
 X DATE:
 NEW SWEDEN, LLC

Contact Person / Representative

Name: GREG A. GLAUDE
 Address: P.O. Box 421, DAYVILLE, CT. 06241
 Phone #: 860-779-7299 Fax #: _____
 Email: GGLAUDE@KILLINGLYEA.COM
 Signature:  Date: 8/04/2023

Property Owner

Name: MELISSA & NATHANIEL PHILBRICK & NEW SWEDEN, LLC
 Address: 79 NEW SWEDEN ROAD, WOODSTOCK, CT. 06281
 Phone #: 508-280-3394 Fax #: _____
 Signature: X Date: _____
 X DATE:
 NEW SWEDEN, LLC

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".

SUBDIVISION / RE-SUBDIVISION APPLICATION
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Address: 79 NEW SWEDEN ROAD, WOODSTOCK, CT. 06281
Phone #: 508-280-3394 Fax #: _____
Email: MELISSA.PHILBRICK@gmail.com
Signature: *Nathaniel Philbrick* Date: 8-4-2023
Melissa Philbrick DATE: 8-3-2023
Melissa Philbrick, Mgr
NEW SWEDEN, LLC

Contact Person / Representative

Name: GREG A. GLAUDE
Address: P.O. Box 421, DAYVILLE, CT. 06241
Phone #: 860-779-7299 Fax #: _____
Email: GGLAUDE@KILLINGLYEA.COM
Signature: *Greg A. Glaude* Date: _____

Property Owner

Name: MELISSA & NATHANIEL PHILBRICK & NEW SWEDEN, LLC
Address: 79 NEW SWEDEN ROAD, WOODSTOCK, CT. 06281
Phone #: 508-280-3394 Fax #: _____
Signature: *Nathaniel Philbrick* Date: 8-4-2023
Melissa Philbrick, Mgr DATE: 8-3-2023
NEW SWEDEN, LLC

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: 79 New SWARDEN ROAD

Map: 5703 Block: 69 Lot: 3^d 3-2

Lot size: 22.1[±]11.1 Road Frontage: 880' ± Scenic Road?

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 road/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		\$ 200.00
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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)			\$ 60.00
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Total			\$ 260.00
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DEVELOPMENT REVIEW CHECKLIST

Subdivision/Special Permit Application Review for Compatibility with A Plan of Open Space and Conservation¹

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: _____

N/A	A. RESOURCE	B. SITE CONTAINS OR IS ADJACENT TO: (check all applicable boxes, and fill in the blanks) Located in Aquifer ² Protection Priority 1 <input type="checkbox"/> OR <input type="checkbox"/> ? Area	C. CONSERVATION CONSIDERATIONS - See A Plan of Open Space and Conservation ¹ for details
<input type="checkbox"/>	1. Water Resources and Wetlands	<input type="checkbox"/> DEP "Regulated Activities" ⁴ - list in Comments <input type="checkbox"/> Within public water supply watershed ⁵ <input type="checkbox"/> Within floodplain (FEMA) ⁶ : <input type="checkbox"/> 100 yr <input type="checkbox"/> 500 yr <input type="checkbox"/> Streams ⁷ : <input type="checkbox"/> perennial OR <input type="checkbox"/> intermittent <input checked="" type="checkbox"/> Wetlands: <u>0.9</u> % of parcel <input type="checkbox"/> Vernal pools ⁸	<ul style="list-style-type: none"> • Protect aquifer and recharge area, and public water supplies from contamination or degradation • Protect/provide riparian buffers⁹ <ul style="list-style-type: none"> • at least 100' from stream edge for perennial streams • at least 75' from stream edge for intermittent streams • minimum 300' wide for habitat corridors (see item 6) • Protect vernal pools: <ul style="list-style-type: none"> • 100' undisturbed buffer around vernal pool • Minimize disturbance within 750' of edge of pool (critical terrestrial habitat)
<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"> • Prevent erosion and stormwater runoff during and after construction • Avoid disturbing slopes >15% within 100' of water body • Limit impervious surfaces to <10% of property • Designate open space to protect priority natural resources identified in APOSC¹⁰ • Design to preserve large and contiguous blocks of open space with minimum perimeter and/or connect to other open space to preserve or create greenways¹² • Cluster dwellings • Provide for appropriate public access and recreational use (especially passive recreation)¹⁷
<input checked="" type="checkbox"/>	3. Open Space and Greenways	<input type="checkbox"/> Located within Open Space Priority Area: List here: _____ ¹⁰ <input type="checkbox"/> Adjacent to committed ¹¹ 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"> • Preserve agricultural potential of areas with Prime Farmland and Additional Farmland of Statewide Importance • Cluster development to minimize impacts on existing agricultural uses • Provide buffers between new development and active agricultural uses
<input checked="" type="checkbox"/>	4. Agriculture	<input type="checkbox"/> Active agricultural land: _____ acres <input type="checkbox"/> Prime Farmland: ¹³ _____ acres <input type="checkbox"/> Additional Farmland of Statewide Importance: ¹⁴ _____ acres <input type="checkbox"/> PDR ¹⁴ 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"> • Avoid fragmentation of large forest blocks (100 acres or more) • Preserve potential for active forest management, especially on productive forest soils • Preserve wildlife corridors
<input type="checkbox"/>	5. Forests	<input checked="" type="checkbox"/> Existing forest that is part of large forest block ¹⁵ <input type="checkbox"/> Productive forest soils ¹⁶ _____ acres Total forested acres on property: <u>20</u> acres	

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 <input type="checkbox"/> DEP Natural Diversity Database Request Form submitted (if required) <input checked="" type="checkbox"/> Potential Wildlife Corridor ¹⁸ 10 % of property to be developed or disturbed	C. CONSERVATION CONSIDERATIONS - See A Plan of Open Space and Conservation ¹⁷ for details <ul style="list-style-type: none">• Buffer/protect State and Federal listed species (endangered, threatened or species of special concern) and habitat¹⁹• Preserve wildlife corridors and riparian habitat, and link to adjacent/nearby open space• Preserve/minimize disturbance to existing and native vegetation• Prevent introduction of invasive species• Protect scenic and visual resources• Preserve existing wooded buffers and tree canopies along roadways• Design roads and access to follow existing natural contours• Minimize curb cuts on existing roadways• Bury utility lines• Blend new development with existing neighborhood character• Preserve old stone walls, especially along roadways• Design development at gateways to reflect rural nature of town• Develop in manner compatible with character of existing historic district or property• Preserve and protect distinctive archeological, historic and cultural structures or features; limit disturbance• Conduct review or survey areas of known or high archeological sensitivity• Contact Office of State Archeology regarding known archeological sites and areas of high archeological sensitivity to review cultural resources and protection measures
<input type="checkbox"/>	6. 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"/>	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 ²⁰ <input type="checkbox"/> Known archeological site <input type="checkbox"/> Within area of high archeological sensitivity ²¹ or other potential archeological significance <input type="checkbox"/> Other historic or cultural resource ²² <input type="checkbox"/> Consultation with Office of State Archeology done Provide more information as appropriate under Comments	
<input type="checkbox"/>	9. Recreational Resources	<input checked="" 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 - list in Comments	<ul style="list-style-type: none">• Provide for appropriate public access and recreational use, especially passive recreation²³• Preserve or create trail systems or linkages

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 Planning & Zoning Commission

Town Hall, 415 Route 169, Woodstock, CT 06281

<i>All Application Requirements are to be completed and submitted by applicant</i>					
Proposed Subdivision Plans shall include the following: (See Regulations, Ch. IV for complete requirements list)					
Item	Submitted	Pending	N/A	Waived	Comment
Application form	✓				
Application Fee	✓				
Site Resource Assessment	✓				
Site Context Map	✓				
Development Review Checklist	✓				
Is this to be Phased? Need Phase details			✓		
Parcel History – Boundary changes and Splits since 8/31/65	✓				
List & signature of all current Owners of subject property	✓				
Family Transfer? See Regs for requirements			✓		
Conservation Land Info					
Conservation lot(s)			✓		
Ownership plan			✓		
Management plan			✓		
Easement language			✓		
NDDH - (wells & septic)					
Perc test results			✓		
Approval	✓				B-100 A
Bond Estimate (also: for subdivision work, cisterns/dry hydrants, landscaping, as applicable)					
Public Improvements			✓		
E&S Controls			✓		
Other					
Professional signatures, seals, etc.					
Name, signature, & info of certified Soil Scientist	✓				
Wetlands Narrative from Soil Scientist			✓		
Engineer's Signature & Seal			✓		
Surveyor's Signature & Seal	✓				
Landscape Architect Signature & Seal			✓		
Landscape plan			✓		
E&S Control Plan					
Line of disturbance			✓		
E&S controls			✓		
Other					
Proposed grading minimized?			✓		
Drainage Details					
Stormwater Plan Drainage Calculations			✓		
Drainage existing and proposed			✓		
Subdivision Plan Details (see complete list in Ch IV)					
Improvements Construction Plan			✓		
A-2 Survey	✓				
A shutters showing on plan	✓				
Existing & proposed lot lines & lot #s	✓				

Woodstock Planning & Zoning Commission

Town Hall, 415 Route 169, Woodstock, CT 06281

Existing and Proposed structures	✓				
Existing and Proposed roads & names, driveways, ROW & details	✓				
Location of all monuments – current/proposed	✓				
Soil Types					
Emergency Water Source Access and type (hydrant, pond, cistern, sprinklers, etc)			✓		indicate type:
Public Improvements					
Detailed Plans for all Public Improvements			✓		
Utilities			✓		
Construction details			✓		
Easements			✓		
Supporting Documents					
Details on existing deed restrictions, ROW, easements			✓		
Details on proposed deed restrictions, ROW, easements			✓		
Solar Access and Energy Efficient design statement			✓		
Other					
If requested: graphical renderings					
Correspondence – provide copy of correspondence to /from (where applicable):					
Watershed Authority	✓				Windham Waterworks Putnam WPCA
CT Dept. of Public Health					Online notification
Notification of shutters w/1 300' of boundary, even across roads					
DOT Correspondence & permits					
Applicant must receive feedback or approval (if applicable) from:					
IWWA			✓		
WPCA			✓		
NDDH		✓			
Town Engineer			✓		
Fire Marshall			✓		
Highway Foreman			✓		
State Archeologist			✓		
CT DOT			✓		
WCC (Report)			✓		
CT DEP			✓		
US Army Corps of Engineers			✓		
Dept. of Agriculture			✓		
Eastern Connecticut Conservation District			✓		
Historic District Commission			✓		
Dept. of Public Utility Control			✓		
Other Agencies as needed					

Notes:

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 (X) Subdivision () Special Exception/Permit () Variance (X) Other (Describe)

NO DEVELOPMENT - BOUNDARY LINE ADJUSTMENT

Name & Address of Applicant

MELISSA & NATHANIEL PHILBRICK

79 NEW SWEDEN ROAD, WOODSTOCK 06281

Project Street Location/Nearest Utility Pole 79 NEW SWEDEN - SNET 2289

Contact Person C/O KILMURPHY ENGINEERING Phone # 860-779-7299
NORMAND THIBEAULT, JR., P.E.

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

BOUNDARY LINE ADJUSTMENT BETWEEN 2

EXISTING RESIDENTIAL BUILDING LOTS

Public Hearing Date _____

Commission Meeting Date 8/17/2023

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

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?	_____	_____✓
2. Water Quality?	_____	_____✓
3. Habitats of Unique / Endangered Plants / Animals?	_____	_____✓
4. Historic Buildings/Sites/Scenic Vistas?	_____	_____✓
5. Traffic Safety Capability of existing streets to carry traffic added by proposed subdivision/design of subdivision streets and intersections.	_____	_____✓

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*

8-4-2023

Date



Signature of Agent (attach permission)

8/04/2023

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, NATHANIEL PHILBROOK legal property owners of:

Location of Property

Street: 79 NEW SWEDEN ROAD

Map No. 5783 Block No. 69 Lot No. 3/3-2 as recorded in Town's

Assessor's office, do hereby authorize KILLINGLY 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: MAUSSA & NATHANIEL PHILBROOK

Date:

8-4-2023

Signature: 

Authorized Agent

Print: NORMAND THIBEAULT, JR

Date:

8/04/2023

Signature: 

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

Killingly Engineering Associates

Civil Engineering & Surveying



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

August 7, 2023

Proposed Boundary Line Adjustment

Melissa & Nathaniel Philbrick & New Sweden, LLC
79 New Sweden Road
Woodstock, CT

PARCEL HISTORY REPORT

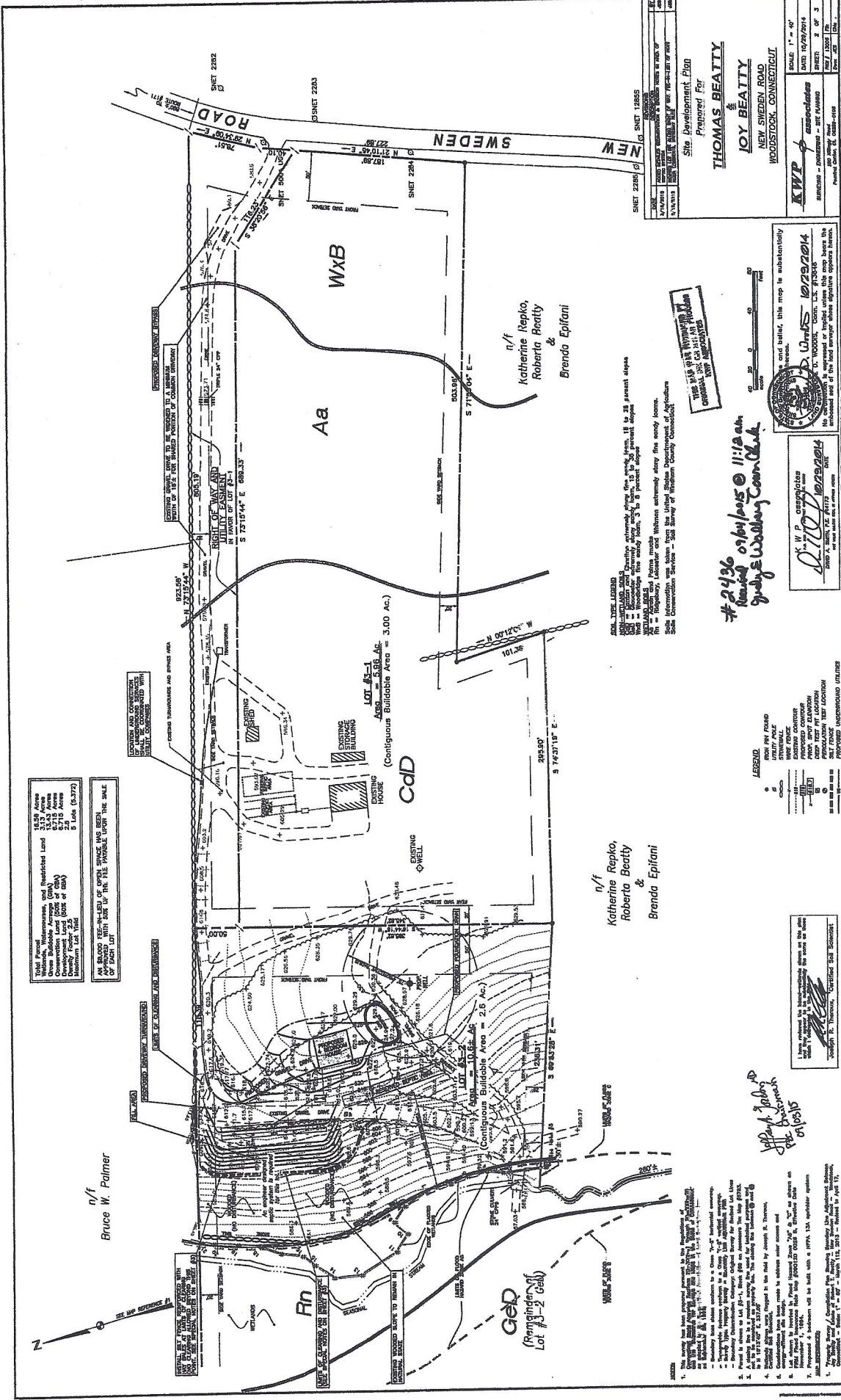
4/17/2013 – “Free Split” Lot 3 from Lot 3-1 – KWP Associates map on file as Map 2380.

7/16/2015 – Lot 3.01 and Lot 3-02 approved by subdivision. KWP Associates map on file as Map 2435.

9/21/2020 – Vol. 691, Page 297 Est. of Jeremy Lockard to Melissa & Nathaniel Philbrick – Lot 3

10/12/2021 – Vol. 692, Page 351 Thomas Beatty to George Brin – Lot 3-2

6/30/2023 – Vol. 717, Page 104 George Brin to New Sweden Road, LLC – Lot 3-2



1. All existing easements and encroachments shown on this plan shall remain in effect unless otherwise indicated.
 2. All easements shall be shown in accordance with the applicable laws and regulations.
 3. All easements shall be shown in accordance with the applicable laws and regulations.
 4. All easements shall be shown in accordance with the applicable laws and regulations.
 5. All easements shall be shown in accordance with the applicable laws and regulations.

n/f
 Bruce W. Palmer

n/f
 Katherine Repko,
 Roberto Beatty
 &
 Brenda Epifani

1. The proposed subdivision is shown on this plan in accordance with the applicable laws and regulations.
 2. The proposed subdivision is shown on this plan in accordance with the applicable laws and regulations.
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 4. The proposed subdivision is shown on this plan in accordance with the applicable laws and regulations.
 5. The proposed subdivision is shown on this plan in accordance with the applicable laws and regulations.

THIS IS A PRELIMINARY PLAN
 AND IS NOT TO BE USED FOR CONSTRUCTION

#2436
 Meeting 09/16/15 @ 11:15 am
 Judy's Working Council

Jeffery J. Jody
 09/16/15

1. The proposed subdivision is shown on this plan in accordance with the applicable laws and regulations.
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 5. The proposed subdivision is shown on this plan in accordance with the applicable laws and regulations.

SHEET 2282 OF 2
 SHEET 2283
 SHEET 2284
 SHEET 2285 OF 2
 SHEET 2286 OF 2
 SHEET 2287 OF 2
 SHEET 2288 OF 2
 SHEET 2289 OF 2
 SHEET 2290 OF 2
 SHEET 2291 OF 2
 SHEET 2292 OF 2
 SHEET 2293 OF 2
 SHEET 2294 OF 2
 SHEET 2295 OF 2
 SHEET 2296 OF 2
 SHEET 2297 OF 2
 SHEET 2298 OF 2
 SHEET 2299 OF 2
 SHEET 2300 OF 2

Site Development Plan
 Prepared For
THOMAS BEATTY
JOY BEATTY
 NEW SWEDEN ROAD
 WOODSTOCK, CONNECTICUT

SCALE: 1" = 40'
 DATE: 10/29/2014
 SHEET: 2 OF 3
 DRAWN BY: JWP
 CHECKED BY: JWP
 APPROVED BY: JWP

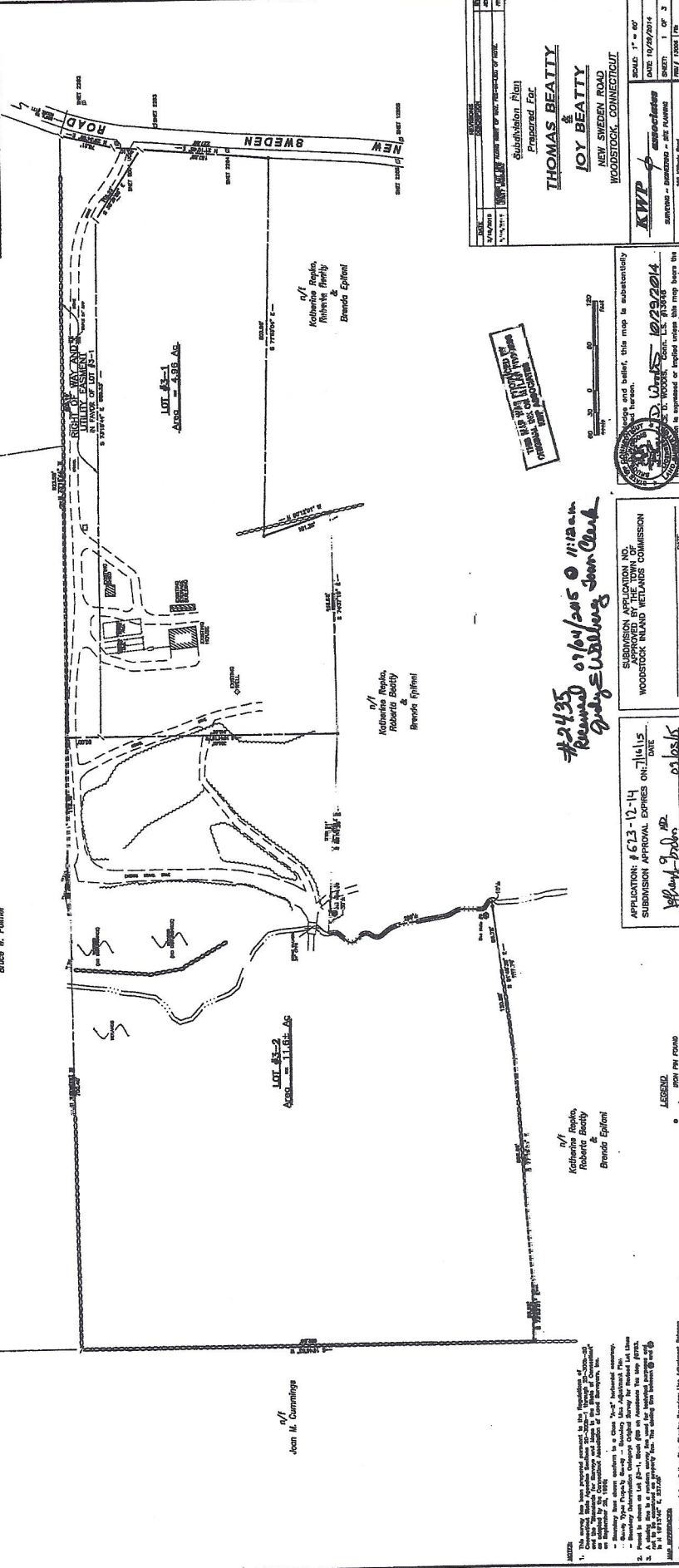
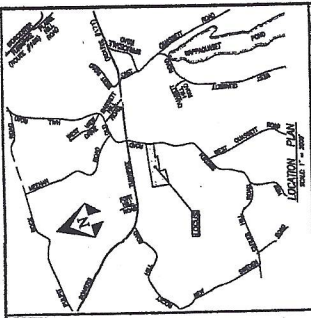
KWP
 KENNETH W. PALMER
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 10000
 STATE OF CONNECTICUT

DRAWING NUMBER
BEATTY
 2436

DRAWING NUMBER
BEATTY
 2436

DRAWING NUMBER
BEATTY
 2436

DRAWING NUMBER
BEATTY
 2436



Total Proposed, Constructed, and Paved Land
 31.3 Acres
 13.3 Acres
 18.0 Acres
 1.0 Acres
 2.0 Acres
 0.0 Acres (0.372)
 0.0 Acres (0.372)

0/1
Bruce W. Palmer

0/1
Joan M. Cummings

0/1
Katherine Reiko,
Roberta Beatty
Brenda Eplifoni

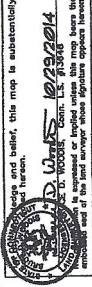
0/1
Katherine Reiko,
Roberta Beatty
Brenda Eplifoni

0/1
Katherine Reiko,
Roberta Beatty
Brenda Eplifoni

#2435
 Revised 01/01/2015 @ 11:12 a.m.
 Judy S. Walling, Town Clerk

THIS IS A PRELIMINARY PLAN
 IT IS NOT TO BE USED FOR CONSTRUCTION

SCALE 1" = 40'
 DATE 10/29/2014
 SHEET 1 OF 3
 KWP
 SURVEYOR - REGISTERED - STATE OF CONNECTICUT
 200 W. MAIN ST. SUITE 200
 WOODSTOCK, CT 06097-1000



SUBDIVISION APPLICATION NO. 673-12-14
 APPROVED BY THE TOWN ENGINEER
 WOODSTOCK TOWN ENGINEER'S COMMISSION
 DATE 01/01/15
 DATE 01/01/15

APPLICATION # 673-12-14
 SUBDIVISION APPROVAL EXPIRES ON 01/01/15
 DATE 01/01/15
 DATE 01/01/15

LEGEND
 0/1 PROPOSED LOT
 0/1 EXISTING LOT
 0/1 EXISTING LOT

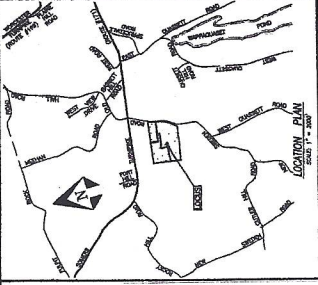
- This drawing shall be used for construction purposes only. It is not to be used for any other purpose.
- This drawing is a preliminary plan and is not to be used for construction purposes.
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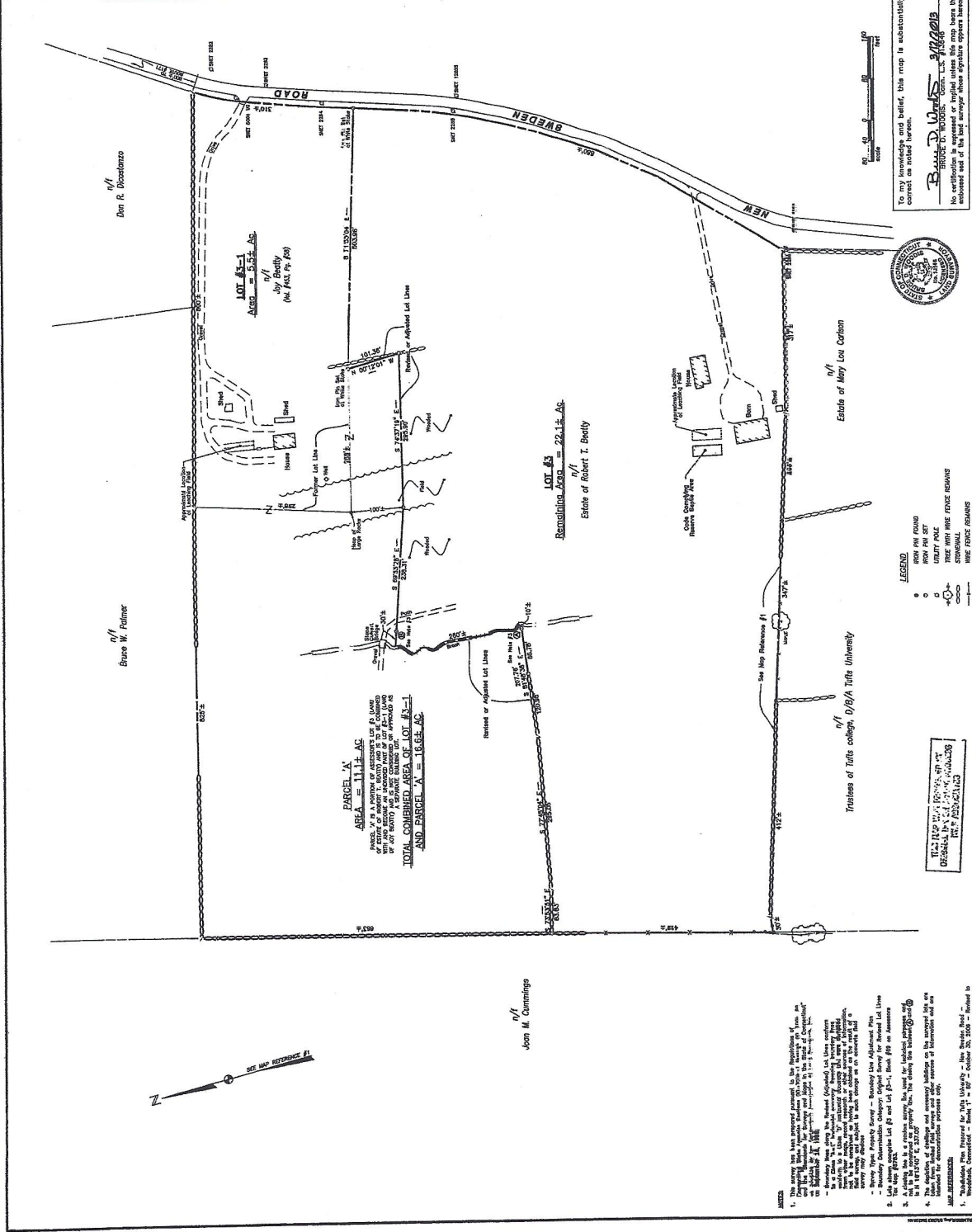
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#2380
 Rec'd May 7, 2013 @ 3:56pm
 Attor: Judge Wallberg



DATE	DESCRIPTION
4/17/2013	1000 SHEET PLAN
Doubtful Survey / Consolidated Plan	
Showing Boundary Line Adjustment	
Between	
JOY BEATTY	
AND	
ESTATE OF ROBERT I. BEATTY	
NEW SWEDEN ROAD	
WOODSTOCK, CONNECTICUT	
SCALE	1" = 80'
DATE	3/1/2013
PROJECT	WOODSTOCK
DATE	1 OF 1
PROJECT	WOODSTOCK
DATE	1 OF 1
PROJECT	WOODSTOCK
DATE	1 OF 1

To my knowledge and belief, this map is substantially correct in every respect.

BRUCE W. PALMER
 REGISTERED PROFESSIONAL SURVEYOR
 No. 12345
 STATE OF CONNECTICUT



LEGEND

- BOUNDARY LINE
- EXISTING LOT LINE
- EXISTING LOT CORNER
- EXISTING LOT AREA
- EXISTING LOT PERIMETER
- EXISTING LOT AREA
- EXISTING LOT PERIMETER

THIS MAP WAS PREPARED BY THE SURVEYOR AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SURVEY CONTRACT.

- NOTES**
- The survey was conducted in accordance with the provisions of the Connecticut General Statutes, Chapter 560, and the rules and regulations of the State Board of Surveyors.
 - The survey was conducted on the ground and the results are shown on this map.
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