

Woodstock Conservation Commission
Development Review Committee
Tuesday, November 18, 2008

Meeting Minutes

Attendance: Jean Pillo, Lee Wesler

- 1) Garth Evans & Leila Philip, Pulpit Rock Road – 2 lot subdivision (Map 7278, Block 32, Lot 24A. Public Hearing for PZC on 11-20-08) – “Fee in lieu of” alternative

Pillo circulated a copy of a memo the Woodstock Conservation Commission sent to the Woodstock PZC on 04/04/06 regarding to “fee-in-lieu of” language advice related to a revision of the subdivision regulations that was taking place at that time. A copy of that memo is attached to this report. With consideration of that document, and a review of the proposed subdivision listed above, the CC DRC believes that to accept a fee-in-lieu of open space would be an acceptable option for this development.

- 2) Charles T. Heckler, III, Smith Road (Map 5785, Block 46, Lot 3. Public Hearing for PZC on 11-20-08) – Activity on a scenic road - driveway apron

Pillo disclosed that she is a resident of Smith Road and the proposed driveway is about 1000 down the road from hers on the paved end of Smith Road. Smith Road is about 1.5 miles in length and approximately half paved and half dirt. There are 10 existing houses and one summer cottage on the road. About 50% of the driveways are paved. The remaining are gravel driveways. None of the other gravel driveways have paved aprons, including two gravel driveways on the paved portion of the road. This proposed driveway will be situated in an existing break in the stone wall that runs parallel to the road. The applicant has been accessing the property for years at this point, both to conduct a timber harvest and other activities. The proposed driveway will be in an outside bend of the Smith Road “S” curve. The road banks to the opposite side of the street and stormwater from the road travels in a vegetated swale along that opposite side of the road.

The proposed driveway is already in existence. The Conservation Commission DRC does not object to this application.

Adjournment

Minutes prepared by J. Pillo

Disclaimer: Any recommendations made by the Conservation Commission are advisory in nature only and are not guaranteed to be accepted by the Planning and Zoning Commission during their review of the same property.