

**Woodstock Inland Wetlands & Watercourses Agency**  
**Minutes**  
**Monday - April 3, 2023**  
**held virtually via Zoom**



*The IWWA meetings will be conducted on zoom until further notice. Public sign-in instructions can be found on the town website, woodstockct.gov prior to the meeting time. Documents for the meeting can be found on the website under the IWWA tab.*

The video recording of this meeting can be viewed at: <https://youtu.be/C5apEG6L9qM>

- I. The call to order by Chair Mark Parker was at 7:07 PM
- II. Roll Call:  
Members Present- Mark Parker, Marla Butts, William Rewinski, Stuart Peaslee (alternate)  
Others: Dan Malo (Wetlands Agent), Forest Practitioner Justin Sherman, Property owner Linda Cambareri, Dotti Durst (Acting Recording Secretary)
- III. Appointment of Alternates: Chair M. Parker seated Stuart Peaslee
- IV. Action on minutes of the March 6, 2023 Regular IWWA Meeting was tabled to the next meeting.
- V. Pending Applications: none
- VI. New Applications:
  - a. **03-23-01** – Timber Harvest – 1669 Route 169 – Eric Johnson’s application for Noelle Twigg:  
There are no wetlands in or near the proposed activities, no clear-cutting, no impacts to nor crossings of watercourses, and no new roads or skid roads. Chair M. Parker noted the application is submitted on the previous, not the current form. Wetlands Agent Dan Malo will try to make contact with all individuals whose occupation typically brings them to the IWWA for an application, directing them to utilize the current application form, which is available on the website.  
**Motion M. Butts seconded by W. Rewinski that no action is needed by the IWWA on application 03-23-01 for Timber Harvest at 1669 Route 169 on the Noelle Twigg property carried unanimously.**  
Forrest Practitioner Eric Johnson will be notified.
  - b. **03-23-02** – Timber Harvest – 103 Rawson Road – Justin Sherman for Cremer family: M. Butts inquired about a temporary bridge proposed over an intermittent stream. Forrest Practitioner Justin Sherman provided details of the parcel including the intermittent stream in the extreme southwest corner of the parcel and the use of bridge mats. The landing area will be in a field. The proposal will be implemented during dry weather, possibly beginning in June, to minimize any possible impacts. No harvesting in wetlands is proposed.  
**Motion M. Butts seconded by W. Rewinski to approve application 03-23-02, Timber Harvest at 103 Rawson Road by Justin Sherman for the Cremer family carried unanimously.**
  - c. **03-23-03** – New Single-Family Home – Lot 43C Big Horn Lane – Linda Cambareri: M. Butts reviewed the history of the parcel and the application, which is a repeat of one in April 2014. Due to the elapsed time, the approval needs to be renewed, having expired in April, 2019 (even factoring in the statutory extension to the allowed time for project implementation). The applicant was present and the IWWA clarified some details including regarding the use of wattles for both efficiency and ease of discontinuing use of them when the project is completed. A NDDH design application approval is needed.

**Motion M. Butts seconded by S. Peaslee that application 03-23-03 for a New Single-Family Home on Lot 43C, Big Horn Lane, for Linda Cambareri be processed as a Wetlands Agent Approval with the condition that NDDH design approval is previously received carried unanimously.**

d. **03-24-04** – In-ground Swimming Pool – 487 Route 198 – Vernon Pools for Audet family: due to a technical error, documents for review by the IWWA were not available. The consensus was to table the application.

e. **03-23-05** – Timber Harvest – 129 Old Turnpike Road – Hull Products for Sandra Walsh: There are two wetlands crossings proposed, and the loading area splits into a “Y” shape. M. Butts noted the proposal’s “patch cut” as the areas to be harvested are separated and small, rather like a Selection Cutting. The long-term effect allows for wildlife habitat, utilizing the second-growth areas. The IWWA examined the maps and details of the application, including temporary wetlands crossings using portable matts (standard practice).

**Motion M. Butts seconded by W. Rewinski to approve application 03-23-05 for Timber Harvest at 129 Old Turnpike Road by Hull Products for Sandra Walsh carried unanimously.**

VII. Administrative Business:

a. Discussion of Application/Permit Fees: M. Butts noted that in researching fees in the region that increase seem to be common; the costs for staff application reviews, all administrative tasks and legal notices, are significant, and that does not include on-site reviews. With the State fees considered, the town is not covering costs under the current fee structure. If the fee schedule is to be changed, that necessitates a Regulations change. Other aspects: examination of Permitted As of Right, Maintenance and Enjoyment of Residential Property and Non-Regulated applications such as for “Minor Structures” could be used a greater percentage of the time by the Wetlands Agent, eliminating some IWWA meetings during a given year. Discussion will continue at the next meeting.

b. Review of Updated Permit Application: A draft has been prepared. M. Butts suggests a Check-sheet for the benefit of applicants. D. Malo has created one for B&B applications. S. Peaslee created flowcharts for the Economic Development Commission for use by applicants in any of several land-use applications.

VIII. Citizens’ Comments:

M. Butts—noted that Wetlands Agent Dan Malo, who is a valuable person to the IWWA, was also hired to cover Zoning. He was asked about how the process of stepping back from Zoning Officer is proceeding. D. Malo commented that he plans to remain here to handle the Woodstock Wetland Agent responsibilities. No applicant has been yet found who is qualified to assume the Zoning role; he probably will remain in that position longer than he had planned.

IX. **Motion M. Butts seconded by S. Peaslee to adjourn carried unanimously.**

The meeting was adjourned at 8:25 PM by Chair M. Parker.

Respectfully submitted by Dotti Durst, Acting Recording Secretary *Dorothy Durst*

*DISCLAIMER: These minutes have not yet been approved by the IWWA. Please refer to next month’s meeting for approval/amendments.*