

WOODSTOCK CONSERVATION COMMISSION

Wednesday December 20, 2023

6:30 PM

MINUTES

31 The Green

Woodstock, VT 05091

Members present: Al Alessi, Chair, Judy Dossett, Byron Quinn, Lauren Dorsey

Public present: Bo Gibbs, Marsha Fraser, Andrew Winter, Brad Ruderman, Bill Kelsey, Adam Morse, Paul Simon, Carmen Chamberlin

Staff present: Steven Bauer and Stephanie Appelfeller

1. Call to Order: 6:30 PM
2. Adjustments to Agenda: Approval of Minutes moved to first item.
 - A. 10/18/23
 - B. 10/23/23
 - C. 11/15/23

VOTE: 4-0. All approved.

3. Public Hearing:

A. V-0021-24 Rachel Weber

Location: 1 Moore Place

Parcel ID: 20.52.03

Review Type: Conditional Use Approval

Proposed Development:

To repair and stabilize the damaged riparian buffer zone.

Brad Ruderman and Marsha Fraser explained the riverbank was damaged during the July 2023 flooding. Al Alessi asked if the exposed drainage pipes will be removed and Marsha replied yes that is the plan. They want to replace and repair the bank to what was there before the flood. Marsha Fraser explained Scott Jensen and the State provided a list of planting options including dogwood and other native species that will be added in the spring.

Byron Quinn motioned to accept the application as presented.

Judy Dosset seconded the motion.

VOTE: 4-0. All Approved.

B. T-0037-24 Ernest and Carmen Chamberlin

Location: 497 Carlton Hill Rd

Parcel ID: 31.03.11

Review Type: Conditional Use Approval

Proposed Development:

To construct a 16' x 16' addition to shed within the riparian buffer zone.

Carmen Chamberlin presented that a 16' x 16' addition will be added to an existing shed. Steven Bauer explained the structure will be in the riparian buffer zone.

Al Alessi asked which direction the water runs off the site after heavy rain and Carmen Chamberlin responded that water runs off towards the brook and away from Carlton Hill Road. Carmen Chamberlin explained the brook has never flooded their property, even after Irene.

Byron Quinn asked the elevation change from shed to brook and Carmen said its mostly level. Judy Dosset suggested adding gravel along back of shed to act as a french drain.

Byron Quinn motioned to accept as presented.

Al Alessi seconded the motion.

VOTE: 4-0. All Approved.

C. V-0016-24 Twin Pines Housing Trust

Location: 34-38 Pleasant Street

Parcel ID: 21.51.22

Review Type: Conditional Use & Site Plan Approval

Proposed Development:

To remove two existing multi-household buildings, renovate two existing multi-household buildings and construct one new multi-household building.

Andrew Winter explained the site currently has four buildings on site which have not been renovated since 1970s. The goal of the project is to improve accessibility. They will add a new elevatored building in back and 13 new units. Andrew explained the new building will be located behind the brick building and will not be as visible from the street. Also want to minimize number of moves for residents.

Al Alessi mentioned a portion of site is in the riparian buffer and steep slopes.

Paul Simon explained the existing Norway spruce and birch trees will have to be removed. He explained the central walkway will have new trees added of 5.5-inch caliber. Adam Morse said the riverbank will be replanted with native plantings. Steven Bauer commented that no development will happen in flood hazard zone but it is in the riparian zone. There will be a reduction of 200 SF of impervious surface after construction.

Lauren Dorsey asked how the stormwater system will be treated before going into the river. Adam Morse replied there is filter fabric and crushed stone filter.

Judy Dossett asked if adding native grasses and plants for wildlife and Paul Simon responded yes, they will add native plantings to disturbed areas and will have conservation seed mix for native grasses and jute erosion fabric which will disintegrate over time.

The Commission reviewed the applicants' responses to Section 403 of the Village zoning regulations which were provided in the packet and agreed the applicants answered the standards and regulations.

Judy Dossett motioned to approve the application as presented.

Byron Quinn seconded the motion.

VOTE. 4-0. All approved.

4. Other Business:

Al Alessi and Judy Dossett asked Steven Bauer about snow removal at the Shire. Steven responded that the issue is between two private parties and the regulations do not allow the Town to get involved.

5. Adjournment:

Meeting Adjourned 7:57pm