

WOODSTOCK CONSERVATION COMMISSION

Wednesday, May 21, 2025

6:30 PM

MINUTES

31 The Green

Woodstock, VT 05091

Members present: Justin Quinn, Al Alessi, Jenny Ahlen

Public present: Kevin Powers, Charlie Compton, Jill Boone, Seth Goddard, Peter Abiles

Staff present: Stephanie Appelfeller, Molly Maxham, Emily Collins

1. Call to Order: 6:30 PM

2. Public Hearing:

A. T-0058-25– Kevin Powers

Location: 1184 Westerdale Road

Parcel ID: 07.01.08.001

Proposed Development: To build a 28' x 30' garage on steep slopes.

Kevin Powers presented his proposal to build a garage with a walkway from the house. The site plan depicts that the proposed garage would be within the setback, but the back corner would be impacted by steep slopes. The Board asked Kevin Powers if he would be willing to shorten the length of the walkway to prevent the structure from encroaching on the steep slopes. Kevin Powers stated that there is a retaining wall that would be undermined if the garage were to be built closer to the house. Kevin Powers planted trees to mitigate stormwater management concerns and plans to install a French drain. Al Alessi suggested that the garage be built 3 feet closer to the road.

Justin Quinn motioned to approve the application as presented, 3 feet closer to the road.

Jenny Ahlen seconded the motion.

Vote. Approved. 3-0.

B. T-0062-25– Todd and Jaime Korlesky

Location: 184 Rose Hill Road

Parcel ID: 30.21.20.002

Proposed Development: New 4-bedroom single family home on an undeveloped parcel with no lot frontage on a public road on steep slopes.

Seth Goddard with Krebs & Lansing Consulting Engineers and Peter Abiles with Birdseye Architects presented the proposal for a new single-household home. The Board expressed concern regarding development on a steep slope, the driveway, and stormwater management. Seth Goddard stated that the house would be built on a relatively flat portion of the parcel. Peter Abiles described the proposed driveway as gravel laid over a logging road. Seth Goddard explained a water runoff collection system that would direct water down the road. Justin Quinn

and Al Alessi suggested that the board conduct a site visit to examine potential runoff impacts, especially on the nearby pond. Jill Boone, an abutter, was present to share concerns about deforestation and the interference with local wildlife. Peter Abiles noted that the predevelopment work occurred prior to the current owners purchasing the lot.

Justin Quinn motioned to approve the application as presented.

Jenny Ahlen seconded the motion.

Vote. Approved. 3-0.

C. V-0030-25– Charlie Compton

Location: 6 Highland Ave

Parcel ID: 24.51.30.000

Proposed Development: To construct a wooden deck with new stairs and a canopy.

Charlie Compton presented his proposal to build a deck on his cabin with a canopy and stairs to the driveway. Al Alessi inquired about water and erosion impact and Charlie Compton confirmed that there would not be much digging during construction. Charlie Compton also shared that there would not be a significant visibility impact to the scenic ridgeline district.

Justin Quinn motioned to approve the application as presented.

Jenny Ahlen seconded the motion.

Vote. Approved. 3-0.

2. Other Business: None

3. Adjournment:

Meeting Adjourned at 7:32 PM