

TOWN OF PLYMOUTH PLANNING COMMISSION  
AND ZONING BOARD OF ADJUSTMENT

FEBRUARY 1, 2022  
MINUTES

Chairman Mike Coleman called the regular monthly meeting to order at 7:05 P.M.  
Board members present were Mike Coleman, Bruce Pauley, Rick Kaminski, and Anne Brown.  
Attending via Zoom were Matthew Murawski, P.E. of Ripple Natural Resources, LLC and Pete Fellows, GISP, CFM of Two Rivers Ottauquechee Regional Commission.

Anne Brown made a motion to approve the minutes of the December 7, 2021 meeting. Rick Kaminski seconded the motion.

Mike Coleman moved to amend the minutes regarding the Joseph Trainor application for a deck on piers within a floodway to include that we requested a signed and dated, certified statement from Waysville Engineering on December 2, 2021, stating the deck and stairway will not impact flood storage and doesn't increase flood heights. It must be submitted before a decision can be made on the application. Bruce Pauley made a motion to accept the minutes as amended. Anne Brown seconded the motion. All were in favor.

The Trainer application for a deck is still incomplete, we are waiting on an engineering "No Rise/ No Impact" statement. The clerk will send a certified letter asking for such. The hearing is recessed to the next meeting.

Matt Murawski and Pete Fellows gave detailed presentations of the projects before the Planning Commission for Pinney Hollow brook at the former Farm Brook motel property, now owned by the Town of Plymouth, the Mary Jane Crockett property, and the Jason and Jennifer Flaster property along Route 100A. State stream alteration permits are forthcoming.

The Flaster hearing was discussed first.  
A floodplain / channel restoration is planned to make the area more flood resilient and improve habitat. The streambank will be sloped back, vegetated, and reinforced with wood. Further downstream, sections of berm will be removed and an existing flood chute against the valley wall will be re-opened. Further downstream at the Flaster property, the floodplain will be increased to allow floodwaters to spill and the site will be revegetated. Stone habitat features will be added to the channel. Both projects are subject to ANR Rivers and Floodplain and Corps of Engineer's approval. The project will re-use existing plants. The CT River Conservancy will replant any transplants that do not survive. They stated the motivation of the project is to restore the function of the flood plain and the resiliency of the road in an existing floodplain. The flood created by Tropical Storm Irene and all the heavy equipment used after that flood has created a channel in which all erosive energy flows through the channel and does not enter the floodplain

Board members questioned how far back from Route 100A construction vehicles would be operating and the effects construction vehicles will have to the newly paved Route 100A. Also, whether the Flaster's septic system would be impacted. To reply, all work will be on the Flaster property and their septic system is upstream of the house.

The hearing closed at 7:25 P.M.

Next on the agenda was the Farm Brook / Crockett hearing. Matt discussed the ecological benefits and flood resiliency to the project in this area. Upstream, at a raw exposed bank where the motel existed, the planned project will create a vegetative bench or berm that will improve habitat and look natural because it will be constructed of wood. The existing berms keep water from spilling into the flood plain, where it can be absorbed.

Further downstream at the Crockett property, there will be no flood chute on the left bank. They want to flood water to spill into the channel. They plan to open up the channel and use tree root wads, installed perpendicular to the channel to control water flow and increase fish habitat.

Board members questioned whether excavation materials would be stockpiled, how potential damage to the recently paved highway will be addressed and the impact of construction vehicles entering and exiting the work area will impact traffic. To reply, there will be a temporary stockpiling of materials. Both projects will need permits from the State of Vermont Agency of Transportation and River Management permits, an access pad of crushed stone will be installed to address the potential for paving damage to the highway, and no road closure will be necessary.

Pete Fellows stated they expect a 4 – 6-week work duration, depending on weather.

The hearing closed at 7:50 P.M.

The board deliberated both applications. The application standards for both projects were reviewed, the PC determined that all applicable items had been met: maps were submitted showing the location of the properties within the town and its relationship to existing roads; all abutting property owners were notified by certified mail, and the uses of those properties noted; there is no proposed property development beyond the floodplain restoration; quantitative data, such as an engineering “No-Rise” certification, and site plans and layouts were submitted; and the schedule for completing the work was stated.

It was noted that parking and loading facilitation is governed by state permits; landscaping will be natural, using existing plants, the character of the area will be improved.

Bruce Pauley made a motion to approve the Farm Brook – Crockett conditional use application. Anne Brown seconded the motion. All were in favor.

Anne Brown made a motion to approve the Flaster conditional use application. Bruce Pauley seconded the motion. All were in favor.

A motion to adjourn till next month was made at 8:10 P.M. and seconded. All were in favor.

Respectfully submitted, as draft until approved,



Elaine Pauley