

**WOODSTOCK CONSERVATION COMMISSION**

**Wednesday, May 17, 2023**

**7:00PM**

**DRAFT MINUTES**

**31 The Green**

**Woodstock, VT 05091**

Members present: Al Alessi, Chair, Byron Quinn, Howard Krum, and Justin Quinn  
Others present: Steven Bauer, Stephanie Appelfeller, Lauren Dorsey, Judy Dossett, Kyle Kelly, Ian Mackenzie, Laurie Marshall, David Dana

1. Al Alessi called the meeting to order at 7:00 PM.
2. Adjustments to Agenda: Judy Dossett applied to join the Conservation Commission. Lauren Dorsey also applied to join the Conservation Commission. Steven Bauer indicated that the appointments will occur on June 6, 2023 at the next Selectboard meeting.
3. Public Hearings:
  - A. **T-5280-23: Kyle and Angela Kelly**  
Location: 2076 South Road  
Parcel ID: 08.03.16  
Review Type: Conditional Use and Site Plan Approval  
Proposed Development:  
To construct a new single-household building, 900' new driveway, and garage within the Scenic Ridgeline District.

Howard Krum informed the applicant he and Al Alessi drove by the property. Kyle Kelly presented that he purchased the property from his grandfather with the intent to keep the existing 1700s farmhouse and construct a new home, which does fall in the ridgeline district. The peak of the proposed home will be 33 feet below the ridgeline. Kyle explained the construction and driveway will not encroach on wetlands. The driveway will be stone and considered impermeable.

Byron Quinn asked if it can be seen from Route-106. Kyle mentioned that the site is not visible from surrounding roads. Howard Krum asked if a vantage point report was completed, and Kyle responded that the contractor (Ian McKenzie) and Wade Treadway (TDRB Chair) had separately driven the roads and could not see the house, trees, or site from any roads.

Howard Krum asked if any neighbors were present and wanted to comment. There were no neighbors at the meeting. Howard Krum suggested that going forward the Commission should require view shed analysis for every home proposed in the ridgeline district.

Steven Bauer asked the total size of the home and Kyle Kelly replied to the home will have 6,820 square feet of finished space. With total sf 11,098 square feet including garage and unfinished space.

Ian Mackenzie explained that the driveway runoff will run into grass, farm field and a ditch into a culvert. Howard Krum mentioned if a view shed analysis can be completed by the TDRB meeting, it would help the case. The conversation commission recommends to the TDRB that a view shed analysis be completed to verify it is not visible from any designated vantage points.

**B. T-5283-23: Laurie Marshall**

Location: 569 Lincoln Street

Parcel ID: 05.06.02

Review Type: Conditional Use Approval

Proposed Development:

To construct an attached accessory dwelling unit within the riparian buffer.

Laurie Marshall presented that the home is within 50 feet of the riparian buffer. The expansion of the accessory dwelling unit runs parallel to the stream.

Al Alessi moved to recommend that the TDRB approve the application.

**VOTE: 4-0.** Motion passed.

**C. T-5289-23: Michael Harrington**

Location: 562 John Darling Road

Parcel ID: 11.04.29

Review Type: Conditional Use Approval

Proposed Development:

To construct a 1,200 S.F. shed within the scenic ridgeline and conservation district.

David Dana presented the proposed project. The project is in the Conservation district due to its steep slopes and fragile soil. The project is within the scenic ridgeline. The plan is to level a portion of the site to construct a concrete foundation. The runoff of the site currently goes into the pond. David mentioned that any erosion would run into the pond and the owner will not allow that to happen. Runoff from the driveway goes 200 feet into the brook and the pond. Steven Bauer explained the proposed shed roof will be below the existing home and the ridgeline and not visible from Route 106. There will be a stone retaining wall constructed. Howard Krum mentioned that the recommendation to the TDRB will be to complete a view shed analysis.

Byron Quinn moved to recommend that the TDRB approve the application.

**VOTE: 4-0.** Motion passed.

4. Adjournment:

The meeting adjourned at 8:33pm.