

MEETING MINUTES
TOWN OF WOODSTOCK, VERMONT
TOWN DEVELOPMENT REVIEW BOARD
31 The Green
Woodstock, VT 05091

The Town Development Review Board held a public meeting on May 28, 2024, to conduct the following business:

Members present: Wade Treadway (Chair), Alan Willard, Ernie Fernandez, Kim French
Public present: Jon Harrington, Ken and Maggie Danila, Mary and Tom Weschler, Kevin Woolford & Inez Hoeree, Kirsten Connor and Darren McCullough, Douglas Audsley
Staff present: Steven Bauer

Administrative Tasks:

Call to Order: Wade Treadway called the meeting to order at 6:30 PM.

Adjustments to Agenda: None

Public Hearings:

The Town Development Review Board received testimony on the following proposed development:

- A. T-0075-24: Kenneth Danila**
Lister No.: 03.01.04
Location: 6836 N Bridgewater Rd
Review Type: Conditional Use Approval
Proposal: To repair and stabilize the damaged riparian buffer zone.

Jon Harrington explained the property was damaged during the July 2023 flooding. The presented plan is intended to mitigate future damage from flooding and walked through the five components of the project.

Jon indicated this plan has been approved by Scott Jensen at the State. Rebecca Chalmers has allowed work in the wetland buffer without a permit as there will be no disturbance to the wetland. Kim French asked if the stream is being widened, will velocity be stronger? Jon replied that creating more space for the water will lower velocity. Wade asked if they have considered the future storms and upstream/downstream? Jon replied this project does not significantly impact the dynamics of the water downstream. Ken said they will replant with native trees and plan to protect barn, pond, and downstream neighbors.

Tom Weschler is the downstream abutter and was upset he was not informed about the details of the project. Tom mentioned the Conservation Commission wanted to delay their recommendation as downstream residents did not have conversations but did not have the

authority to delay. Tom was concerned this plan only helps the barn, not the downstream neighbors or the pond. Mary asked if this plan stops water coming onto their land?

Ken and Maggie explained Scott Jensen approved the plan and they are being good stewards of the land and brought in experts to fix the issues.

Wade asked what Tom needed in addition to the info provided? Tom said he would like more time to review the application materials. Ernie asked what a one-month delay would do to the project? Ken said they can only work in riparian buffer between June and Oct. 1 so slows down the project, it could be another year of storms. Ernie asked Jon how this project will impact the abutters? Jon said doing nothing creates more risk, as more trees and materials could come down.

Alan Willard moved to close testimony.

Kim French seconded the motion.

VOTE: 4-0. Testimony closed.

B. T-0072-24: Kirsten Connor and Darren McCullough

Lister No.: 05.01.16

Location: 1023 E Woodstock Rd

Review Type: Conditional Use Approval

Proposal: To elevate a preexisting single household building eight feet above base flood elevation.

Darren presented the plan to elevate the existing house 8 feet, out of the base flood elevation. The home will be raised by beams through the windows via hydraulic jacks. A new foundation will be laid and will set the house back down. Approximately 1700-2000 cubic yards fill will be added.

FEMA requires if substantial damage, have to be at least one foot above current flood elevation. LOMA provided saying home will no longer be in the flood hazard and will no longer need flood insurance. Kirsten explained they have applied for a grant through FEMA and are waiting for approval. Douglas Audsley is an abutter and suggested retention ponds be added to properties being built and asked the state to help.

Alan Willard moved to close testimony.

Kim French seconded the motion.

VOTE: 4-0. Testimony closed.

C. T-0069-24: Kevin Woolford & Inez Hoeree

Lister No.: 08.04.32.001

Location: 3752 Densmore Hill Rd

Review Type: Conditional Use Approval

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

Kevin and Inez explained they plan to convert the sunroom into a 4-season room. Helical piles will be added to anchor the porch. It is in the 50-foot riparian buffer zone. They are bettering the anchors and will not expand the porch footprint.

Alan Willard moved to close testimony.

Kim French seconded the motion.

VOTE: 4-0. Testimony closed.

Approval of Minutes - 4/23/24

Wade Treadway motioned to approve minutes as printed.

Alan Willard seconded the motion.

VOTE: 4-0. Approved.

Deliberations:

The board entered closed deliberations.

Other Business:

Kim French resigned from the Town Development Review Board.

Adjournment:

Alan Willard motioned to adjourn the meeting.

Kim French seconded the motion.

VOTE: 4-0. Approved.