

WOODSTOCK CONSERVATION COMMISSION

Wednesday May 22, 2024

6:30 PM

MINUTES

31 The Green

Woodstock, VT 05091

Members present: Al Alessi (Chair), Lauren Dorsey, Justin Quinn, Byron Quinn, Judith Ann Dossett

Public present: Inez Hoeree, Kenneth Danila, Tom Weschler, Jon Harrington

Staff present: Steven Bauer and Stephanie Appelfeller

1. Call to Order: 5:31 PM

2. Public Hearing:

A. T-0069-24 Kevin Woolford & Inez Hoeree

Location: 3752 Densmore Hill Rd

Parcel ID: 08.04.32.001

Review Type: Conditional Use Approval

Proposed Development: To renovate and enclose existing porch located in riparian buffer.

Inez shared that the plan is to enclose the sunroom on back of home. They will take out existing pilings and replace them with new piles to fortify the structure. They will not expand the footprint.

Byron Quinn motioned to accept the application as presented.

Lauren Dorsey seconded the motion.

Vote. All Approved. 5-0.

B. T-0075-24 Kenneth Danila

Location: 6836 N Bridgewater Rd

Parcel ID: 03.01.04

Review Type: Conditional Use Approval

Proposed Development: To repair and stabilize the damaged riparian buffer zone.

Kenneth Danila explained that during the July flooding the site was damaged. Jon Harrington engineered the mitigation of stream buffer which has been approved by the state. They are still waiting for approval from the state wetlands office.

Tom Weschler is an abutter who lives downstream and was concerned about the stability of the pond during flooding as it overflowed into his land during the storm. He has not been included in the mitigation plans. Kenneth said the mitigation will keep the stream in the bed, so it won't run off onto neighboring properties. Tom asked for confirmation that the stream will not go into the pond during floods. Judy mentioned using riprap will cause more runoff.

Al suggested waiting for the next meeting to allow time for neighbor's to be included in the conversations.

Steven mentioned any delineated wetlands need to stay in place and applicant must show they meet the criteria for Section 403B 2, a-d – Wetland Protection area.

Jon Harrington explained Scott Jensen from the state provided an emergency permit to replace pre-flood condition. Wetlands are on opposite side of the brook and current plans will fall under the wetland's regulations, still waiting the state's written approval on that portion.

Jon explained they are restoring the stream channel with large stones to help prevent channel incision. Al asked if this would cause faster water velocity. Jon said no it will slow down velocity as channel is widened. Judy asked if this is enough to fix the issue and Jon said it is to mitigate damage against new storms. Ken explained they will add native plantings along the entire stream bed.

Justin asked if the two maple trees will be removed? Ken explained they are dead and small, not the ones in the provided photo. Jon explained they are restoring the washout area and will bury stone into bank and plan to cover it with grubbing seed and mulch. The stone will help stabilize and protect from erosion.

Jon ran a hydraulic model which showed these plans will slow the stream downstream and will help future washouts. Tom is concerned this plan will impact his property and the goal is mostly to prevent impact on the barn.

Al suggested postponing to June meeting and do a site visit and allow more time for neighbor communication. Steven reminded the Commission they must follow the standards under Section 403B 1e vii. regarding stream restoration projects and must follow the plan approved by the Agency of Natural Resources.

Al and Judy suggested delaying the vote to confirm clarity. Lauren spoke in support of voting now as the regulations do not provide a reason for delaying the vote. Ken asked to move forward with voting now so time to start the project before the fall and mentioned he will meet with Tom in the meantime.

Lauren Dorsey motioned to approve to application as presented.

Justin Quinn seconded the motion.

Vote. Approved. 4-0-1.

Judith Ann Dossett abstained and resigned from the Commission.

Al questioned the point of the Conservation Commission.

Steven asked the applicants to provide a landscaping plan, approval letter from the state, and hydro modeling for the TDRB meeting 5.28.

3. Other Business: None

4. Minutes – 4/17/24:

Al Alessi motioned to approve as printed.

Byron Quinn seconded the motion.

Vote. 4-0. Approved.

5. Adjournment:

Meeting Adjourned 7:04pm