

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

The Conservation Commission held a public meeting on Monday, November 24, 2025, at 5:00PM to conduct the following business:

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

Staff present: Emily Collins and Molly Maxham.

Public present: Mike Dunne and Cole Stever.

Call to Order:

The meeting was called to order at 5:00 PM.

PUBLIC HEARINGS

A. AD-T-0004-26 – Scott Schwartz & Ashley Losier

Location: 2115 East Woodstock Road

Parcel ID: 05.01.18

Review Type: Conditional Use

Proposed Development: To construct a 12'2" x 32'4" deck.

Emily Collins presented the application for construction of a 12'2" x 32'4" deck. Molly Maxham explained that this application was previously approved, but an amendment was added to change the size of the deck. Justin Quinn was concerned about impervious surfaces but confirmed that this deck would be well away from the floodplain. Molly Maxham that this deck would be on steep slopes which could be a cause for concern. Al Alessi suggested that the applicant be sure to control rain flow. Jenny Ahlen stated that the size increase of the deck is not significant and did not have any concerns.

Al Alessi motioned to approve this application as submitted.

Jenny Ahlen seconded this.

Approved 3-0

B. V-0027-26 – El-Kam Realty Co

Location: 47 Central Street

Parcel ID: 20.52.43

Review Type: Conditional Use & Design Review

Proposed Development: To replace stone entryway stairs using bluestone treads.

Emily Collins presented the application to replace stone entryway stairs using bluestone treads. Justin Quinn confirmed that the only aspect of the stairs that is being changed is the type of material being used. Emily Collins explained that this application is coming before the Conservation Commission because the stairs are located on the river. Justin Quinn was concerned about hard surfaces. Jenny Ahlen and Al Alessi had no further concerns.

Al Alessi motioned to approve this application as submitted.

Jenny Ahlen seconded this.

Approved 3-0

C. V-0028-26 – John and Mary Quinn

Location: 4 River Street

Parcel ID: 20.52.07

Review Type: Conditional Use & Design Review

Proposed Development: Addition of 14'x22' to the south of existing structure and 44" to the east of existing deck.

Mike Dunne presented the application of an addition of 14'x22' to the south of existing structure and 44" to the east of existing deck. Justin Quinn asked if there was significant drip edge put in to help with mitigating water runoff. Mike Dunne explained that there would be a drainage system, especially from the roadside. Jenny Ahlen questioned whether the addition would come from the existing structure and porch. Mike Dunne stated that the structure would mostly come from the front section of the house.

Justin Quinn expressed concern about there being enough room for people to pass through the area still. Mike Dunne stated that the addition would not encroach on the driveway or access road and would not impede access.

Jenny Ahlen inquired if the house had experienced flooding that happened in 2023 across Vermont. Michael Dunne was not exactly sure. Al Alessi questioned if there was any way for staff to find out if properties had experienced flooding events in the past. Molly Maxham explained that staff does not keep specific flooding records for each parcel.

Justin Quinn stated that the addition is well away from the river and that the structure should not cause any more issues in the event of a flood.

The board expressed no further concerns.

Al Alessi motioned to approve this application as submitted.

Jenny Ahlen seconded this.

Approved 3-0

D. V-0032-26 – Joe & Carole Kashner

Location: 11 College Hill Road

Parcel ID: 23.52.37

Review Type: Conditional Use

Proposed Development: To construct an 886 sq ft addition.

Cole Stevers presented the application to construction an 886 sq ft addition. Emily Collins explained that this property is on steep slopes. Justin Quinn questioned why the addition could not be added to the other side of the property where no steep slopes were present. Emily Collins explained that only a small portion of the addition would be on the steep slope.

Justin Quinn questioned whether there was a gap between the floor of the addition and the steep slope. Cole Stevers explained that there would be storage underneath the addition. Jenny Ahlen had no concerns. Al Alessi suggested that the maps with applications should have flow lines for more clarity and saw no issue with the application.

Al Alessi motioned to approve this application as submitted.

Jenny Ahlen seconded this.

Approved 3-0

APPROVAL OF CC MINUTES –

There were no minutes approved. The minutes from 09/17/2025 will be approved at the next meeting.

Other Business:

Adjournment:

Meeting adjourned at 5:27 PM.