

**WOODSTOCK CONSERVATION COMMISSION**  
**Wednesday October 16th, 2024**  
**6:30 PM**  
**MINUTES**  
31 The Green  
Woodstock, VT 05091

Members present: Justin Quinn, Lauren Dorey, Jenny Ahlen, Al Alessi  
Public present: Lisa Lawlor, Chrissie Sydness, Jim Pulver, Andrew Heining  
Staff present: Mike Tuller, Stephanie Appelfeller

1. Call to Order: 6:30 PM
2. Public Hearing:

**A. V-0006-25– Zilian, LLC**

Location: 26 Central Street

Parcel ID: 20.52.28

Proposed Development: To complete interior and exterior renovations related to Life Safety and Accessibility code requirements in Conservation Overlay District.

Jim Pulver explained the renovation plans for 26 Central Street. Key points included the building's history, structural issues, and compliance with life safety and accessibility codes. The project involves interior and exterior renovations, including adding a deck and addressing ADA compliance. Jim presented the base flood elevation data and presented FEMA maps. The building did not experience flooding during Irene or July 2023 floods. The back stair case will be replaced with a new staircase using the same footprint and concrete pad to anchor.

Lauren Dorsey motioned to recommend the application as presented.

Justin Quinn seconded the motion.

**Vote. Approved. 4-0.**

3. Other Business: 27 Maple Street

Concerns were raised about the impact of new fences on flood hazards at 27 Maple Street. The owners of 27 Maple were present and explained the fence construction. Lisa Lawlor is a neighbor and mentioned there are several fences in the Village constructed in floodplains and need to view this wholistically. The commission agreed to investigate the implications of fences in floodplains and their potential flood hazard, emphasizing the need for a broader understanding of fence regulations in conservation areas.

4. Adjournment:

Al Alessi motioned to approve the application as presented.

Lauren Dorsey seconded the motion.

**Vote. Approved. 4-0.**

**Meeting Adjourned 7:12 PM**

DRAFT