

**WOODSTOCK CONSERVATION COMMISSION**  
**Wednesday November 20, 2024**  
**6:30 PM**  
**MINUTES**  
31 The Green  
Woodstock, VT 05091

Members present: Justin Quinn, Lauren Dorey, Al Alessi  
Public present: John Harrington, Michael Green, Jennifer Carbone  
Staff present: Mike Tuller

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

**A. T-0016-25– The Housing Foundation, Inc.**

Location: Riverbend Way

Parcel ID: 32.03.14.PRK

Proposed Development: To repair an existing streambank damaged from storm-related damages by armoring the embankment slope for approximately 210 linear feet along river in Conservation Overlay District.

Discussion on item number **T-0016-25**, which has already been approved by the state and is considered complete.

Al Alessi motioned to approve the application as presented.

Lauren Dorey seconded the motion.

**Vote. Approved. 3-0.**

**B. T-0021-25– Jennifer Carbone**

Location: Austin Road

Parcel ID: 02.01.11

Proposed Development: To construct a 4-bedroom house with a 1200' driveway access that crosses designated wetlands and steep slopes in Conservation Overlay District.

John Harrington begins explaining the existing conditions and the project's scope. The project involves a 1125-foot driveway to access a single-family residence on a 42.5-acre parcel. John Harrington describes the topography of the site, including moderate and steep slopes. The driveway is designed to minimize grading impacts and avoid wetlands as much as possible. Discussion on the placement of culverts to manage water flow and avoid wetlands. John Harrington provides details on the driveway alignment, including emergency pull-offs and grading impacts. The project has received state wetland and water wastewater permits, with a low-risk general construction permit pending. John Harrington shares a drone photograph to help visualize the project area.

Justin Quinn motioned to approve the application as presented.  
Lauren Dorey seconded the motion.  
**Vote. Approved. 3-0.**

**C. V-0009-25– Michael and Nicole Green**

Location: 52 Pleasant Street

Parcel ID: 21.51.35

Proposed Development: To construct a 60 square foot garden shed.

Al Alessi introduces the next agenda item involving a 60-square-foot garden shed on 52 Pleasant Street. Michael Green explains the need for the shed to store bicycles and avoid leaf peepers entering his driveway. The shed is to be located to the right of the back building on the property, near the river. Michael Green confirms the shed's dimensions and proximity to the river buffer, satisfying concerns.

Lauren Dorey motioned to approve the application as presented.  
Justin Quinn seconded the motion.  
**Vote. Approved. 3-0.**

**Approval of Minutes 10.16.24**

Jenny Ahlen motioned to approve the minutes.

Justin Quinn seconded the motion.

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

**2. Other Business:**

**3. Adjournment:**

Al Alessi motioned to Adjourn.

Justin Quinn seconded the motion.

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

**Meeting Adjourned at 7:07PMs**