

WOODSTOCK CONSERVATION COMMISSION

Wednesday, December 15, 2021

7:00PM

ZOOM MEETING

DRAFT MINUTES

MEMBERS PRESENT: Lynn Peterson, Bo Gibbs, Byron Quinn, Howard Krum, Al Alessi

MEMBERS ABSENT: Cyndy Kozara, Bethany Powers

OTHERS PRESENT: Neal Leitner, Mary and Gary Boliek, Todd Hindinger

Call To Order

7:00 pm

I. Approval of Minutes

II. New Business

- A. T-5183-21;** Mary and Gary Boliek; owners; Todd Hindinger, agent
65 Meadow Way; Parcel 07.01.29.; Zone: R5/Conservation overlay

Proposal: expand existing patio, construct greenhouse, and pergola with a 2nd floor deck, install boardwalk and footbridge.

Applicants' agent Todd Hindinger introduced the project to the board. The applicant proposes a 1,067 square foot exterior changes to include a patio, footbridge, and green house on the property. The applicants would like to remove riprap and replace with pea gravel and flag stones and State of Vermont approved vegetation.

Neal Leitner advised that Conservation Commission members that the State of Vermont issued a permit for wetland buffer encroachment improvements on the single-family residence at 65 Meadow Rd. The State found that the conditional use permit would not result in any undo adverse effects to the protected function A Notice of Issuance of wetland general permit project number 2021-113.

Hindinger reviewed the map boundaries with the Board.

Al Alessi sought clarification on the water discharged from the man-made wetland area to the Ottauquechee river. The agent responded that there is no flow of water to the river from the culvert. Per Hindinger, the flow to that location is nearly non-existent.

Al Alessi is concerned about losing "permeability".

Al Alessi along with the other members of the board requested clarification due to being confused by the application and requested more information as to why the ANR issued a permit for this project. The Board was advised by Hindinger that the approved application is sixty-five pages and would likely be difficult for the Board members to comprehend but further stated to clarify to the members that the general take away should be that the proposed project will have zero impact on the manmade wetland.

The Board members requested Neal Leitner to contact Rebecca Chalmers to simplify for the Board why the permit was issued.

During deliberations, the Conservation Commission voted no to the proposed project.

Bo Gibbs recused herself since the applicant is her client.

IV. Old Business

V. Other Business

I. Adjournment