

PUBLIC MEETING AGENDA
MUNICIPALITY OF WOODSTOCK, VERMONT
WOODSTOCK CONSERVATION COMMISSION
31 The Green
Woodstock, VT 05091

The Conservation Commission will meet at **6:30 PM** on **Wednesday, March 18th, 2026.**

The Meeting will be held via Zoom [CLICK HERE TO JOIN.](#)
The login information is at the bottom of this agenda.

1. Call to Order: 6:30 PM
2. Public Hearing:
 - A. **T-0048-26 – Matthew Paul**
Location: 0 Carlton Hill Road
Parcel ID: 31.03.27
Review Type: Conditional Use
Proposed Development: To construct a 2,464 SF single family home, and a detached 480 SF garage/barn.
3. Other Business:
 - A. Discussion of Rules of Procedure.
4. Approval of Minutes: 02/03/2026
5. Adjournment

To join the Conservation Commission Meeting via Zoom, [CLICK HERE](#) then enter the following:

Meeting ID: 886 4885 1165
Passcode: 345452

Woodstock Planning & Zoning Application

All applicants must be the owner, the owner's attorney, or authorized agent of property described herein. A person holding a binding agreement to purchase property may sign application by providing written proof of such agreement. If an agent or attorney will represent or speak on owner's behalf, owner must complete the agent portion of this application.

Applicant: Matthew Paul Phone: 7817183204 Email: matthewcpaul0@gmail.com

Address: 68 Chestnut St, Apt 5 City/Town: Boston State: MA Zip Code: 02108

Co-Applicant: Katherine Kelly Phone: +1 (917) 776-7934 Email: katagkelly@gmail.com

Address: 63 Pine Street City/Town: Cold Spring State: NY Zip Code: 10516

Signature(s): *Matthew Culliton Paul* dotloop verified 03/06/26 2:51 PM EST NRCR-KZHI-NSP8-CWEB *Katherine A. Kelly* dotloop verified 03/06/26 12:19 PM EST SEV99-99834TMO-41K

*What is the best way to contact you? Phone or Email Phone

*What address would you like your Notice of Hearing/Permit mailed to? 68 Chestnut St Apt 5, Boston MA 02108

Agent Authorization

(a representative speaking on behalf of the owner/applicant)

I, _____ owner of property located at _____ Woodstock, Vermont, hereby designate as my agent.

Name of Agent: _____ Phone: _____ Email: _____

Address: _____ City/Town: _____ State: _____ Zip Code: _____

Agent may be accepted as though made by me personally, and I understand that I may be bound by an official decision made based upon such representation

Signature: _____

Parcel ID Number(s): 31.03.27. Address: 00 Carlton Hill Rd Zoning District: Residential 5-a Overlay District: CC

Proposal of project: Construction of a 2,464 sqft single family home, and detached 480 sqft garage/barn.



----- Planning & Zoning Office Only -----

Village Design Review Hearing Date: _____ Village Development Review Hearing Date: _____

Town Development Review Hearing Date: 3/24/2026 South Woodstock Review Hearing Date: _____

Planning Commission Hearing Date: _____ Conservation Commission Hearing Date: 3/15/2026 Administrative: _____

Date Recvd: 3/6/2026 Date Complete: _____ By: MM Application #: T-0048-26

Review Fee: \$100 Itemized Fee: \$1,790 Recording Fee: \$15 Total Fee: \$2,205

Paid: cash _____ check _____ MuniPay: Payment Date: 3/6/2026

CONDITIONAL USE
SUPPORT STATEMENT

If your answers require additional space,
you may respond on separate sheet(s), following this format.

(not commercial)

1. **Applicant** Matthew Paul **Owner** (if different) _____

2. **Date** 03/05/2026 **Parcel ID** **Map** _____ **Block** _____ **Lot** _____
31.03.27

3. **Nature of your request:**
Wetland Impact

4. **Zoning District** Residential 5-Acre
Minimum Setbacks: **Front:** 60 **Side** 25 **Rear** 25 **Min. Lot Size** 5 **Min. Frontage** _____

Do your plans conform to these requirements? _____ If not, please explain:

The lot is also considered an existing small lot as it is 3.54 acres in a Residential 5-acre zone, meaning the lot is smaller than the required minimum lot area, but it can still be developed as it was created before the zoning regulations went into effect.

5. **Describe the location and the proposed project, including type & extent of development and any other description/explanation.**

Building a 12-15 foot driveway that travels from the road to the site for about 115' total through the ~50' wetland buffer

and ~ 30' through the outside border of the wetland itself.

There will also be a portion of the home that falls within the 100 ft wetland boundary, reaching no more than 70' from the

wetland, there will be no basement build within the 100 ft wetland buffer, and we will work with engineers to create a

foundation system in the wetland buffer that minimizes impact.

CARLTON HILL ROAD

SITE PLAN
1" = 20'



WETLAND
BOUNDARY

GARAGE

SEPTIC
FIELD

SEPTIC

WELL

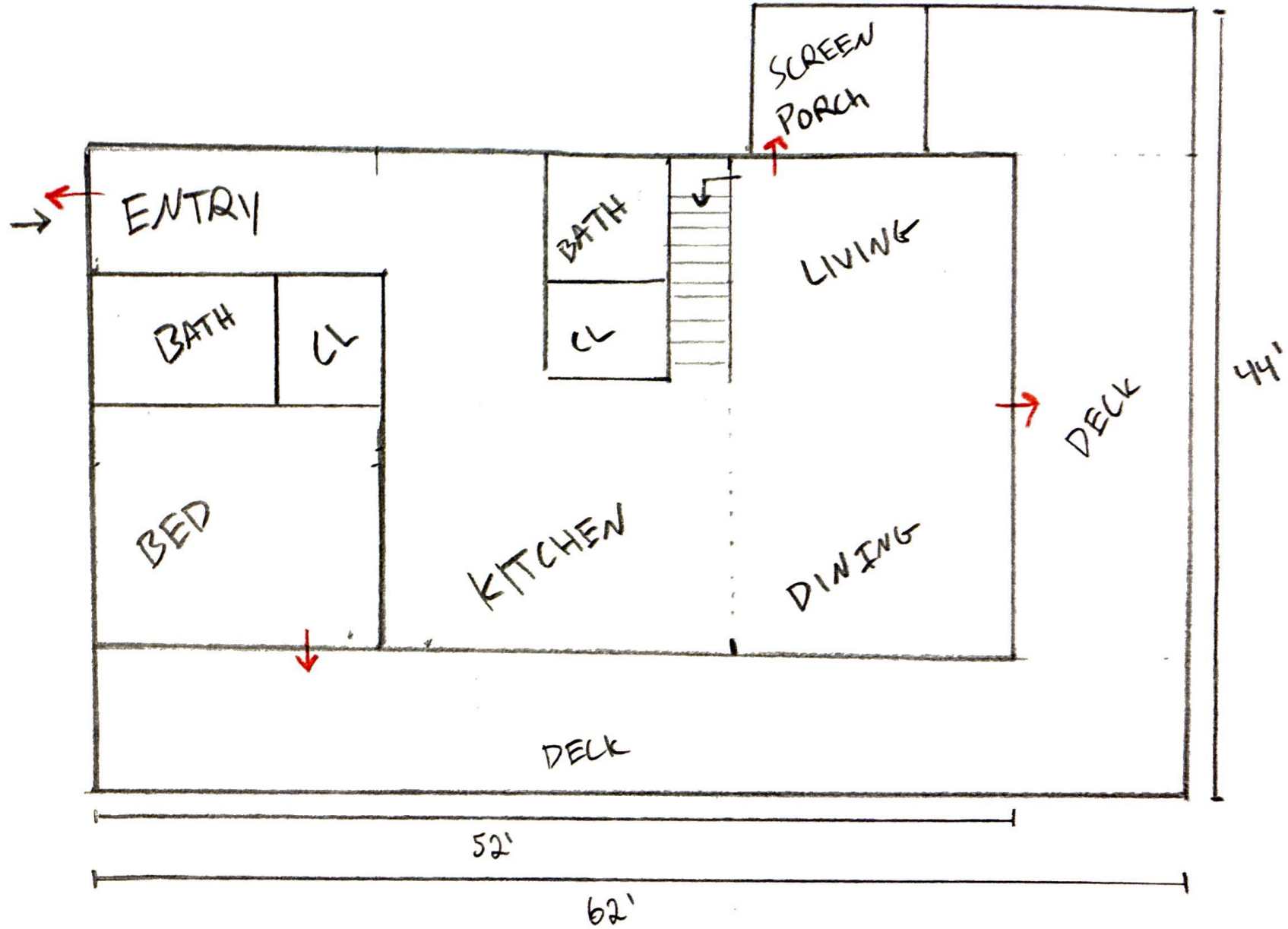
50'

100'

LEVEL 1

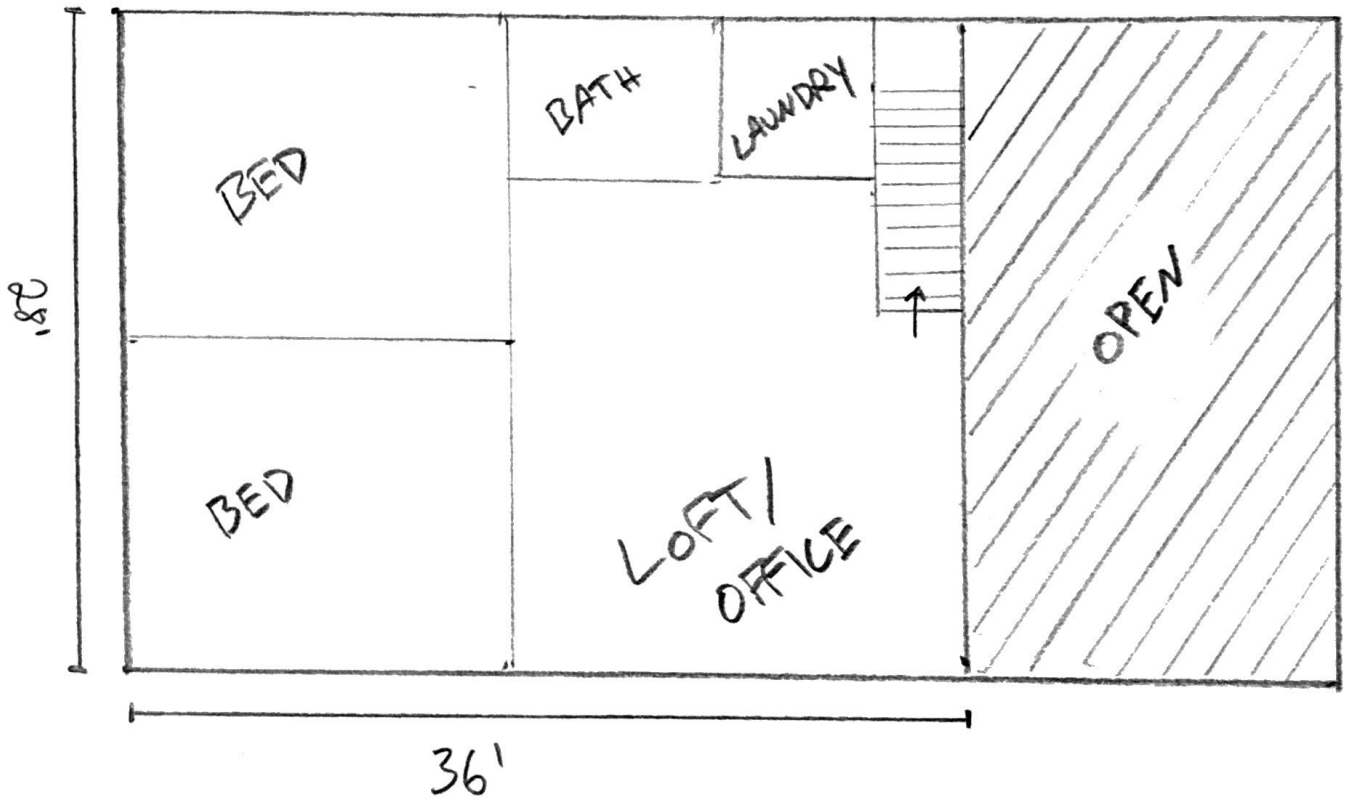
1" = 8'

↓ EGRESS



LEVEL 2

1" = 8'



WEST

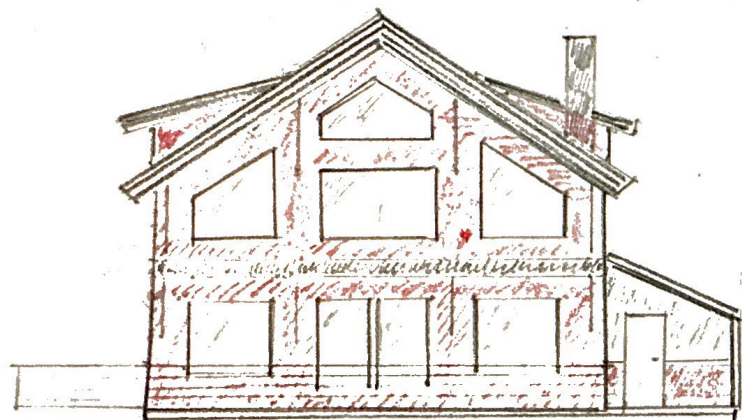
1" = 8'



28'

10'

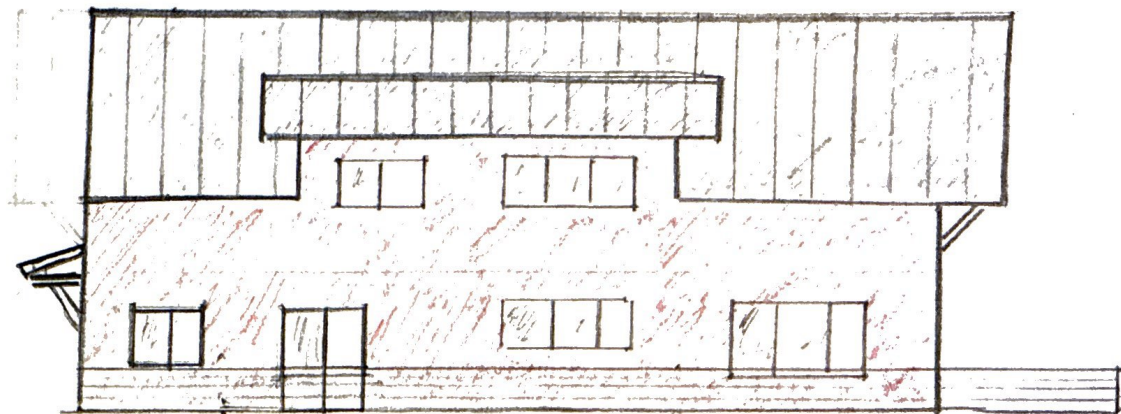
EAST



36'

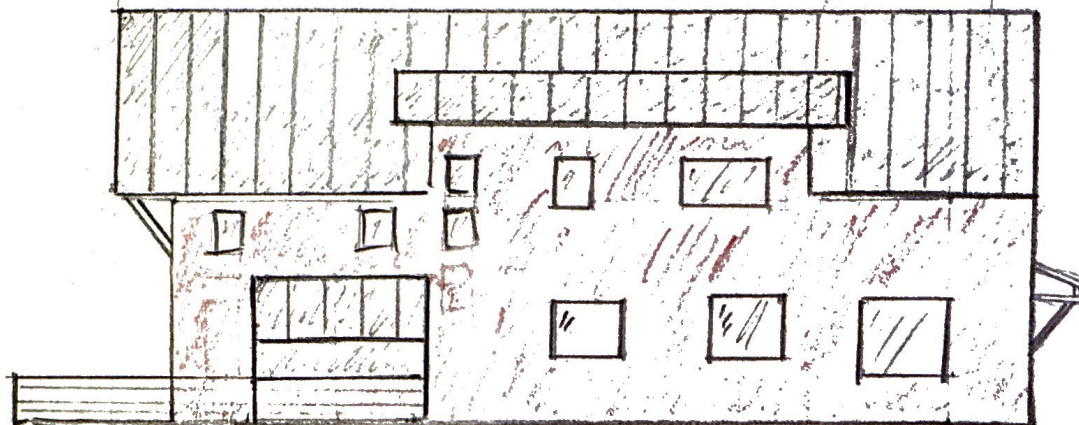
SOUTH

26' 4 1/4"



52'

NORTH



62'

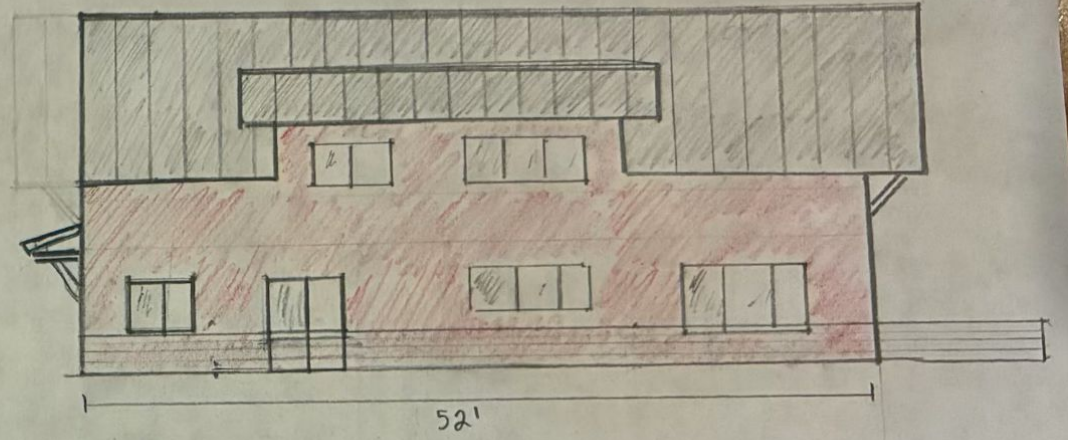
WEST

1" = 8'

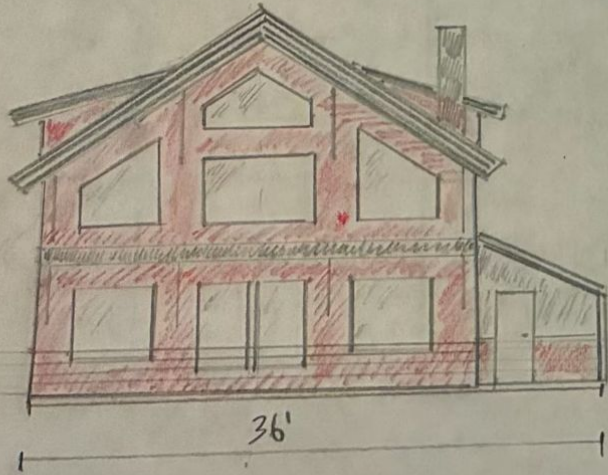


SOUTH

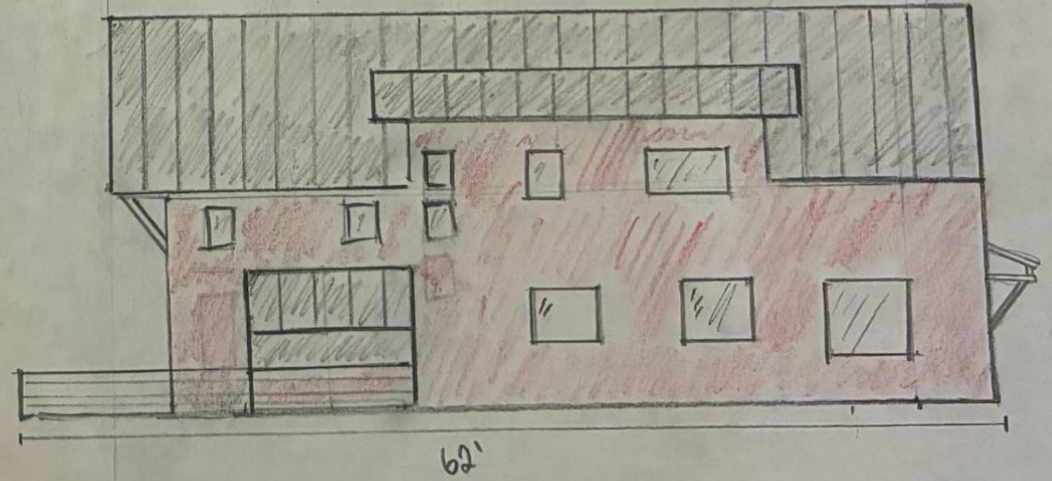
26' 4 1/4"

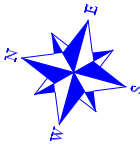
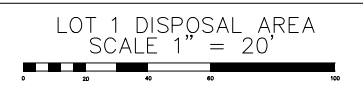
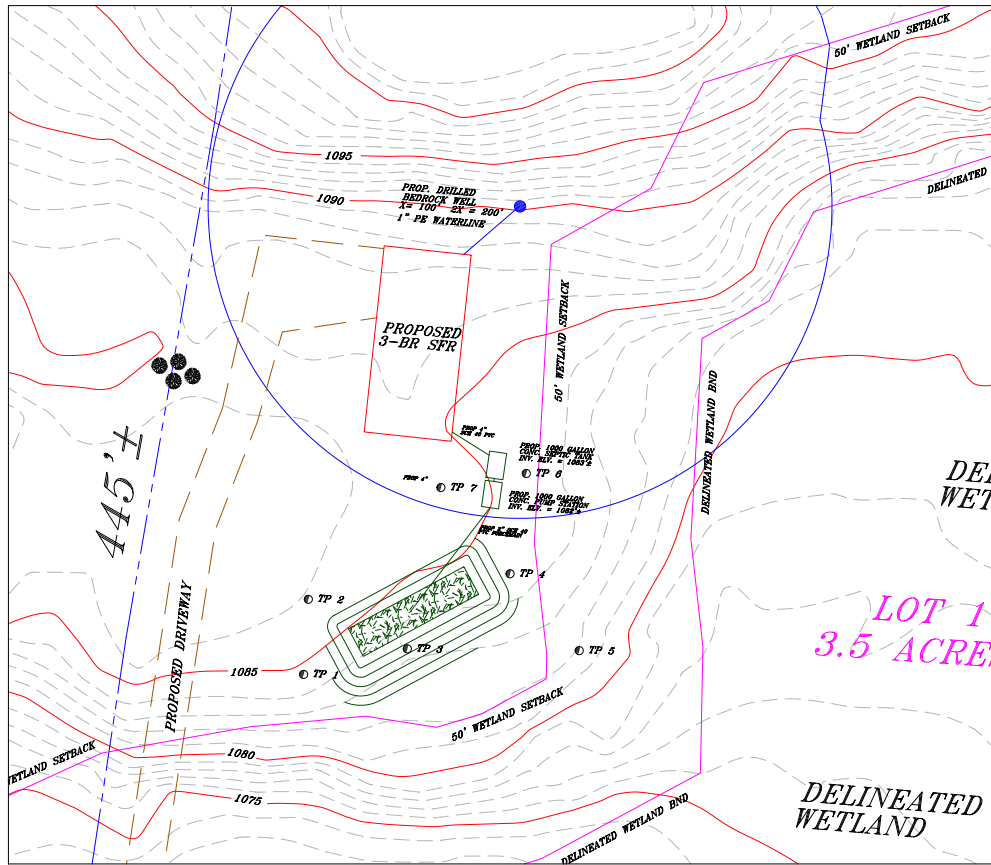


EAST



NORTH

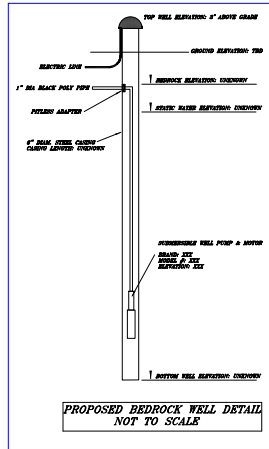




| SITE DATA LOT #1 | |
|---------------------------|---|
| SOIL TEST RESULTS | |
| TEST PIT #1-7 | DEPTH TO SUBC. SOIL TO 24" NO LIME TO 36" PROBES BY TERRY SHEARER |
| TEST PIT #1 | DEPTH TO S.H.W.T. 32" MOTTLES |
| TEST PIT #3 | DEPTH TO S.H.W.T. 30" MOTTLES |
| TEST PIT #6 | DEPTH TO S.H.W.T. 33" MOTTLES |
| MIN DEPTH TO S.H.W.T. 30" | |

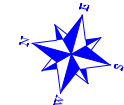
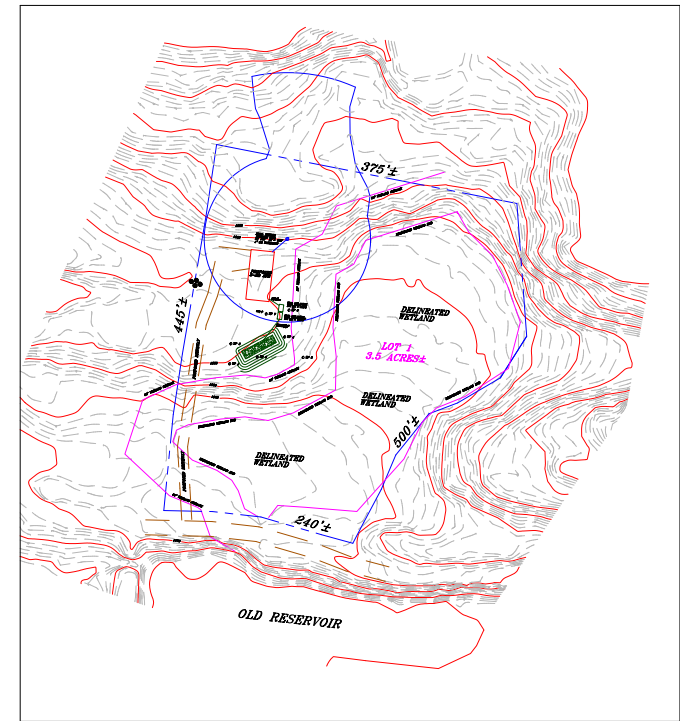
REPLACEMENT DISPOSAL FIELD DESIGN MOUND

ONE BEDROOM = 140 GAL/DAY
 3 BEDROOM HOUSE = 420 GAL/DAY
 DESIGN FLOW = 420 GAL/DAY
 MOUND LOADING RATE = 1.0
 420 GAL/DAY/1.0 GAL/SQ.FT./DAY = 420 FT²
REPLACEMENT DISPOSAL MOUND
 10' X 42' MOUND = 420FT²



water testing NOTES:

1. WATER SERVICE LINES AND WATER SERVICE PIPES SHALL BE PRESSURE TESTED AND LEAKAGE TESTED ACCORDING TO ONE OF THE FOLLOWING PROCEDURES PRIOR TO PLACING THE POTABLE WATER SUPPLY INTO SERVICE:
 - (1) VERMONT PLUMBING RULES;
 - (2) PER A.P.C. OR
 - (3) BY PRESSURIZING THE LINES AND PIPES WITH WATER AT THE WORKING PRESSURE OF THE SYSTEM OF CHOICE AND HOLD WITHOUT DROP IN PRESSURE FOR A MINIMUM OF 15 MINUTES.
2. DESCRIPTION OF WATER SERVICE LINES AND WATER SERVICE PIPES SHALL BE COMPLETED PURSUANT TO THE REQUIREMENTS OF THE VERMONT PLUMBING RULES OR THE FOLLOWING METHOD:
 - (1) FILL THE WATER SERVICE LINE OR WATER SERVICE PIPE WITH A WATER/CEMENT SOLUTION OF 100 MG/L AND
 - (2) ALLOW THE CHLORINATED WATER TO REST IN THE WATER SERVICE LINE OR WATER SERVICE PIPE FOR A MINIMUM OF 24 HOURS BEFORE DISPOSING OF THE CHLORINATED WATER.



GENERAL NOTES:

1. THIS PLAN IS FOR REGULATORY APPROVAL ONLY. IT IS NOT A SURVEY.
2. OWNER AND OR CONTRACTOR WILL NOTIFY ENGINEER 72 HOURS BEFORE BEGINNING CONSTRUCTION ON SEPTIC SYSTEM OR WATER SUPPLY.
3. SEPTIC AND WATER SUPPLY MUST BE INSTALLED AS SPECIFIED AND IN THE LOCATION AS INDICATED ON THIS PLAN.
4. ALL EQUIPMENT MUST BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS. NO CHANGES OR SUBSTITUTIONS MAY BE PLAN WITHOUT CONSULTANT APPROVAL.
5. THIS PLAN IS FOR THE FOLLOWING:
 LOT #1 PROPOSED 3 BEDROOM HOUSE DESIGN FLOW = 420 G.P.D.

SHEET 1 OF 2



"I hereby certify that the design-related information submitted with this application is true and correct, and that, in the exercise of my reasonable professional judgement, the design included in this application for a permit complies with the Vermont Waterwater System and Potable Water Supply Rules and the Vermont Water Supply Rules."

| | | |
|---|-------------------|------------------------|
| RAPANOTTI SEPTIC DESIGN | | |
| OVERALL SITEPLAN | | |
| Paul Woodstock Vermont | | |
| DATE Jan 29, 2026 | SCALE AS NOTED | PROJECT NO. 26-1337 |
| BRIAN RAPANOTTI VERMONT LICENSED DESIGNER TYPE B #514 PO BOX 11, SPRINGFIELD, VT 05156 TEL. # 802-289-9917 | | |

WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT**LAWS/REGULATIONS INVOLVED**10 V.S.A. Chapter 64, Potable Water Supply and Wastewater System Permit
Wastewater System and Potable Water Supply Rules, Effective November 6, 2023**Permittee(s): Katherine Kelly
63 Pine Street
Cold Spring, NY 10516****Permit Number: WW-3-3961**

This permit affects the following property/properties in Woodstock, Vermont:

| Lot | Parcel | SPAN | Acres | Book(s)/Page(s)# |
|-----|-------------|---------------|-------|----------------------|
| 1 | 31.03.27.00 | 786-250-10437 | 3.50 | Book:286 Page(s):719 |

This application consisting of the construction of a three-bedroom single family residential living unit, located on Carlton Hill Road in Woodstock, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions. Any person aggrieved by this permit may appeal to the Environmental Court within 30 days of the date of issuance of this permit in accordance with 10 V.S.A. Chapter 220 and the Vermont Rules of Environmental Court Proceedings.

1. GENERAL

- 1.1. The permittee is responsible for recording this permit in the Woodstock Land Records within 30 days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
- 1.2. The permittee is responsible for recording the design and installation certifications and other documents that are required to be filed under these Rules or under a permit condition in the Woodstock Land Records.
- 1.3. Each assign or successor in interest shall be shown a copy of the Wastewater System and Potable Water Supply Permit and the stamped plan(s) prior to the conveyance of a lot.
- 1.4. By acceptance of this permit, the permittee agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with the Vermont environmental and health statutes and regulations, and permit conditions.
- 1.5. The Drinking Water and Groundwater Protection Division relied upon the Vermont Licensed Designer's certification that the design-related information submitted is true and correct and complies with the Wastewater System and Potable Water Supply Rules. This permit may be revoked if it is determined the design of the wastewater system or potable water supply does not comply with these rules.
- 1.6. This permit does not relieve the landowner from obtaining all other approvals and permits from other State Agencies, Departments, Divisions, and/or local officials prior to construction.



DOCUMENTS FOR RECORDING

Wastewater System and Potable Water Supply Permit
WW-3-3961

Page 2 of 3

2. CONSTRUCTION

2.1. Construction shall be completed as shown on the plans and/or documents prepared by Brian Rapanotti, with the stamped plans listed as follows:

| Title | Sheet # | Plan Date | Revision |
|------------------|---------|------------|------------|
| Overall Siteplan | 1 of 2 | 01/29/2026 | 02/24/2026 |
| Septic Details | 2 of 2 | 01/29/2026 | |

2.2. Construction of wastewater systems or potable water supplies, or buildings or structures (as defined by the Wastewater System and Potable Water Supply Rules), or campgrounds, not depicted on the stamped plans, or identified in this permit, is not allowed without prior approval by the Drinking Water and Groundwater Protection Division.

2.3. No buildings, roads, water pipes, sewer services, earthwork, re-grading, excavation, or other construction that might interfere with the operation of a wastewater system or a potable water supply are allowed on or near the site-specific wastewater system, wastewater replacement area, or potable water supply depicted on the stamped plans. Adherence to all isolation distances that are set forth in the Wastewater System and Potable Water Supply Rules are required.

3. INSPECTIONS

3.1. No permit issued by the Secretary shall be valid for a substantially completed living unit, potable water supply and wastewater system until the Secretary receives a signed and dated certification from a qualified Vermont Licensed Designer (or where allowed, the installer) on a Secretary-approved form that states:

"I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the potable water supply and wastewater system were installed in accordance with the permitted design and all permit conditions, were inspected, were properly tested, and have successfully met those performance tests."

or which satisfies the requirements of §1-311 of the referenced rules.

3.2. Prior to the use of the potable water supply, the permittee shall test the water for Arsenic, Escherichia coli (E. coli), Fluoride, Lead, Manganese, Nitrate as N, Nitrite as N, Total Coliform Bacteria, Uranium, Adjusted Gross Alpha Particle Activity, Chloride, Sodium, Iron, and pH. The Lead sample shall be a first-draw. All water quality tests shall be conducted at a laboratory certified by the Vermont Department of Health (a list of which can be found on the VDH website). Results of the water tests shall be submitted to the Vermont Department of Health prior to use or within 60 days of the submission of the Installation Certification required in Condition 3.1, whichever comes first.

4. DESIGN FLOW

4.1. The following table provides the flows that the wastewater system and potable water supply are designed to accept based on existing and proposed lot and building uses. The design flows in gallons per day (gpd) in the following table are derived from section 1-803 of the Rules:

| Lot | Building | Building Use / Design Flow Basis | Wastewater (gpd) | Water (gpd) |
|-----|----------|---|------------------|-------------|
| 1 | Proposed | Residential Living Unit with 3-bedrooms (based on 6-person occupancy) | 420 | 420 |

DOCUMENTS FOR RECORDING

Wastewater System and Potable Water Supply Permit
WW-3-3961

Page 3 of 3

4.2. The table above reflects the designed capacity for wastewater systems and potable water supplies derived from the uses documented in the permit application. If additional capacities are needed, a permit amendment will be required for the total design flows.

5. WASTEWATER SYSTEM

5.1. Prior to construction or site work, a designer shall flag the proposed leachfield, and the owner shall maintain the flags until commencement of construction of the system.

5.2. Should the wastewater system fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.

5.3. This permit does not relieve the permittee of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.

6. POTABLE WATER SUPPLY

6.1. Prior to construction or site work, a designer shall flag the center of the proposed potable water source, and the owner shall maintain the flag until commencement of construction of the source.

6.2. Should the potable water supply fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.

Julia S. Moore, Secretary
Agency of Natural Resources

By 

Dated March 6, 2026

Terry Shearer
Environmental Analyst VII
Springfield Regional Office
Drinking Water and Groundwater Protection Division

cc: Brian Rapanotti

PUBLIC MEETING MINUTES
WOODSTOCK, VERMONT
CONSERVATION COMMISSION
31 The Green
Woodstock, VT 05091
(802) 457-7515

The Conservation Commission held a public meeting on Tuesday, February 3, 2026, at 6:30PM to conduct the following business:

Members present: Justin Quinn (Chair), Al Alessi and Jenny Ahlen

Staff present: Molly Maxham

Public present:

Call to Order:

The meeting was called to order at 6:30 PM.

PUBLIC HEARINGS

A. T-0033-26 – Ana Cristina Arumi

Location: 5274 West Woodstock Road

Parcel ID: 06.01.10.002

Review Type: Conditional Use

Proposed Development: To replace 8' x 13' deck on rear of house with 16' x 37' deck.

motioned to approve this application as submitted.

seconded this.

Approved 3-0

B. T-0035-26 – Green Mountain Horse Association

Location: 5491 South Road

Parcel ID: 33.02.22

Review Type: Conditional Use

Proposed Development: To reconstruct the Upwey Arena and undertake regrading and floodplain benching at 5 locations along the Kedron Brook.

motioned to approve this application as submitted.

seconded this.

Approved 3-0

APPROVAL OF CC MINUTES –

Other Business:

Adjournment:

Meeting adjourned at 0:00 PM.

DRAFT