

**Application for SPECIAL PERMITTED USES**  
Town Hall, 415 Route 169, Woodstock, CT 06281, (860) 963-2128 x332, Fax (860) 963-7557

(include additional pages, if necessary to include all parties involved)

This application is for a: Special Permit or Modification to a Special Permit

Application # : \_\_\_\_\_ Fee: \$ \_\_\_\_\_  
Check Submitted By: \_\_\_\_\_ Receipt # \_\_\_\_\_  
Date Submitted : \_\_\_\_\_ PZC Receipt Date: \_\_\_\_\_

**Applicant Name:** Supreme Shoes & Burns  
Address: 6 Laurel Street, Plainfield, CT 06374  
Phone #: 860-230-6252 Fax #: \_\_\_\_\_  
Email: \_\_\_\_\_  
Signature: [Signature] Date: 6-6-23

**Contact Person / Representative:** Normand Thibeault  
Address: Po Box 421  
Phone #: 860-779-7299 Fax #: \_\_\_\_\_  
Email: nthibeault@killdeer.com  
Signature: [Signature] Date: 6/6/2023

**Property Owner:** Scranton Shops C/O Richard Nielson  
Address: Po Box 246  
Phone #: 860-214-1249 Fax #: \_\_\_\_\_  
Email: INTHEWOODS316@AOL.COM  
Signature: [Signature] Date: 6/6/23

**Location of Proposal:** 292 ~~316~~ Route 169  
Number and Street or Road

Assessor's Map: 5779 Block: 64 Lot: 17 \*Scenic Road? YES

**Proposal Type:** APPLICANT PROPOSES TO DISPLAY & BUILD  
SHEDS FOR RETAIL SALE

For more information on the new fees, please refer to the ORDINANCE ESTABLISHING INDIVIDUAL COST-BASED FEES FOR MUNICIPAL LAND USE APPLICATIONS, as amended.

# APPLICATION FOR SPECIAL ZONING PERMIT

Town Hall, 415 Route 169, Woodstock, CT 06281, 860-928-7968

## Property Details

Town Clerk's Volume Number: 445 Page Number: 170  
Lot Acreage free from Wetlands: ± 2.5 AC Frontage on Road: 440' ±  
How much of the lot is free from impervious surface(s)? 2.65 AC  
Proposed Setbacks: Front: 75' Rear: 20' Right Side: 20'  
Left Side: 20' Building Height: 35' Max

**INFORMATION REQUIREMENTS:** Submit complete application materials along with description of proposal. Refer to Zoning Regulations, Article IV, Section 4.B. for the detailed list and Article VI, Section 2 for standards.

I hereby agree that the information I have submitted is complete and accurate. **IF SUCH PROVIDED INFORMATION BY THE APPLICANT SUBSEQUENTLY PROVES TO BE FALSE, DECEPTIVE, INCOMPLETE, AND/OR INACCURATE, THIS PERMIT MAY BE MODIFIED, SUSPENDED, OR REVOKED.**

6/6/2023 [Signature] (AGENT)  
DATE Signature of Owner / Agent (If agent, must also submit signed permission from all owners)

## *Application Timeline Details (section below to be completed by Town Staff)*

Date of Receipt: \_\_\_\_\_  
Public Hearing Date Scheduled: \_\_\_\_\_  
Public Hearing Continued: \_\_\_\_\_  
Public Hearing must close by: \_\_\_\_\_  
Date Action Taken: \_\_\_\_\_ Appeal Period Ends: \_\_\_\_\_  
Action Taken: Approved      w/ Conditions      Denied  
Reason: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**BY SIGNING THIS FORM, YOU AGREE TO ALLOW MEMBERS OF THE COMMISSION AND THE AGENT ACCESS ON TO THE PROPERTY TO EVALUATE THE APPLICATION OR CONDITIONS OF THE APPLICATION.**

**\*PLEASE NOTE:** If the application is on a Scenic Road, additional approval is necessary from the PZC.

**APPLICATION FOR SPECIAL ZONING PERMIT**  
Town Hall, 415 Route 169, Woodstock, CT 06281, 860-928-7968

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**Post-decision procedure (If Approved, or Approved with Conditions)**

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Special Permit does not take effect until the following is completed, and items marked with a '\*' are filed on the Land Records:

1. Any required bonds are submitted
2. Any conditions of approval that require action pre-filing are complied with
3. \*The Notice of Special Permit, signed by the ZEO *and*
4. \*Mylars have been reviewed and signed by the PZC Chair / Secretary.

Date documents & final plans reviewed by ZEO: \_\_\_\_\_ Date: \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date Mylars filed on Land Records: \_\_\_\_\_

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**BY SIGNING THIS FORM, YOU AGREE TO ALLOW MEMBERS OF THE COMMISSION AND THE AGENT ACCESS ON TO THE PROPERTY TO EVALUATE THE APPLICATION OR CONDITIONS OF THE APPLICATION.**

**\*PLEASE NOTE: If the application is on a Scenic Road, additional approval is necessary from the PZC.**

**Application for SPECIAL PERMITTED USES**

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

(include additional pages, if necessary to include all parties involved)

**Special Permit Fee calculation sheet**

(fill in all items applicable to application)

**Itemized Charge Detail**

=

**Item Total**

**Special Permit**

Type		
a. Special Permit: <i>New Use</i>	\$350 Flat Fee	350.00
b. Special Permit: <i>Change of Use</i>	\$ 50 Flat Fee	
c. Earth & Gravel Operation: <i>New</i>	\$200 Flat Fee	
d. Earth & Gravel Operation: <i>Renewal</i>	\$67 Flat Fee	

**Modification to Approved Special Permit**

Modification Fee	same as Special Permit fee, see above	
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**Consultants**

a. Engineer (includes initial E&G Operation)	\$300 base fee + \$450 / acre of LDA, \$300 + (\$450/ac X _____ ac) (enter # acres in the blank)	
b. Engineering fee for E&G Operation Renewal	\$100 base fee + \$150/acre of LDA (minimum \$250)	
c. Other	Applicant reimburses in full per Section 3.4 of Ordinance.	

**Public Hearing**

	\$225 flat fee	225.00
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**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)	as may be amended and required by state	\$60
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<b>Total</b>		\$ 635.00
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**Note:** Post Approval charges may apply for engineering follow-up review and inspections during construction if required.

For more information on the new fees, please refer to the ORDINANCE ESTABLISHING INDIVIDUAL COST-BASED FEES FOR MUNICIPAL LAND USE APPLICATIONS, as amended.

**SPECIAL PERMIT APPLICATION PROCEDURE**

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

Sample "notice" sign

**TOWN OF WOODSTOCK  
APPLICATION ON THIS  
PROPERTY BEFORE PLANNING &  
ZONING COMMISSION**

Public Hearing Date: \_\_\_\_\_  
Time: \_\_\_\_\_  
Location: Woodstock Town Hall  
415 Rte 169  
Special Permit proposed for: (list the property owner(s)  
and brief details on application)  
\_\_\_\_\_

For Information call: ZEO Department at 860-963-2128 x 332

Applicant must post sign where it will be totally visible from the road *and* on the subject premises. The sign should be a minimum size of 24 inches x 36 inches and contain the details indicated above with the blanks filled in by the applicant.

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

To Whom It May Concern:  
Please be advised, I, Richard Nelson legal property owners of:

**Location of Property**

Street: 292 ~~Route~~ Route 169

Map No. 5779 Block No. 64 Lot No. 17 as recorded in Town's

Assessor's office, do hereby authorize Normand Thibeault  
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: Scraper Steps

Date:

Signature: Richard Nelson

6/6/23

**Authorized Agent**

Print: Normand Thibeault Jr

Date:

Signature: Normand Thibeault Jr

6/6/23

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

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

# 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 (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: \_\_\_\_\_

LOCATION OF PROPOSAL: \_\_\_\_\_ DATE CHECKLIST WAS COMPLETED: \_\_\_\_\_

APPLICANT: \_\_\_\_\_

N/A	A. RESOURCE	B. SITE CONTAINS OR IS ADJACENT TO: (check all applicable boxes, and fill in the blanks) Located in Aquifer <sup>2</sup> Protection Priority 1 <input type="checkbox"/> OR <input type="checkbox"/> 2 Area DEP "Regulated Activities" <sup>4</sup> - list in Comments Within public water supply watershed <sup>5</sup> Within floodplain (FEMA) <sup>6</sup> : <input type="checkbox"/> 100 yr <input type="checkbox"/> 500 yr Streams <sup>7</sup> : <input type="checkbox"/> perennial OR <input type="checkbox"/> intermittent Wetlands: _____ % of parcel Vernal pools <sup>8</sup> Steep slopes > 15% adjacent to water body _____ % (total) impervious surface on property	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		<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> <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> <li>• Designate open space to protect priority natural resources identified in APOSC<sup>10</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>12</sup></li> </ul>
<input checked="" type="checkbox"/>	2. Soil (Erosion and Runoff)		
<input checked="" type="checkbox"/>	3. Open Space and Greenways	Located within Open Space Priority Area: List here: _____ 10 Adjacent to committed <sup>11</sup> open space Potential to link to other open space _____ % of property that would become committed open space = _____ acres total	
<input checked="" type="checkbox"/>	4. Agriculture	Open space will be accessible to the general public: <input type="checkbox"/> Yes, <input type="checkbox"/> No Active agricultural land: _____ acres Prime Farmland: <sup>13</sup> _____ acres Additional Farmland of Statewide Importance: <sup>13</sup> _____ acres PDR <sup>14</sup> acreage: <input type="checkbox"/> on property, <input type="checkbox"/> adjacent property 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	Existing forest that is part of large forest block <sup>15</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>

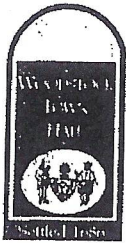
A. RESOURCE	B. SITE CONTAINS OR IS ADJACENT TO: (check all applicable boxes, and fill in the blanks) State and/or Federal listed species <sup>17</sup>	C. CONSERVATION CONSIDERATIONS - See A Plan of Open Space and Conservation <sup>1</sup> for details
<input checked="" type="checkbox"/> 6. Wildlife and Habitat	<input type="checkbox"/> State and/or Federal listed species <input type="checkbox"/> DEP Natural Diversity Database Request Form submitted (if required) <input type="checkbox"/> Potential Wildlife Corridor <sup>18</sup> % of property to be developed or disturbed	<ul style="list-style-type: none"> <li>• Buffer/protect State and Federal listed species (endangered, threatened or species of special concern) and habitat<sup>19</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> </ul>
<input type="checkbox"/> 7. Rural Character and Scenic Roads	<input type="checkbox"/> Scenic or aesthetic qualities contributing to town's rural character <input checked="" type="checkbox"/> CT Scenic Road name/#: <u>RT 169</u> <input checked="" type="checkbox"/> Town Scenic Road name/#: <u>RT 169</u> <input type="checkbox"/> Old stone walls <input type="checkbox"/> "Gateway" (entrances into town along major roads)	<ul style="list-style-type: none"> <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> </ul>
<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 <sup>20</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	<ul style="list-style-type: none"> <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"/> 9. Recreational Resources	<input 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"> <li>• Provide for appropriate public access and recreational use, especially passive recreation<sup>23</sup></li> <li>• Preserve or create trail systems or linkages</li> </ul>

COMMENTS SECTION: Please provide additional information if applicable or useful:

*No New Permanent Structures Proposed - Assembly Will NOT BE VISIBLE*

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.





# TOWN OF WOODSTOCK

415 ROUTE 169

WOODSTOCK, CONNECTICUT 06281-3039

WWW.WOODSTOCKCT.GOV

## MEMO

To: Applicants

From: Delia P. Fey, AICP Town Planner /ZEO

Date: November 25, 2013

Re: CT Dept. of Public Health notification requirement

ASSESSOR  
860-928-6929

BUILDING  
860-928-1388

HIGHWAY  
860-974-0330

INLAND/WETLANDS  
860-928-1388

PLANNING & ZONING  
860-963-2128

RECREATION  
860-928-3396

SELECTMEN  
860-928-0208

TAX COLLECTOR  
860-928-9469

TOWN CLERK  
860-928-6595

TREASURER  
860-928-5935

FAX #  
860-963-7557

Please note: Effective October 1, 2006, the Commissioner of the CTDPH must be notified by applicants before a municipal Zoning Commission, Planning & Zoning Commission, Zoning Board of Appeals or Inland Wetlands Commission for any project located within a public water supply aquifer protection area or watershed area. Public Act No. 06-53, modified Connecticut General Statute Sections 8-3i and 22a-42f, requiring this additional notification as water companies have been required to be notified since 1989. Any forms of past notification to the water companies are not changing with this new CTDPH notification requirement.

**The watershed map for Woodstock is available in the Building Office of the Town Hall. Please consult the map to determine if you are in one of the watersheds requiring notification.**

Please file the notification online by going to:

<http://www.ct.gov/dph/cwp/view.asp?a=3139&q=387338>

Then choose the Watershed or Aquifer Area Project Notification Form (pdf)

If the above link doesn't work, you can go to:

<http://www.ct.gov/dph/site/default.asp>

Click on "Forms / Applications" on the left side of the page.

Click on Watershed or Aquifer Area Project Notification Form (pdf).

**Watershed or Aquifer Area Project Notification Form**

**REQUIREMENT:**

Within seven days of filing, all applicants before a municipal Zoning Commission, Planning and Zoning Commission, Zoning Board of Appeals or Inland Wetlands Commission for any project located within a public water supply aquifer or watershed area are required by Public Act No. 06-53 of the CT General Statutes to notify The Commissioner of Public Health and the project area Water Company of the proposed project by providing the following information.

To determine if your project falls within a public water supply aquifer or watershed area visit the appropriate town hall and look at their *Public Drinking Water Source Protection Areas* map. If your project falls completely within or contain any part of a public water supply aquifer or watershed you are required to complete the following information.

**Note: You will need information obtained from the *Public Drinking Water Source Protection Areas* map located in the appropriate town hall to complete this form.**

**Step 1:** Have you already notified the CT Department of Public Health (CTDPH) of this project?

- No, Go to Step 2
- Yes, I have notified DPH under a different project name - Complete steps 4-6
- Yes, same name different year - Notification Year \_\_\_\_\_ Complete steps 4-6

**Step 2:**

- 1. Name of public water supply aquifer your project lies within: Putnam
- 2. Name of the public water supply watershed your project lies within: Little River Diversion
- 3. Public Water Supply Identification number (PWSID) for the water utility: CT1160011

**Step 3:** For 1-5 Check all that apply

1. My project is proposing:

- Industrial use;  Commercial use;  Agricultural use;  Residential use;
- Recreational use;  Transportation improvements;  Institutional (school, hospital, nursing home, etc.);
- Quarry/Mining;  Zone Change, Please Describe: \_\_\_\_\_
- Other, Please describe: \_\_\_\_\_

2. The total acreage of my project is:

- Less than or equal to 5 acres  Greater than 5 acres

3. My project site contains, abuts or is within 50 feet of a:

- Wetland;  Stream;  River;  Pond or Lake

4. Existing use of my project site is:

- Grassland/meadow;  Forested;  Agricultural;  Transportation;  Institutional (school, hospital, nursing home, etc.);  Residential;  Commercial;  Industrial;  Recreational;  Quarry/Mining
- Other Please Describe: Retail

5. My project will utilize:

- septic system;  existing public sewer;  new public sewer;  agricultural waste facility;
- existing private well;  new private well;  existing public water supply;
- new public water supply, if new have you applied for a certificate of public convenience and necessity from DPH?  Yes  No

6. My project will contain this percentage of built up area (buildings, parking, road/driveway, pool):  Less than or equal to 20%  Greater than 20% to 50%  Greater than 50%

**Step: 4** Applicants Contact Information:

Name: Andrew Gadwan

E-mail address: c/o nthibeault@killinglyea.com

Telephone: 860-230-6252

Fax number: \_\_\_\_\_

**Step 5:** Please provide the following if available:

Project name: Supreme Sheds and Barns

Project site address: 292 Route 169

Town: Woodstock

Project site nearest intersection: Route 169 & Route 171

Project site latitude and longitude: 41-56-13.08N 71-57-34.84W

**E-mail completed form to [dph.swpmail@ct.gov](mailto:dph.swpmail@ct.gov)**

## Notification

Normand Thibeault <nthibeault@killinglyea.com>

Wed 6/7/2023 9:41 AM

To:swpmail@ct.gov <swpmail@ct.gov>

 1 attachments (179 KB)

WatershedorAquiferAreaProjectNotificationFormpdf.pdf;

to whom it may concern - Please find watershed reporting form attached

*Normand Thibeault, Jr., P.E.*

**Killingly Engineering Associates** 

860-779-7299 - Office

860-315-0824 - Cell



11. Distance of site disturbance to nearest watercourse or wetland ± 250

12. Brief description of existing and proposed stormwater management system, including roof drainage, paved areas etc., and discharge points e.g. municipal sewers, drywells, streams, vegetated areas, detention basins etc.

SHARP FLOW OVER VEGETATED SURFACES

13. Type of heat for facility N/A

14. List of existing and proposed underground or above-ground storage tanks including age, capacity and contents

N/A

15. List of potentially harmful chemicals stored or used on property (existing and proposed) and typical onsite volumes, including but not limited to petroleum products, lubricants, solvents, detergents and pesticides

N/A

16. Describe any wastes generated and their means of disposal

SAWDUST IS VACUUMED

17. Date application will be heard by Planning and Zoning Commission

18. Date application will be heard by Zoning Board of Appeals N/A

19. Date application will be heard by Inland Wetlands Commission N/A

20. Name, address and telephone number of contact person for the project:

NORMAN THIBEAULT JR, P.E., P.O. Box 421, KILLINGLY 06241

*Norman Thibault Jr*

Name of person completing form

Signature

6/6/2023

Date

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

Name & Address of

Applicant Supreme Sheds & Barns

Project Street Location/Nearest Utility Pole 292 ~~Route~~ Route 169/SNET 83

Contact Person Normand Thibeault Phone # 800-779-7299

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

CONSTRUCTION & DISPLAY OF WOOD SIGNS  
ON A PREVIOUSLY DEVELOPED PROPERTY

Public Hearing Date 4/10/2023 Commission Meeting Date 6/15/2023

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

Public Water Supply Watershed or Aquifer Area  
Project Notification Form

Requirement:

All applicants before a municipal Zoning Commission, Planning and Zoning Commission, Zoning Board of Appeals, or Inland Wetlands Agency for any project located within a public water supply aquifer or watershed area are required by Section 8-3i and Sec. 22a-42 of the CT General Statutes to notify Connecticut Water Company of the proposed project by certified mail not later than 7 days after the date of the application. The notice should be sent to: Jessica Demar, Environmental & Regulatory Compliance Coordinator, Connecticut Water Company, 93 West Main Street, Clinton, CT 06413 by Certified Mail, Return Receipt.

General Information:

1. Location map of the project site (please show enough information to locate site).
2. Site plans, including soil erosion and sediment control plan, which have been submitted to the town commission for review.
3. Project address 292 ~~Route~~ Route 169
4. Total acreage of project site 2.7 AC
5. Existing land use Retail
6. Description of proposed project Display & Assembly of  
WOODEN SHEDS FOR RETAIL SALE
7. Acreage of area to be disturbed including structures, additions, paving, and soil disturbance No Disturbance Proposed
8. Type of sanitary system (circle one) septic system / public sewer / none
9. Number of existing or proposed floor drains and their point of discharge e.g. sanitary sewer, holding tank, or ground - 0 -
10. Water accessed by (circle one) private well / public water / none  
If other, please specify \_\_\_\_\_





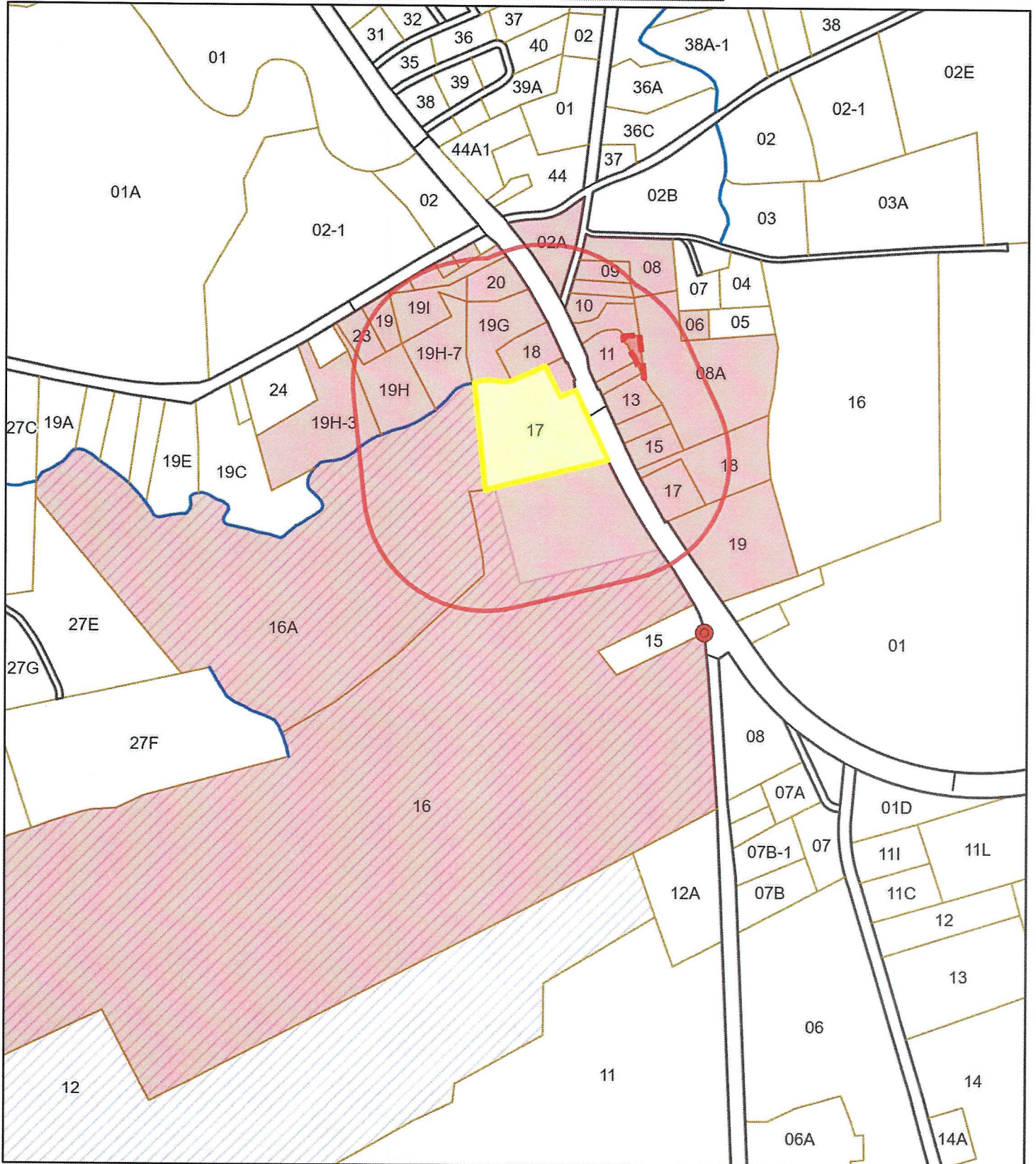
Woodstock, CT

1 inch = 560 Feet

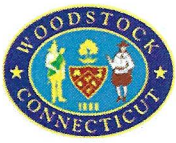


www.cai-tech.com

June 6, 2023



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



# 500 foot Abutters List Report

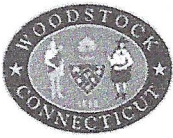
Woodstock, CT  
June 06, 2023

Parcel Number: 5779-63-13 CAMA Number: 5779-63-13 Property Address: 291 RT 169	Mailing Address: COLWELL WILLIAM A + PRISCILLA D PO BOX 367 SOUTH WOODSTOCK, CT 06267
Parcel Number: 5779-63-14 CAMA Number: 5779-63-14 Property Address: 287 RT 169	Mailing Address: COURNOYER SHANE M PO BOX 85 S WOODSTOCK, CT 06267
Parcel Number: 5779-63-15 CAMA Number: 5779-63-15 Property Address: 283 RT 169	Mailing Address: UNITED EQUITY HOLDINGS LLC PO BOX 121 S WOODSTOCK, CT 06267
Parcel Number: 5779-63-17 CAMA Number: 5779-63-17 Property Address: 265 RT 169	Mailing Address: MASONIC BUILDING CORP OF WOODSTOCK P O BOX 46 SOUTH WOODSTOCK, CT 06267
Parcel Number: 5779-63-18 CAMA Number: 5779-63-18 Property Address: 281 RT 169	Mailing Address: WOODSTOCK AGRICULTURAL SOCIETY  PO BOX 1 SO WOODSTOCK, CT 06267
Parcel Number: 5779-63-19 CAMA Number: 5779-63-19 Property Address: 263 RT 169	Mailing Address: WOODSTOCK AGRICULTURAL SOCIETY  PO BOX 1 SO WOODSTOCK, CT 06267
Parcel Number: 5779-64-16 CAMA Number: 5779-64-16 Property Address: 286 RT 169	Mailing Address: CASTLE ROCK FARM LLC 210 CHILDS HILL RD WOODSTOCK, CT 06281
Parcel Number: 5779-64-16A CAMA Number: 5779-64-16A Property Address: RT 169	Mailing Address: CASTLE ROCK FARM LLC 210 CHILDS HILL RD WOODSTOCK, CT 06281
Parcel Number: 5779-64-17A CAMA Number: 5779-64-17A Property Address: 300 RT 169	Mailing Address: VILLAGE AT SCRANTONS SHOPS LLC THE PO BOX 346 S WOODSTOCK, CT 06267
Parcel Number: 5779-64-18 CAMA Number: 5779-64-18 Property Address: 306 RT 169	Mailing Address: NORTHEAST PLACEMENT SERVICES INC RETAIL - FKA SAW MILL POTTERY P O BOX 185 SOUTH WOODSTOCK, CT 06267
Parcel Number: 5779-64-18 CAMA Number: 5779-64-18-308 Property Address: 308 RT 169	Mailing Address: NORTHEAST PLACEMENT SERVICES INC 308 RT 169 SOUTH WOODSTOCK, CT 06267
Parcel Number: 5779-64-19G CAMA Number: 5779-64-19G Property Address: 310 RT 169	Mailing Address: NORTHEAST PLACEMENT SERVICES INC POST OFFICE PO BOX 185 SOUTH WOODSTOCK, CT 06267



www.cai-tech.com

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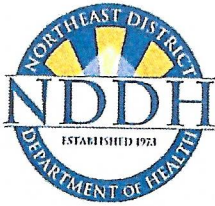
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Northeast District Department of Health

69 South Main Street, Unit 4

Brooklyn, CT 06234

Phone - (860) 774-7350 / Fax - (860) 774-1308

www.nddh.org

email@nddh.org

B100a / Change in Use Application

To conform to PHC 19-13-B100a - Building Conversions/Changes in Use, Building Additions, Garages/Accessory Structures, Swimming Pools, Sewage Disposal Area Preservation

Street #: 292 Street: Route 169 Town: Woodstock
Assessor's Map: 5779 Block: 64 Lot: 17 Dev. Lot: Lot Size:

Legal Owner: The Village at Scrantom Shops, LLC

Mailing Address: Po Box 346

Town: S. Woodstock State: CT Zip: 06267

Contact Phone: 860-214-1249 Email Address:

Year Built: No. of Bedrooms:

Description of proposed change/addition:

Agent for Owner: Killingly Engineering Associates

Agent's Mailing Address: Po Box 421

Town: Killingly State: CT Zip: 06241

Agent's Phone Number: 860-779-7299 Email Address: nhibeewitt@killinglyea.com

\*\*\*\*\*

PROPERTY OWNER: By signing above, you certify that the information provided is a true and accurate description of the addition, accessory structure, or pool. No services will be rendered until payment is received. This form may be submitted by email, mail, or fax. In the event of application withdrawal by the applicant, NDDH reserves the right to retain a non-refundable processing fee.

(If working on behalf of owner, please attach signed Letter of Consent)

Signature of Legal Property Owner

Date 6/6/23

\*\*\*\*\*

NDDH Use Only File #
Date: Fee: Check # CC E-Check Cash Receipt #

# Killingly Engineering Associates

## Civil Engineering & Surveying

P.O. Box 421 Dayville, CT 06241  
Phone: 860-779-7299  
Fax: 860-774-3703



Proposed Shed & Barn Business  
292 Route 169

### Project Narrative

Supreme Sheds and Barns have submitted an application to the Woodstock Planning & Zoning Commission to construct and display sheds on a 2.7-acre parcel with frontage on Route 169 in Woodstock.

This is a low impact business which proposes to display up to 6 sheds on the property that will be visible from Route 169 and assemble sheds at the rear of the property at a low point which will be out of site from the public. The display sheds will be to show potential buyers an assortment of available shed styles which can be purchased assembled for delivery or assembled on their properties. The sheds are typically board and batten style and available in various sizes; the sheds displayed on site will be small enough to be moved for delivery but large sheds and barns will be constructed on the buyer's property.

Work on the site is typically limited to no earlier than 10:00 AM and not later than 5:00 PM. In accordance with the Town of Woodstock Zoning Regulations:

- i. No dust, dirt, fly ash, smoke, particulates, fumes, or gases shall be emitted into the air in violation of Federal, State, and local statutes, regulations and ordinances.
- ii. No odors shall be emitted into the air that are offensive off the site.
- iii. No noise will be generated beyond the boundaries of the lot or parcel in excess of noise levels permitted by State or Federal laws or regulations.
- iv. No offensive, harmful, toxic, or hazardous waste as determined by the Connecticut Department of Energy and Environmental Protection shall be discharged into any watercourse, waterbody, wetlands, into or onto the ground, or onto any adjoining property.
- v. Neither on-site dumping, storage or disposal of waste nor accumulation of junk shall be conducted.
- vi. Traffic circulation areas, including driveways, streets, and parking lots, are pre-existing and laid out in such a way as to avoid hazardous intersections or other unreasonable dangers to drivers, cyclists or pedestrians.
- vii. The use shall not require or result in the creation or unreasonable exacerbation of drainage hazards, such as erosion or flooding, for downstream or down gradient areas.