



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 September 19, 2018

MEMBERS PRESENT: Byron Quinn, Bo Gibbs, Lynn Peterson, Cyndy Kozara, Howard Krum
MEMBERS ABSENT: Al Alessi, Bethany Powers
OTHERS PRESENT: Michael Caduto, Jack Rossi, Barbara Barry, Toby Bartlett, Michael Brands

I. OPENING OF MEETING

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

II. MINUTES

The July 18, 2018 minutes were approved as submitted.

III. PUBLIC HEARINGS

A. T-3407-18 Village of Woodstock / Sustainable Woodstock

The application is for Conditional Use and Conservation District Overlay review Approval to construct pathway, gate and fencing. The property is located at 0 Maxham Meadow Way and is zoned Community / Conservation District.

Landscape architect, Mr. Rossi, presented the application. Members of Sustainable Woodstock: Mr. Caduto, Ms. Barry, and Mr. Bartlett assisted the presentation.

The CC reviewed a site map and renderings of the proposed gate and set of stairs.

The site map shows the 100' riparian buffer. Portions of the proposed steps and the entire fence are within the riparian buffer. The gate is not within the buffer.

The applicant wishes to place granite posts with chain between each to create a barrier to a garden area. The garden area is mainly fruit bearing shrubs such as blue berries, raspberries, etc.

The shrubs were chosen as they work well in a riparian zone and are well suited to hold soil in place.

The steps would be large stones (5' wide) placed down a fairly steep hillside. The steps would start just east of the parking lot located above on Maxham Meadow Way. They would go down the hill and exit further east in the flat section of the park. The steps would cross an existing narrow area of a rain garden.



Crushed stone would be placed as a larger platform area for areas of transition.

The chosen stone will be a mica schist from Sharon, Vermont, as it matches well with the existing stone wall near the parking lot.

After discussion, the CC agreed the proposed fence and stone work would not have a negative impact on the riparian buffer.

Mr. Peterson moved, with a second by Ms. Gibbs to recommend approval of the application as presented. The motion passed with a 5-0 vote.

B. V-3410-18 Shire Woodstock LLC

The application is for Conditional Use and Design Review approval to add six guest rooms. The property is located at 46 Pleasant Street and zoned Light Commercial / Design Review / Riparian.

The Town Planner presented the application.

The Board reviewed renderings, floorplans and photographs of proposed alterations.

The owner of the Shire Motel is requesting conversion of a former owners quarters into six guest rooms. The owners would be adding a 4' wide deck along the north edge of the building.

Renovations would take place on the north side of the building facing the river. The 100' riparian buffer runs diagonally through the north end of the building.

The area of construction is lawn. No riparian vegetation would be removed during the construction process.

Ms. Gibbs suggested dogwood and some other riparian shrub should be planted to compensate for the 4' deck area that is to be built over the riparian buffer.

After discussion, the CC agreed the proposed work would not have a negative impact on the riparian buffer and supported Ms. Gibb's suggestion to plant riparian shrubs.

Ms. Gibbs moved, with a second by Ms. Kozara to recommend approval of the application with suggestion that dogwood or other riparian shrubs be planted further north of the work area. The motion passed with a 5-0 vote.

IV. NEW BUSINESS

A. Newest Member Welcomed

Mr. Krum was welcomed as the newest member to the CC. He replaces long term and original member, Lea Kachadorian. The Select Board made the appointment the evening before. Mr. Krum is well known to CC members as he has been attending meetings as an interested bystander for over a year.

B. Integrated Agriculture Update

The Town Planner noted the Planning Commission is still working through the rewrite of the Town Zoning Regulations' Integrated Agriculture section. The persons who suggested the rewrite have gone ahead and held a number of weddings and other events without permit in contradiction to the regulations as written. This has resulted in numerous complaints from the neighbors.

A letter from Mr. Krum, newest CC member, was sent to the PC on the subject as well. Mr. Krum is starting a vineyards at the top of the old Apple farm off of Route 12. In his letter, he noted area farmers need additional non-farm funding to succeed.

The PC is finding that a key element of the regulation is to adequately define areas that could hold large events, yet not have a negative impact on their neighbors. The PC continues the discussion October 3.

B. Sequestered Carbon

Mr. Peterson gave the CC a brief update on the Sequestered Carbon talks that have occurred over the summer. The last talk took place a few weeks ago.

A person from Maine is working with the Appalachian Mountain Club which owns 10,000 acres of land off of the famous trail. For the past ten years the carbon rights have been sold. All money goes to the club. This shows there is great opportunity for large scale land owners.

Mr. Peterson and others would like the State forest lands to be used in this manner. However, the legalities of the venture are still up in the air.

A key to carbon storage is the activity needs to grow and cannot remain stagnant. More carbon storage needs to be found, more trees need to be planted.

The Town Planner suggested that a brief report of the summer's carbon storage talks be written up for future use and expansion.

V. OTHER BUSINESS

V. NEXT MEETING

The next meeting is scheduled for October 17, 2018.

VI. ADJOURNMENT

The meeting was adjourned at 8:00 p.m.

Submitted by,

Michael Brands, AICP
Town Planner

