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VIA EMAIL

To: Pete Parent, PE, CHA Consulting (Applicant Representative)

cc: Jeff Marcotte, Chairman, Planning & Zoning Commission

John Guskowski, ZEO, Tyche Planning & Policy Group

From: Cameron James, Regional Planner, NECCOG

Date: December 27, 2023

Re: #SP565-07-05M Woodstock Academy, 150 Route 169 (Map 6395 block 64 lot 11) – Special Permit modification for tennis courts to be added.

*The application is for a Special Permit Modification and requires a Public Hearing

The lot was granted a special permit to “upgrade the existing recreational field and to construct a new track around the recreational field and improve the parking lot for the fields”, after a public hearing and vote of the commission on June 21, 2007. This application is to modify that special permit.

1. On the Watershed/Aquifer Area Project Notification Form, question 9, “unknown” is written for the amount of proposed or existing floor drains and discharge points. Has the area where the tennis courts would go been surveyed for those drains/discharge points?
2. On the same as above document, it cites the area to be disturbed as 2.0 acres, however, sheet 7 of the site plan cites the area to be disturbed as 2.9 acres.
3. On Sheet 2 and 3 of the site plan a diamond is drawn at the front center of the proposed tennis courts, between the bleachers and in front of the fence, there is no explanation for what the diamond represents.
4. If lighting is planned to be included for the tennis courts, the location, type, and other details are required to be added under Article VI, Section F “Lighting” of the Zoning Regulations.
5. If signage is planned to be added, the location and dimensions are required to be added under Article VI, Section G “Signs” of the Zoning Regulations.
6. Is the current parking suitable for the use of the tennis courts? If not will additional parking be added? And if so where?
7. Does this proposal make any changes to the previous Special Application approval?