

WOODSTOCK CONSERVATION COMMISSION

Wednesday June 19, 2024

6:30 PM

DRAFT MINUTES

31 The Green

Woodstock, VT 05091

Members present: Al Alessi (Chair), Lauren Dorsey, Byron Quinn

Public present: Christopher Wilson, Chris Galipeau

Staff present: Steven Bauer

1. Call to Order: 6:30 PM

2. Public Hearing:

- A. T-0057-24** Christopher Wilson
Location: 111 Holt Way
Parcel ID: 08.04.24.001
Review Type: Conditional Use Approval
Proposed Development: To construct a 28' x 30' garage within the riparian buffer.

Steven Bauer explained this property is situated along an unnamed stream within the 50-foot buffer from top of slope referenced in Section 403B. Christopher Wilson presented there are very few options for the proposed location of the garage. The top of slope to the stream is 65-75 feet and there is roughly 50 feet from the top of slope to the house. They plan to leave a 10'6" pass through opening from garage to the house. Al asked about drainage for the proposed garage and Chris explained there is 150 foot of french drain that runs along the driveway. The garage will have gutters and underground drainage.

Byron Quinn motioned to approve the application as presented.

Lauren Dorsey seconded the motion.

Vote. Approved. 3-0.

- B. V-0059-24** RL Vallee, Inc.
Location: 435 Woodstock Road
Parcel ID: 21.51.39
Review Type: Design Review and Conditional Use Approval
Proposed Development: To expand dumpster pad, add screening and replace retaining wall and guard rail within the riparian buffer.

Chris Galipeau represents RL Vallee. He presented that the embankment is not stable and the pavement behind the guardrail is settling. The application is to create a block retaining wall and new guardrail to stabilize the bank. They will not change the configuration of the parking lot. Lauren asked how the bank will be stabilized? Chris Galipeau said goal is to minimize the disturbance on the embankment but stabilize under the pavement. An excavator will remove unstable material and Redi-Rock concrete blocks will be stacked as a retaining wall. Silt fence will be installed. The current guardrail is not stable along the parking area and is a concern for safety. A new steel guardrail will be added.

Lauren Dorsey motioned to approve the application as presented.
Byron Quinn seconded the motion.
Vote. Approved. 3-0.

3. Other Business: None

4. Minutes – 5/22/24

Lauren Dorsey motioned to approve as printed.
Byron Quinn seconded the motion.
Vote. 3-0. Approved.

5. Adjournment:

Meeting Adjourned 7:12pm

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