



Woodstock, Vermont The Shire Town of Windsor County

TOWN-VILLAGE MANAGER GOVERNMENT

Town Hall • P.O. Box 488 • Woodstock, Vermont 05091 • 802/457-3456

**CONSERVATION COMMISSION
MINUTES
July 18, 2018**

MEMBERS PRESENT: Byron Quinn, Al Alessi, Cyndy Kozara, Bethany Powers
MEMBERS ABSENT: Lynn Peterson Lea Kachadorian, Bo Gibbs
OTHERS PRESENT: Michael Brands

I. OPENING OF MEETING

Chair Quinn opened the meeting at 7:00 p.m.

II. MINUTES

The June 20, 2018 minutes were approved as submitted.

III. PUBLIC HEARINGS

A. T-4831-18 Sallie G. Farlow

The application is for Conditional Use and Waiver to Setback Approval to place a 64 sf shed. The property is located at 3827 Hartland Hill Road and zoned Residential One Acre/Conservation District.

Ms. Farlow was not present, the Town Planner presented the application.

The CC reviewed numerous maps and renderings of the proposed shed.

Ms. Farlow planned to place a 64 square foot shed on her property. A 64 sf shed is exempt from permitting. The gravel pad placed for the shed was noticed by a passerby.

However, the location of the shed is in the front setback and within the 100' wetland buffer, thereby requiring a Conditional Use permit.

The CC reviewed a wetland map showing the presence of a substantial wetland west of the shed site and a pond south of the shed site.

The shed would be placed 45' outside of the wetland yet inside the 100' buffer.

The area of placement has been a mowed lawn for at least 30 years. No wetland vegetation would be disturbed.

The shed would be placed on skids over a layer of gravel. There would be no erosion caused by the shed.



After discussion, the CC agreed the shed was a small structure being placed on a mowed lawn and that it would have no negative impacts on the wetland.

B. V-3390-18 Woodstock Foundation

The application is for Conditional Use Approval to modify/expand auxiliary & staff parking. The property is located at Old River Road and zoned Residential Three Acre.

A representative of the foundation was not present, the Town Planner presented the application.

The CC reviewed numerous maps and renderings of the proposed parking areas.

The Woodstock Foundation, owner and operator of the Billings Farm & Museum, is renovating numerous parking areas. The main parking lot on the south side of Old River Road was recently completed.

The auxiliary lot on the north side of Old River Road is located within the 100' riparian buffer of the Gulf Stream. The parking lot is divided by the Village /Town boundary line.

On the Village side of the line, three additional spaces would be added to the northwest corner of the lot. There would be no vegetation, excepting lawn, removed to create the spaces.

The parking lot would be extended 6' south along the entire length of the lot. The old timbers placed along the current edge would be removed. There would be no curbing or timbers placed along the edge. This would allow runoff to sheet flow into the adjacent lawn areas. One 10" diameter ash tree would be removed.

The parking lot surface would remain as-is, gravel/hardpack.

After discussion, the CC agreed the request would be compatible with the riparian buffer regulations. The removal of the timber edge would improve storm water run off.

C. T-4840-18 Woodstock Foundation

The application is for Conditional Use Approval to modify/expand auxiliary & staff parking. The property is located at Old River Road and zoned Residential Five Acre.

A representative of the foundation was not present, the Town Planner presented the application.

The CC reviewed numerous maps and renderings of the proposed parking areas.

The Woodstock Foundation, owner and operator of the Billings Farm & Museum, is renovating numerous parking areas. The main parking lot on the south side of Old River Road was recently completed.

Nine parking spaces would be added to the north side of the auxiliary parking lot. Six trees (3 maples and 3 ash) would be removed to allow placement of parking.

The parking lot is a shady location with plenty of trees. The trees were planted a number of years ago and have matured well. The removal of the 6 trees would not be considered a negative impact.

There is a very strong vegetative buffer, mostly trees, between the parking lot and the Gulf Stream. Most people don't realize the stream is there. An area of mowed lawn is between the parking lot and the tree line.

The parking lot would be extended 6' south along the entire length of the lot. The old timbers placed along the current edge would be removed. There would be no curbing or timbers placed along the edge. This would allow runoff to sheet flow into the adjacent lawn areas. Two 10" diameter ash trees would be removed, allowing the creation of 7 additional parking spaces.

The parking lot surface would remain as-is, gravel/hardpack.

The current staff parking lot, north of the bridge, would be expanded 9' to the east to improve turning diameters. There would be no additional spaces created. No trees would be removed. The area directly adjacent is lawn. The area of impact on the 100' riparian buffer measures 20' by 9'. The area is currently lawn.

A proposed five car lot across the driveway is outside of the riparian buffer and would be reviewed by the TDRB at a later meeting.

After discussion, the CC agreed the requested use would be compatible with the riparian buffer regulations. The removal of the timber edge would improve storm water run off. Due to the abundance of trees and other vegetation, the removal of the trees did not appear to be a negative factor.

D. V-3391-18 Keri & Sam Richardson

The application is for Conditional Use, Flood Hazard, Nonconforming Structure, Riparian and Design Review Approval to renovate existing residence and add living space in garage/barn. The property is located at 12 River Street and zoned Residential Low Density/Conservation District/Design Review/Flood Hazard.

A representative of the applicant was not present, the Town Planner presented the application.

The CC reviewed numerous maps and renderings of the renovations.

Earlier in the day, Design Review Board recommended approval of the renovation plans.

The entire property is located within 100' of the Ottauquechee River, thereby all structures are within the buffer zone.

A second story deck, approximately 8' above ground level is being expanded on the river side of the home. The expansion requires the placement of one 4" x 4" post to support the deck.

After discussion, the CC agreed the placement of a 4" x 4" post would not have a negative impact on the riparian buffer.

IV. NEW BUSINESS

A. Integrated Agriculture Update

The Town Planner noted the Planning Commission has a request to open up the Integrated Agriculture regulations so all farmers in the Town can hold non-agriculture events. The process is just starting and would require significant changes to the current regulation which requires ownership by an inn. The CC will be kept up to date as progress is made.

B. Riparian Updates

The Town Planner gave a brief update on two riparian issues.

On the Pearson Old River Road property, the required planting of riparian vegetation was completed at the end of the June. Planting had been delayed due to a back order of the requested plants.

An owner on Route 106 has removed a number of dead trees and other vegetation along the Kedron Brook. A survey of the property was found indicating the owner does not own all the way to the brook. The owner is seeking permission from the actual owner to allow a permit to be filed. The permit would request a small cleared area near the brook. The site will be monitored.

V. OTHER BUSINESS

A. Lea Kachadorian

At the last meeting, the Town Planner was asked to write an email to Lea Kachadorian, asking her to step down to allow an interested person to join the CC. There was no response from Ms. Kachadorian. Although Ms. Kachadorian is an original member from 1989, she has attended no meetings this year and only one last year.

After discussion, Mr. Alessi motioned with a second by Ms. Kozara that Ms. Kachadorian step down and be granted emeritus status whereby she may attend meetings when she is present. The same motion nominated Howard Klum as Ms. Kachadorian's replacement. The motion passed with a 4-0 vote.

V. NEXT MEETING

There is no meeting in August, next meeting is scheduled for September 19, 2018.

VI. ADJOURNMENT

The meeting was adjourned at 8:30 p.m.

Submitted by,

Michael Brands, AICP
Town Planner