

WOODSTOCK CONSERVATION COMMISSION

Wednesday April 17, 2024

6:30 PM

MINUTES

31 The Green

Woodstock, VT 05091

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

Public present: Michael Malik

Staff present: Steven Bauer and Stephanie Appelfeller

1. Call to Order: 6:30 PM
2. Public Hearing: T-0057-24 - Christopher Wilson moved to second application.

A. T-0062-24 Michael Malik

Location: 2394 Fletcher Hill Rd

Parcel ID: 32.03.25

Review Type: Conditional Use Approval

Proposed Development:

To receive an after the fact permit for a 24' x 36' equipment shed within the floodway and riparian buffer zone.

Michael Malik explained the garage was constructed with verbal permission from the former zoning administrator Neil Leitner. According to Michael, Neil approved the construction as the owner demolished 6 structures and the new garage roof coverage created less impermeable surface. Michael said during the July flood the new home was not flooded as it sits one foot higher than floodplain. The garage sits directly on hardpack for rain runoff.

Lauren Dorsey asked about breakaway walls, Michael explained the walls are intended to move during a flood. Scott Jensen approved the grading of the bank. Connecticut River Conservation came last fall and planted 200 plantings to help stabilize the bank.

Justin Quinn suggested the State should dredge the river as 0.5 inch rain storms are now have an impact more like 2 inch storms. Flooding occurs more frequently as the water table stays higher.

Steven Bauer explained this property is in the riparian buffer and flood hazard. Under Section 403B 1, a garage is not a use permitted under conditional use. However, under Section 602 this project is exempt as less than 10,000 SF of impervious surface.

Justin Quinn mentioned that unless the state does something about the rivers, this property could be flooded in 5 years, even though constructed on a high point. Al suggested having a round table regarding water flow issues in the town. More properties are at risk and until waterways are resolved to some degree, we need to mitigate as a community.

Justin Quinn motioned to approve as submitted.

Judy Dossett seconded the motion.

VOTE: All in Favor. 5-0.

B. 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 zone.

Christopher Wilson explained they wish to put a garage on the current hardpack pad along the northeast side of duplex. The critical area inventory map shows this as a stream which is in the 50-foot riparian buffer.

Al Alessi asked if the owner's considered any other sites and Chris responded there are no other suitable sites. Chris said there have been no flooding issues. The existing driveway will lead to this proposed building. Chris suggested the stream is not mapped correctly and is roughly 10 feet further away than mapped.

The structure will be a 3-car garage and will be 10 feet from the duplex. Water runoff will go from the back side will end up on the hard pack and pitches down to the driveway to garden beds. Justin Quinn suggested keeping the garage as close to the existing structure as possible to stay away from stream.

The Commission requested a site visit to determine the best location on the site for the garage. The Commission prefers a Thursday or Friday at 5:30pm and will schedule with applicant. The applicant will return to the next Conservation Commission meeting.

3. Approval of Minutes: 12/20/23

Justin Quinn motioned to approve as printed.

Lauren Dorsey seconded the motion.

VOTE: 5-0. All approved.

4. Other Business:

Justin Quinn suggested the Conservation Commission needs to consider changes in environment, it is a state issue, but local areas also need to address flood plains and residential areas. He feels the Conservation Commission decisions should carry more weight and not just a recommendation.

Steven Bauer said the Conservation Commission can be helpful in updating flood hazard regs, scenic ridgeline regulations, riparian buffer standards and general resilience planning. Al Alessi

wants to have a community conversation to discuss these issues, perhaps invite water experts from the state.

Al mentioned an email from the State on what the Commission does and will resend to Committee members.

5. Adjournment:

Meeting Adjourned 8:09pm