

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: _____

Instructions: For each row, check all applicable blocks and fill in the blanks in Column B OR put an "X" in the Not Applicable (N/A) block to the left. Consult endnotes.

N/A	A. RESOURCE	B. SITE CONTAINS OR IS ADJACENT TO: (check all applicable boxes, and fill in the blanks)	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"/> Located in Aquifer ² Protection Priority 1 <input type="checkbox"/> OR <input type="checkbox"/> 2 Area <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 type="checkbox"/> Wetlands: _____ % 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 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
<input 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"> • Designate open space to protect priority natural resources identified in APOSC¹ • 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)²²
<input 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: ¹³ _____ 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"> • 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 type="checkbox"/>	5. Forests	<input 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: _____ acres	<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

N/A	A. RESOURCE	B. SITE CONTAINS OR IS ADJACENT TO: (check all applicable boxes, and fill in the blanks)	C. CONSERVATION CONSIDERATIONS – See A Plan of Open Space and Conservation ¹ for details
<input type="checkbox"/>	6. Wildlife and Habitat	<input type="checkbox"/> State and/or Federal listed species ¹⁷ <input type="checkbox"/> DEP Natural Diversity Database Request Form submitted (if required) <input type="checkbox"/> Potential Wildlife Corridor ¹⁸ _____ % of property to be developed or disturbed	<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
<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 type="checkbox"/> Old stone walls <input type="checkbox"/> "Gateway" (entrances into town along major roads)	<ul style="list-style-type: none"> • 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
<input 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	<ul style="list-style-type: none"> • 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"/>	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"> • 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.

ENDNOTES AND DEFINITIONS FOR THE PURPOSES OF THIS CHECKLIST

- ¹ Refer to *A Plan of Open Space and Conservation* (APOSC) for the Town of Woodstock, CT for additional information on goals and recommendations. A copy of APOSC can be obtained from the Building Dept. at the Woodstock Town Hall, or downloaded from the Woodstock Conservation Commission at <http://www.woodstockconservation.org>. Unless otherwise noted, **Maps** referred to below are also available online at <http://www.woodstockconservation.org/maps.htm>, or at the Office of the Town Clerk in Woodstock.
- ² N/A is Not Applicable. Put an X in this column if none of these resources exist and none are adjacent to the proposed location.
- ³ Over or near a potential high yielding stratified drift aquifer. See Open Space Priorities – Aquifer Protection map.
- ⁴ Regulated Activities (Section 22a-354i-1(34) of the Aquifer Protection Area Land Use Regulations of the State of CT DEP) are listed in Table 5-c in Appendix D of APOSC.
- ⁵ See Public Water Supply Watershed map.
- ⁶ Federal Emergency Management Agency – located within 100 or 500-year floodplain on a Flood Insurance Rate Map.
- ⁷ Perennial or intermittent streams present. See Drainage Basins map.
- ⁸ Vernal pools are isolated basins that hold water on a temporary basis (usually during winter and spring), but are too shallow to support fish. No map available. For best management practices, see *Conserving Pool-Breeding Amphibians in Residential and Commercial Developments in the Northeastern United States*, MCA technical paper series: No. 5.
- ⁹ A riparian buffer is a vegetated area alongside a stream/river.
- ¹⁰ Open space priority areas are described in APOSC, section IV, and include agricultural, forestry, aquifer and potential wildlife corridors. See Open Space Priority maps: Agricultural, Forest Land, Aquifer Protection, and Potential Wildlife Corridor.
- ¹¹ Committed open space is permanently preserved in a near-natural or agricultural state (e.g., through deed restrictions.) Does not include land in PA 490.
- ¹² A greenway is a belt of interconnected open space.
- ¹³ Farmland designated by soil type as described in the USDA NRCS Soil Survey of Windham County, CT.
- ¹⁴ Purchase of Development Rights under the Connecticut Department of Agriculture Farmland Preservation Program or other farmland preservation program.
- ¹⁵ Large forest block = 100 acres or more of contiguous forest (may have multiple owners or be divided among multiple parcels).
- ¹⁶ See Productive Forest Soils map or refer to www.woodstockconservation.org/forestssoils.htm
- ¹⁷ Endangered, threatened, or species of special concern – includes plants, mammals, reptiles, amphibians, fish, birds, and invertebrates. Consult the CT DEP National Diversity Database for presence/potential. This map does not show all locations, since a thorough investigation of all sections of Woodstock has not been conducted. In case of a potential conflict, a completed Natural Diversity Data Base Request Form with a project description and a copy of a map clearly showing the project boundaries should be submitted to the Natural Diversity Data Base staff at the CT DEP.
- ¹⁸ Refer to APOSC, section IV for description of Potential Wildlife Corridors
- ¹⁹ State and Federal Listed Species And Significant Natural Communities map, available from the State of CT DEP.
- ²⁰ 1883 Map of Woodstock by J.L. Lester.
- ²¹ Areas of high archeological sensitivity as identified on the Archeological Sensitivity map.
- ²² E.g., Connecticut Path, Pulpit Rock, etc.
- ²³ Passive recreation generally encompasses the less intensive range of outdoor activities that are compatible with preserving natural resource functions such as wildlife habitat and floodplain protection. Examples include wildlife observation, walking, non-motorized biking, and canoeing.