

**TOWN DEVELOPMENT REVIEW BOARD**  
**January 28, 2020**  
**DRAFT MINUTES**

MEMBERS PRESENT: Frederick Hunt, Brad Prescott, Kim French, Wade Treadway  
MEMBERS ABSENT: Don Bourdon  
OTHERS PRESENT: Harold Eames, Barbara O'Connell, Peter Vollers, Chris Higgins,  
Pritam Singh, Simran Johnston, Spencer Frank, Catherine Harwood,  
Michael Brands

**I. CALL TO ORDER**

Vice-Chair Hunt called the meeting to order at 7:40 p.m.

**II. PUBLIC HEARINGS**

**A. Old Business:**

**1. T-4979-19 Redesigned Homes LLC**

Application is for Conditional Use approval to create a two lot subdivision. The property is located at 275 Iver Johnston Way and is zoned Residential Five Acre.

The application had been continued at the November 26, 2019 meeting to the March 24, 2020 meeting.

**B. New Business:**

**1. T-4975-19 Kedron Valley Farm**

The application is for Conditional Use approval to construct gravel parking lot and driveway within 100' of a wetland and to encapsulate a stream within the riparian buffer. The property is located at 5798 South Road and zoned Residential Five Acre / Conservation.

Owners, Mr. Singh and Ms. Johnston, and Mr. Higgins, property manager, presented the application.

The TDRB reviewed numerous photographs, a site plan and a map of the wetland.

The owners built a 130' x 33' gravel parking lot with 18' driveway off of Route 106. The 14 vehicle parking area is meant for visitors to the farm.

The parking lot and driveway were constructed in June 2019 without local permitting. The owner assumed the permit was not required as it serves an agricultural use.

A local permit is required as the parking lot and a portion of the driveway are located within the 100' wetland buffer.

The 15,700 square foot pond, just north of the parking area, was built by the previous owner in the 1980s. The drainage out of the pond is a straight ditch. It was not created by natural forces.

The farm fields near the road are very fertile, with 6' - 8' of topsoil. The fields are not considered wetlands, the pond and the immediate land bordering it are wetlands per the Critical Areas Map.

The pond is mapped as a wetland as all ponds in Woodstock are. There is plenty of vegetation around the pond, trees and shrubs. There is no intent to remove any of the existing vegetation.

Wildflowers with a heavy dose of sunflowers were planted in the field to the east of the driveway entrance. These are meant to feed the birds and other wildlife.

The driveway location on Route 106 was approved by the AOT. The State Stream Bank Alteration officials approved the encapsulation as they have the stream listed as manmade.

The parking lot is 75' from the edge of the wetland, 100' is required.

The owner prefers to keep the parking as-built. This would be much less disruptive to stormwater and potential erosion impacts.

The area south of the pond has been mowed for many years. No substantial vegetation was removed to create the parking lot or farm fields.

The Conservation Commission minutes with a recommendation for approval was read by the TDRB. The CC noted the wetland would not be impacted by the parking lot as it is downhill from the wetland area and pond. There would be no wetland vegetation removed. Relocating the parking area would cause disturbance to the buffer area.

The TDRB reviewed Sections 403 Conservation Districts, 809 Site Plan Review and 810 Conditional Use criteria with the applicant.

Testimony was voted close.

## **2. T-4986-19 Barbara & Frank O'Connell**

The application is for Conditional Use approval to use property as a Short Term Rental. The property is located at 486 Benedict Road and zoned Residential Five Acre.

Mrs. O'Connell presented the application.

The TDRB reviewed numerous photographs, floor plans and a site plan.

The owners wish to rent out the main house as a Short Term Rental. The owners would live a second living unit which was built in a barn located behind the main house.

Under current regulation the owners may rent the home out 10 times a year, under a recently adopted the rental rate was increased to 15 times per year.

The home was inspected by a security alarm contractor and numerous smoke detectors and other compliance work was done.

The State Fire Marshal's self-filled form for Short Term Rentals was reviewed.

The home has 4 bedrooms, but the total number of occupants would be kept to no more than 6 individuals at a time.

The owner has read the Short Term Rental regulations.

The TDRB reviewed Sections 526 Short Term Rental and 810 Conditional Use criteria with the applicant.

Testimony was voted close.

### **3. T-4987-19 Paul & Dionne Palandjian**

The application is for Conditional Use approval to perform grading and planting in a buffer zone. The property is located at 1959 Cox District Road and zoned Residential Five Acre / Conservation.

Mr. Vollers, attorney, presented the application.

The TDRB reviewed photographs, a site plan and a map of the stream area.

The applicant is requesting a slight regrading of the stream bank just east of the Cox District Road bridge. The area would measure 45' long and 25' from water's edge.

A small amount of topsoil would be added to smooth over the rough bank.

Numerous wetland plants would be added. These include River Birch, Dogwood and Viburnum. The area is currently mowed by weed wacker and has numerous river stones exposed.

Tropical Storm Irene destroyed the bridge and adjoining land ten years ago.

The excavation would stop just short of a stormwater pipe that serves the parking area and buildings further north. A photograph of the site was shown.

The TDRB read the Conservation Commission minutes which note the recommendation of approval as presented. The CC stated the proposed work would improve the riparian buffer by enhancing the river side vegetation and would reduce the continual erosion visible in this area.

The TDRB reviewed Sections 403 Conservation Districts and 810 Conditional Use criteria with the applicant.

Testimony was voted close.

**4. T-4989-19 Morgan Hill Trust**

The application is for Conditional Use approval to create a two lot subdivision. The property is located at 5604 Peabody Road and zoned Residential Five Acre / Conservation.

Mr. Singh, owner, and Mr. Vollers, attorney presented the application.

The TDRB reviewed the survey of the property.

The owner wishes to create a lot of 6.41 acres and 27.01 acres.

The larger lot would be undeveloped. A proposed septic site was noted on the survey.

The smaller lot has a home with permitted septic system.

The intent is to separate homes from the larger lots to allow undeveloped parcels to exist as open land without a dwelling. The larger lot is enrolled in the State's Current Use program.

The fields have been reduced by 50% to have a more natural environment with native plants being able to flourish.

The TDRB reviewed Sections 714 Subdivision and 810 Conditional Use criteria with the applicant.

Testimony was voted close.

**5. T-4990-19 Matt Stover**

The application is for Conditional Use approval to construct driveway, building envelope & create amphibian corridor in buffer zone. The property is located at 0 Carleton Hill Road and zoned Residential Five Acre / Conservation.

Continued to the February 25, 2010 meeting.

**III. OTHER BUSINESS**

**IV. DELIBERATIONS**

**A. T-4979-19 Redesigned Homes LLC Continued**

**B. T-4975-19 Kedron Valley Farm LLC Continued**

After discussion, the following findings of fact were established:

1. The TDRB reviewed numerous photographs, a site plan and a map of the wetland.
2. The owners built a 130' x 33' gravel parking lot with 18' driveway off of Route 106. The 14 vehicle parking area is meant for visitors to the farm.
3. The parking lot and driveway were constructed in June 2019 without local permitting. The owner assumed the permit was not required as it serves an agricultural use.
4. A local permit is required as the parking lot and a portion of the driveway are located within the 100' wetland buffer.

5. The 15,700 square foot pond, just north of the parking area, was built by the previous owner in the 1980s. The drainage out of the pond is a straight ditch. It was not created by natural forces.
6. The farm fields near the road are very fertile, with 6' - 8' of top soil. The fields are not considered wetlands. The pond and the immediate land bordering the pond are wetlands per the Critical Areas Map.
7. There is plenty of vegetation, trees and shrubs, around the pond. There is no intent to remove any of the existing vegetation.
8. The driveway location on Route 106 was approved by the AOT. The State Stream Bank Alteration officials approved the encapsulation as they have the stream listed as manmade.
9. The parking lot is 75' from the edge of the wetland, 100' is required.
10. The owner prefers to keep the parking area as-built. This would be much less disruptive to stormwater and potential erosion impacts.
11. The area south of the pond has been mowed for many years. No substantial vegetation was removed to create the parking lot or farm fields.
12. The Conservation Commission minutes with a recommendation for approval were read by the TDRB. The CC noted the wetland would not be impacted by the parking lot as it is downhill from the wetland area and pond. There would be no wetland vegetation removed. Relocating the parking area would cause disturbance to the buffer area.
13. The TDRB reviewed Sections 403 Conservation Districts, 809 Site Plan Review and 810 Conditional Use criteria with the applicant.

After further discussion, Ms. French moved with a second by Mr. Prescott to approve the application as presented.

The motion passed with a 4-0 vote.

#### **C. T-4986-19 O'Connell**

After discussion, the following findings of fact were established:

1. The TDRB reviewed numerous photographs, floor plans and a site plan.
2. The owners wish to rent out the main house as a Short Term Rental. The owners would live a second living unit which was built in a barn located behind the main house.
3. Under current regulation the owners may rent the home out 10 times a year, under a recently adopted the rental rate was increased to 15 times per year.
4. The home was inspected by a security alarm contractor and numerous smoke detectors and other compliance work was done.
5. The State Fire Marshal's self-filled form for Short Term Rentals was reviewed.
6. The home has 4 bedrooms, but the total number of occupants would be kept to no more than 6 individuals at a time.
7. The owner has read the Short Term Rental regulations.
8. The TDRB reviewed Sections 526 Short Term Rental and 810 Conditional Use criteria with the applicant.

After further discussion, Mr. Prescott moved with a second by Mr. Treadway to approve the application as presented.

The motion passed with a 4-0 vote.

**D. T-4987-19 Paul & Dionne Palandjian**

After discussion, the following findings of fact were established:

1. The TDRB reviewed photographs, a site plan and a map of the stream area.
2. The applicant is requesting a slight regrading of the stream bank just east of the Cox District Road bridge. The area would measure 45' long and 25' from water's edge.
3. A small amount of topsoil would be added to smooth over the rough bank.
4. Numerous wetland plants would be added. These include River Birch, Dogwood and Viburnum.
5. The area is currently mowed by weed wacker and has numerous river stones exposed.
6. Tropical Storm Irene destroyed the bridge and adjoining land ten years ago.
7. The excavation would stop just short of a stormwater pipe that serves the parking area and buildings further north. A photograph of the site was shown.
8. The TDRB read the Conservation Commission minutes which note the recommendation of approval as presented. The CC stated the proposed work would improve the riparian buffer by enhancing the river side vegetation and would reduce the continual erosion visible in this area.
9. The TDRB reviewed Sections 403 Conservation Districts and 810 Conditional Use criteria with the applicant.

After further discussion, Ms. French moved with a second by Mr. Prescott to approve the application as presented.

The motion passed with a 4-0 vote.

**E. T-4989-19 Morgan Hill Trust**

After discussion, the following findings of fact were established:

1. The TDRB reviewed the survey of the property.
2. The owner wishes to create two lots: 6.41 acres and 27.01 acres.
3. The larger lot would be undeveloped. A proposed septic site was noted on the survey.
4. The smaller lot has a home with permitted septic system.
5. The intent is to separate homes from the larger lots to allow undeveloped parcels to exist as open land without a dwelling. The larger lot is enrolled in the State's Current Use program.
6. The fields have been reduced by 50% to have a more natural environment with native plants being able to flourish.
7. The TDRB reviewed Sections 714 Subdivision and 810 Conditional Use criteria with the applicant.

After further discussion, Mr. Treadway moved with a second by Ms. French to approve the application as presented.

The motion passed with a 4-0 vote.

**F. T-4990-19 Stover Continued**

**IV. NEXT MEETING**

The next TDRB meeting is scheduled for Tuesday February 25, 2020.

**V. APPROVAL OF MINUTES**

The minutes of the November 26, 2019 meeting were approved as submitted.

**VI. ADJOURNMENT**

The TDRB adjourned at 8:25 p.m.

Respectfully submitted,

Michael Brands, AICP  
Town Planner