

WOODSTOCK CONSERVATION COMMISSION
Wednesday, October 21, 2020
7:00PM
ZOOM MEETING
DRAFT MINUTES

MEMBERS PRESENT: Cyndy Kozara, Bethany Powers, Lynn Peterson, Bo Gibbs, Byron Quinn (late)
MEMBERS ABSENT: Howard Krum, Al Alessi
OTHERS PRESENT: Kit Mead, Carole Pickett, Myland Cole, David Shastany,

- I. CALL TO ORDER** 7:00 P.M.
- II. APPROVAL OF MINUTES** August 19, 2020
- III. NEW BUSINESS**

- A. V-3573-20;** Frost Mills Nominee Trust/Eva Douzinas, owner; Shepard Butler, agent; 4 Benson Place; Parcel #20.52.04.; Zone: RHD/DR; To Build Stone Seat Wall.

Applicant’s agent Kit Mead introduced the stone seat wall to the Commission. She apologized to the board that the walls were constructed without receiving a permit.

The stone seat walls are approximately 24” high. They are made of a tan colored stacked stone. The stone walls are located at the end of Benson Place.

The town planner stated that the town highway department and the sewer department are fine with the placement of the walls.

The two stone seat walls located closest to the Kedron Brook are located within the 100-foot Riparian buffer. Per the Village Zoning Regulations, the stone seat walls require approval from the Conservation Commission prior to review by the Village Development Review Board.

Kit Mead mentioned that the stone seat walls within the 100-foot buffer do not pose any flood risk as they are minor small structures, installed perpendicularly to the Kedron Brook. This portion of the Kedron Brook has been fortified extensively.

The commission discussed the walls and their location. They noted that the walls do not appear to impair potential flow of the brook should it rise.

A motion was made to approve the application as submitted. It was seconded.

Motion passed 6-0.

- B. T-5089-20;** Carole Pickett, owner/applicant; 4632 South Road; Parcel #33.01.19.; Zone: R1/DR; To Stabilize Kedron Brook Stream Bank Behind House.

Applicant Carole Pickett introduced her proposed bank restoration project to the Commission. The Kedron Brook runs through her property and is undercutting the bank at the eastern end of her property. The undercut has gotten so large that she has become worried about the stability of the riverbank. She stated that she met with Scott Jensen from the VT State Department of Environmental Conservation (DEC) and the town planner at the property to examine the damage and discuss solutions. She mentioned that Scott Jensen thought the bank could be stabilized by placing large rocks in the undercut area and stabilize with riparian plantings and sloping.

Carole Pickett stated that she had multiple contractors come to offer their insight into how to stabilize the bank. The contractors had slightly different opinions, but all thought the best way to stabilize the bank undercut is to install large rocks and boulders underneath the trees and to re-establish riparian plantings along the bank.

The proposed plantings and river stabilization plan were reviewed by the commissioners. They discussed her previous bank stabilization project. A few years ago, the applicant had to do a bank stabilization restoration project on the portion of the Kedron Brook that ran by their house. The project was successfully implemented and saved the house from the brook cutting into the foundation.

The conservation commission were unanimous in their agreement that the proposed riverbank stabilization plans satisfied their concerns and requirements. They wished her the best of luck with the implementation.

A motion was made to approve the application as submitted. It was seconded.

Motion passed 6-0.

Byron Quinn arrives

- C. V-3594-20;** Gertrude Goff, owner; Cole's Lawn & Garden, agent; 5 Moore Place; Parcel #21.51.10.; Zone: RLD/DR; To Repair & Stabilize Riverbank.

Applicant's agent Myland Cole from Cole's Lawn and Garden presented the project to the commission. The river bank of the Ottaquechee River on the north side at 5 Moore Place has been eroding for years and the property owner requested a bank stabilization project. It was reviewed and approved by Scott Jensen at the State DEC. The state requires dogwood and willow plantings in the rip-rap to stabilize the bank.

The conservation commission reviewed the state approved plantings and stabilization plan.

The applicant's agent stated that the willow spikes will be planted in the early spring since nurseries do not have willow spikes in stock at this time of the year. The dogwoods have been planted already.

The commission discussed whether or not they would prefer additional plantings on the riverbank. The commission thought the plans would be sufficient to stabilize the brook.

A motion was made to approve the application as submitted. It was seconded.

Motion passed 7-0.

D. V-3595-20; David Shastany, owner/applicant; 75 Pleasant Street; Parcel #21.53.14.; Zone: RHD/DR; To Construct New Home Within Buffer.

Applicant and builder, David Shastany, introduced the project to build a house in the village at the vacant parcel located at 75 Pleasant Street. He proposes to build a one-story with basement single-family house of approximately 1,064 square feet. There is an un-named stream running along the eastern edge of the property. This stream has a 50-foot buffer since it is identified on the State Critical Inventory list. The placement of the house lies within the 50-foot buffer. The proposed placement is 33' from the stream.

Chair Alessi asked the applicant if there is any room to move the house to a location further away from the stream.

The applicant responded that he could move 10 feet further away from the stream to be 10 feet closer to the neighboring house. The minimum side yard setback in the Residential High-Density zone in the village is 10 feet. The proposed house was located 20 feet from the side property line.

The commissioners commented that the house is proposed to be 35 feet from the centerline of the road, yet the size of the lot would allow for movement towards the rear of the lot, which would place the house completely outside of the 50-foot buffer.

The applicant responded that the rear portion of the lot slopes upward and is full of ledge. He mentioned that he is proposing a one-story cape style house with a basement. This style of house is not conducive to being constructed on a slope. More importantly, he stated that the presence of ledge would create an expensive obstacle that he is trying to avoid since he would like to market the house as an affordable unit.

The applicant stated that the proposed house is 28 feet wide, and he can reduce it by 2 feet to make it only 26 feet wide, which would add 2 feet to the buffer along with the additional 10 feet afforded by moving the house site. By doing this, there would be 45 feet of riparian buffer rather than 33 feet. Therefore, the encroachment into the riparian buffer would be 5 feet.

Chair Alessi asked if there is any way to move the house back a little.

The applicant stated that he would like to move the house back further, but he will not know exactly where the ledge begins until he starts excavating.

The commission discussed potential configurations and generally agreed that the builder should try to move the house as far back as possible but would leave that up to him as he will not know specific dimensions until excavation begins.

A motion was made to approve the application with the conditions that the house length is reduced by two feet to 26 feet long and that it is sited 10 feet from the western side yard, rather than 20.

A motion was made to approve. It was seconded.

Motion passed 7-0.

IV. OLD BUSINESS

V. OTHER BUSINESS

A. Discussion- Carbon Storage with Tim Stout

Due to time limitations and the late hour, the commission asked Tim Stout if he can present to the commission at a later date. Tim Stout agreed that he can come back at another meeting.

B. Informal Review – 1862 Long Hill Road Wetland Buffer and Ridgeline encroachment

VI. ADJOURNMENT
