

**WOODSTOCK CONSERVATION COMMISSION**  
**Wednesday, July 15, 2020**  
**7:00PM**  
**MEETING**  
**CONFERENCE CALL**  
**MINUTES**

**MEMBERS PRESENT: Al Alessi, Byron Quinn, Cyndy Kozara, Bethany Powers, Howard Krum, Lynn Peterson**  
**MEMBERS ABSENT: Bo Gibbs**  
**OTHERS PRESENT: Wade Treadway, Brad Ruderman**

**I. CALL TO ORDER**

Chair Alessi called the remote meeting to order at 7:00 p.m.

**II. APPROVAL OF MINUTES**

Minutes from the June 17, 2020 meeting approved as written.

**III. NEW BUSINESS**

- A. T-5043-20;** Lawrence & Diana Lynne Gordon, owner/applicant; Brad Ruderman, agent; 1122 Peterkin Hill Road; Parcel #08.01.28.; Zone: R5/Scenic Ridgeline; To Create 3-Lot Subdivision.

Applicant's agent Brad Ruderman introduced the proposed subdivision to the Conservation Commission. The 3-lot subdivision is partly in the Ridgeline Scenic Overlay zone.

Al Alessi asked if there are any plans to build in the Ridgeline Scenic Overlay zone. Brad Ruderman responded that no buildings are planned in the Ridgeline zone.

He said that no houses or structures are proposed as part of the subdivision.

Lynn Peterson asked what the reason for the subdivision is. Brad Ruderman said an interested party, an abutter would like to purchase lot 3, possible for horses, or protection land. There is a possibility that lot 1 and 2 could be sold individually.

Al Alessi asked why the subdivision layout looks like a jigsaw puzzle. Brad Ruderman responded that the existing land-locked center lot has a house. Lot 2 has a barn and lot 3 has a large shed.

Cyndy Kozara clarified a lot line discrepancy on the topographic map that varied from the subdivision plan. Brad Ruderman said that the surveyed subdivision map has the

correct and accurate lot lines. The lot line that was depicted on the topographic map is incorrect.

The town planner was asked by Chair Alessi why the application is in front of the Conservation Commission. The town planner responded that since the Ridgeline Scenic Overlay is partially located on the proposed subdivision, the subdivision must go to the Conservation Commission prior to receiving approval from the Town Development Review Board.

Chair Alessi stated that since new development is not proposed, and since no structures will be built in the Ridgeline overlay district, he does not have any issues with the application. Brad Ruderman stated that he does not see any way to get development up on the ridgeline.

Chair Alessi asked for a motion from one of the Commission members. Cyndy Kozara made a motion to approve as submitted, Lyn Peterson seconded the motion.

**Motion Passed 6-0.**

#### **IV. OLD BUSINESS**

##### **A. Carbon Storage Update**

Lynn Peterson discussed local and national projects. He stated Jeff Bezos invested 10 million dollars into a carbon sequestration project on the border with Canada in the Northeast Kingdom. He said there are 10 landowners that put their land into an approximately 10,000 acre piece for carbon sequestration. Lynn mentioned it is a slow process, but it is coming together. He also mentioned the Vermont Legislature has a working group focused on carbon sequestration. There is a new climate forester working for the group who also teaches at UVM. He said the local government, state government and academia coalition could produce some good results. Their first meeting is scheduled for the end of August 2020.

He quoted an article from Science Journal on the issue of sequestration. An ambitious scientific research agenda that leverages large scale data sets and mechanistic models has the potential to transform our scientific understanding of the future of Earth's forests, and provide policy relevant information. A broad multi-disciplinary approach that extends beyond science is crucial to finding a way to live in our climate.

He also mentioned a Shrewsbury cooperative that is attempting to do a carbon sequestration project as well. He said the majority of forests in Vermont are privately owned, so sequestration will only be successful here through a collaboration of property owners.

#### **V. OTHER BUSINESS**

##### **A. Blake Hill Informal Review – Scenic Ridgeline**

Gina and Walter Beinecke introduced themselves and their informal review request to the commission. They are interested in building a single-family house in the Ridgeline Scenic Overlay district on Blake Hill. The property is affected by a view corridor

easement along with a very large portion of it that is in the overlay district. Their proposal was accompanied by a PowerPoint presentation. They described views of the proposed house site and driveway. The house site would sit on a portion of the property that, according to the Beinecke's, is not visible.

The commission discussed the Ridgeline Scenic Overlay Zone regulations with the Beinecke's and concluded that they would like to conduct a site visit on their own time before the August meeting. They also would like time to review the proposal in more detail. The Commission welcome the Beinecke's back to the August meeting for another informal review.

**B. Section 403-Standards for Wetlands Regulation**

The town planner asked if the commission is aware of why the wetlands regulation in the Town Zoning Regulations don't have criteria for approval. The commission did not, so the town planner stated that he can as the Planning Commission at their next meeting.

**VI. ADJOURNMENT**

Meeting adjourned at 8:00PM.