

**WOODSTOCK CONSERVATION COMMISSION**  
**Wednesday, September 20, 2023**  
**7:00PM**  
**MINUTES**  
31 The Green  
Woodstock, VT 05091

Members present: Al Alessi, Chair, Byron Quinn, Lauren Dorsey, Judy Dossett,, and Justin Quinn  
Public present: Curtis Barr, Greg Fullerton  
Staff present: Steven Bauer

1. Call to Order: 7:00 PM
2. Adjustments to Agenda: None
3. Public Hearing:
  - A. **T-0023-24 Curtis Barr**  
Location: 639 Benedict Rd  
Parcel ID: 11.04.15  
Review Type: Conditional Use Approval  
Proposed Development:  
To construct a 14' x 20' open shed

Curtis Barr presented the project includes a 2-bay open equipment storage shed with metal roof. Steven Bauer explained the Critical Inventory map indicates the entire parcel is located within the steep slopes and fragile soils overlay district but the location of the proposed shed has a 2.6% slope. Al Alessi asked where the flow of the water will go and Steven explained it will go south as Bendict Road is higher than the site. Greg Fullerton confirmed he dug the footings which were at least 48” deep.

Byron Quinn motioned to accept the application as presented.  
Justin Quinn seconded the motion.  
**VOTE: 5-0. Approved.**

4. Other Business:
  - A. Review proposed amendments to the Commission’s Rules of Procedure, including a reduction in size from 7 Commissioners to 5 Commissioners, duties and responsibilities, etc.

Byron Quinn explained the membership used to be 9 and was reduced to 7 many years ago. Judy Dossett and Lauren Dorsey suggested advertising open seats on the Listserv and would like to keep it at 7 members if possible. Al Alessi explained they can change to 5 commissioners temporarily and will advertise for a 3-month timeframe to see if 2 additional commissioners can be found.

Steven Bauer suggested amending Article 3 to state if the Commission hasn’t concluded on 5 or 7 members by January 18, 2024, it will revert to 7 members. The commission

will operate with 5 members in the meantime.

Byron Quinn mentioned the State of Vermont voted that 30% of the state will be in a conservation easement by 2030 and 50% by 2050. He suggested the rural area lot size could be reduced to 2 acres from 5 acres and reduce village lot sizes and increase height limits to allow denser housing. The commission discussed housing issues and how to prepare for more housing.

Judy Dossett motioned to change future meeting start times to 6:30pm

Al Alessi seconded the motion.

**VOTE: 5-0.** Approved

Steven Bauer explained that Article 3 will be edited to say “The commission shall consist of 5 members and shall revert to 7 members on January 18, 2024.”

Al Alessi motioned to approve the language.

Justin Quinn seconded the motion.

**VOTE: 5-0.** Approved.

#### 5. Adjournment:

Meeting Adjourned 7:55pm