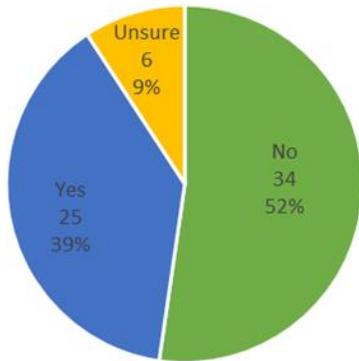
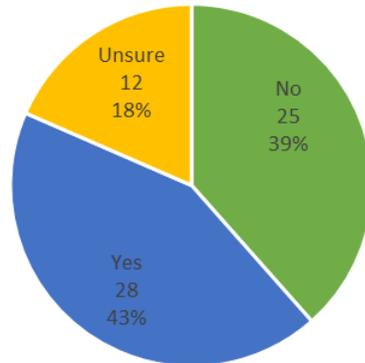


Watershed Protection Buffers Survey Results – 63 responses

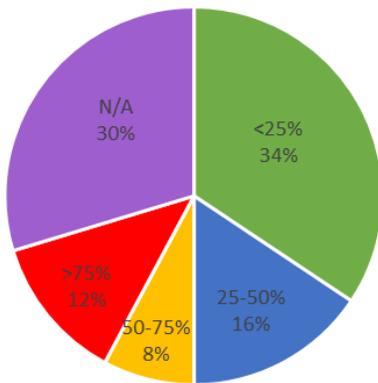
Properties within 150ft of a Named Stream



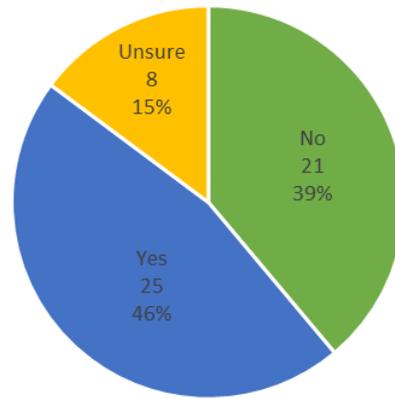
Properties within 50ft of an Unnamed Stream or Wetland



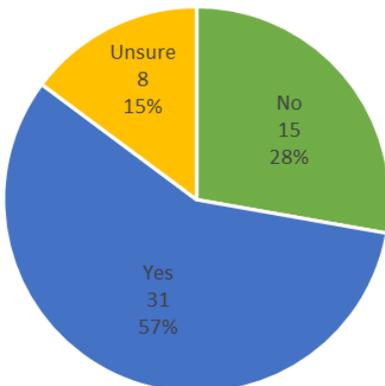
Percentage of Property in the WSP Buffer



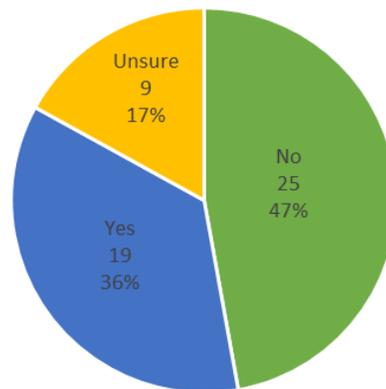
Existing Structures in the WSP Buffer



Currently Mow within WSP Buffer

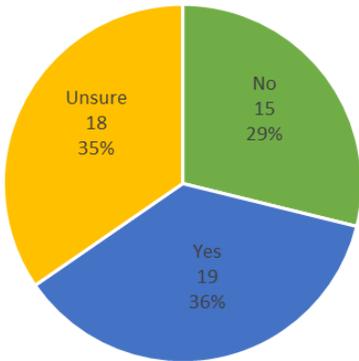


Regulations are Preventing Desired Uses

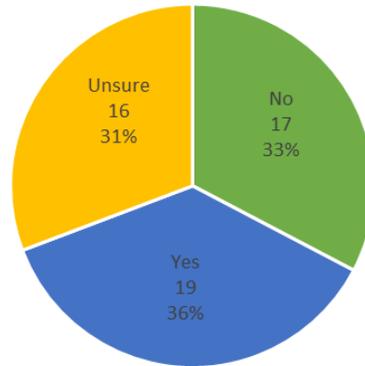


Watershed Protection Buffers Survey Results – 63 responses

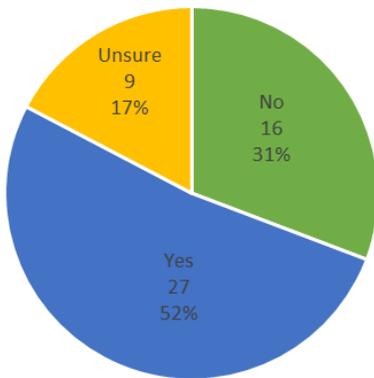
Willing to Adapt Mowing Practices



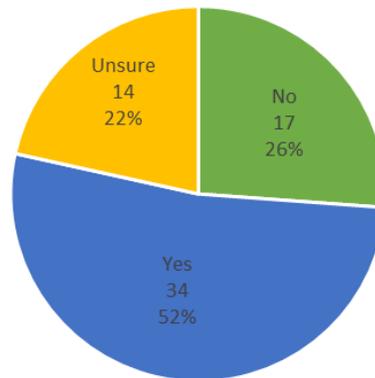
Willing to Adapt Mowing Practices in Exchange for Greater Flexibility of Uses



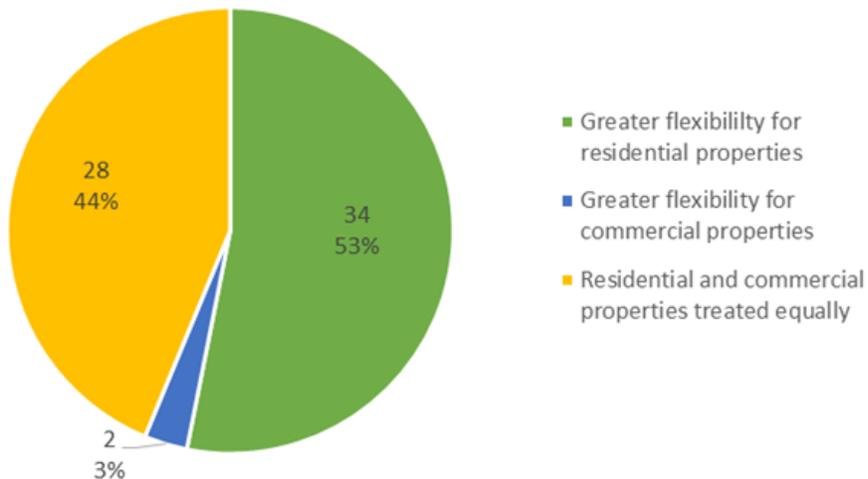
Willing to Plant Trees in Exchange for Greater Flexibility of Uses



Support the idea of allowing greater flexibility of uses in exchange for stream buffer enhancement



Treatment of Residential and Commercial Properties



## Watershed Protection Buffers Survey Results – Additional Comments

I support protection measures for these buffers and limits to new construction in the buffer zones.

What exactly is the \$12.75 quarterly fee being spent on?

This is the first I've heard there might be preventing regulations. I already use best practices. There needs to be a better way of informing potential property purchasers of these regulations.

While I appreciate all efforts to protect the Allen Brook stream, and other watershed areas in Williston, much of my property abuts within 150 feet of the Allen Brook River. If I were to stop mowing within this zone, a very large amount of my open land would disappear. The openness of my property makes the property very appealing. If I let the buffer zone become overgrown, I am concerned about the negative impact this can have on my property value.

There is a new development (trees cleared, grading, fill, etc) on Old Creamery Road directly across from our house. There is a legitimate stream flowing through the middle of the properties. There is no way it's > 150 feet away from proposed structures.

How is this approved?

For Questions 3 & 6, <25% of the property is within the stream buffer and no Stream buffer is mowed. Wetland and buffer are between 25-50% of the property and some wetland buffer is mowed.

At UPS we are looking to expand our operations at this site to support the shipping growth in this area. This watershed protection standard is very import to our planning process so that we know how much space is available for our operational use at this site. Any support and guidance we can get from your office to support this UPS project would be appreciated.

Sincerely,  
Michael Cullins  
804-837-3042

Already have trees and bushes growing near a tiny stream. I weekwack part of the area to keep the weeds down. We would be happy to discuss planting more trees and other best practices whether or not in exchange for permission to build sheds, etc. Thanks!

The minimal size of our lot, our small yard (the property is mostly wooded) and the siting of our house make all of your suggested trade-offs unrealistic. We would like the 50 foot setback restored on the side of the stream where our house sits.

It is very important to protect our water. I am concerned that a "permission in exchange" approach puts our water at risk because I assume that the town will not be doing weekly monitoring of actual mowing or follow through on planting. Further, the current landowner might agree to and actually follow through with their commitment to plant and change mowing practices, but future landowners may feel no commitment to that, but get to benefit from the construction that infringed on the water. In the end, if we do not have clean water, it doesn't matter if we don't have a shed where we want it on our property. Clean water is not something about which to compromise.

Please find something else to regulate. I already have the state inspecting the property annually. I have planted trees along the bank but plan to harvest them in the future. There are plenty of trees along the stream thank you.

Have been visited by a town official a few years ago to verify that the extent of mowing of my property meets town requirements and is at the edge of the Allen brook's steam buffer area. I cannot plant trees in my lawn in the area of concern due to requirements of the over-head power line right-of-way.

## Watershed Protection Buffers Survey Results – Additional Comments

Norman Rapoport  
160 Hickory Hill Road

I am all for protecting our waterways knowing the large amount of recent developments in Williston and the stress it puts on Lake Champlain, Allen Brook, etc....

The obligation of the conservation and environmental committees in the Town of Williston is to protect the wetlands, tributaries and bodies of water within our Town. As per the State of Vermont Department of Wildlife Conservation, once a habitat or environment has been affected the species existing within that habitat cease to exist. Animals, plant life and clean water are necessary to maintain a healthy balance within our community and more broadly on this Earth. Do not take our beautiful surroundings for granted and do your best to protect them for future generations to coexist in a healthy environment.

The push by the Williston DRB to overdevelop is negatively affecting our well-being as residents of this beautiful Town. Please work to preserve the bylaws and improve our environmental impact by stopping the overdevelopment of our Town. Echoing in my ears from a recent Select Board meeting is the statement by Matt Boulanger that we are "running out of land to develop" and thus must begin to impose on our residential landscape to continue to find land on which to build. Now we as a Town are reconsidering the current restrictions protecting the waterways we are trying so diligently to clean and maintain such as the Allen Brook. I do not agree with an increased flexibility in the regulations. This is another opportunity for developers inappropriately sitting on our Town permitting boards to take advantage and continue overdeveloping Williston with disregard for the disappearing wildlife, wetlands and waterways.

How do you know who or what property owner is answering this survey?

I'm not in the zone but would like to learn more about how I can plant and mow in ways that support wetland and watershed health!

Any exceptions ought to be decided in a case by case basis. Proposals ought to include specific plans for implementing proper drainage, and for grading/filling & vegetation intentions. Owners should Be required to maintain the drainages and vegetation forever.

I am uncomfortable with the idea of chipping away at the watershed buffer provisions; it's a slippery slope, so to speak! We need to take this issue seriously and remain fully committed to remediation efforts.

There needs to be action taken to stabilize areas of the stream (Allen Brook) that are eroding and not only impacting the stream but property owners' land as well.

Suggest that outer half the buffer can be mowed, while remainder be kept natural. Any relaxation of standards should require some care and maintenance of entire wetland on the property, like removal of invasives, removal of trash, etc.

We would appreciate any specific guidance for our property. We are at 52 Bingham Lane and our property borders Allen Brook.

Some areas may be suitable as a buffer the way they exist.

My property resides far away from the Allen Brook to develop structures, yet the 150 ft setback is unreasonable considering the elevation difference and distance.

This should not be a workaround for new developments to build closer to wetlands and streams. All new construction that is not part of a very small addition to existing residential property should maintain the current distances from streams and wetlands.

## Watershed Protection Buffers Survey Results – Additional Comments

Our neighborhood is an unique situation - stormwater retention ponds in a watershed protection buffer/wetland.

Thank you for the opportunity to express views. I follow the Maryland Stormwater Retention Pond BMPs: [https://mde.state.md.us/programs/Water/StormwaterManagementProgram/Documents/www.mde.state.md.us/assets/document/sedimentstormwater/Appnd\\_A.pdf](https://mde.state.md.us/programs/Water/StormwaterManagementProgram/Documents/www.mde.state.md.us/assets/document/sedimentstormwater/Appnd_A.pdf)

The reason I appose this is that a fair amount of property owners who live along the Allen Brook don't honor the buffer zones that already exist. They mow to the Brook. They throw leaves, grass clippings etc up to the Brook. One of my neighbors cleared their land to the Brook even though they don't own that land completely removing the buffer. This could increase flooding on my property as well as North Williston Rd. Until the Allen Brook is off the polluted list I feel that this will add to the pollution and not help bring the Brook to better health. I also would want to know how you are going to really enforce a land owner to really do what is requested of them. So much of our wetlands is comprised why add to the problem? When I bought my home I clearly understood that my home was part of the watershed and have tried my best to not impact that. This means honoring buffer requirements, though different at that time, using no chemicals on my land and mowing only what is minimally needed. Land owners should understand what the regulations were when they bought their property within the watershed and improve on that for future generations. We really are only caretakers of our land not just owners of that land.

The buffer was something I was not aware of before purchasing the property. I don't know if regulations of that type are performed during the title search phase of purchasing a house, but it should be something that is disclosed or apparent in the purchase process if it is going to be a restrictive regulation.

I am confused when I go down into the Williston 'proper' with the development of shopping centers / office bldgs. / and apartments-condos where former woodland or field habitat is being erased. While adding a 250 square foot 'living room' to the back of my house would not require me to remove one tree.

I understand that adding 'non-porous' surfaces increases runoff, but implementing 'best practices' such as dry wells into the process would allow for improvements that are aesthetically, environmentally and financially beneficial.

I live in a condo community, but I believe we should be equally responsible for caring for waterways.

I like the idea of encouraging landowners to plant more trees and leave the watershed unmowed but it concerns me when we talk about allowing greater flexibility that could cause anymore harm to our water. Not only do I think they should be REQUIRED to protect the area with a riparian buffer I think they and everyone should be banned from using lawn chemicals that are flowing into our water all summer. I spoke with a technician from tru green last summer during the drought on a day rain was coming, I asked him with the downpour that's coming isn't this all going to wash away and end up in the water? He said yes but unfortunately there are no regulations to stop me. We need more regulations to stop the pollution of our water before there is none left we can drink. I'm also very concerned by the construction I see near the wetlands in taft corners. Williston has changed so much since I moved here 20 years ago and not for the better in many ways. We can't allow damage to our water supply in one way to improve it in another. Water belongs to us all, we all have to do the right thing like it or not this should not be up for debate.

A) Looking at the interactive map, it does not appear that there are many affected properties. It was hard to see who this would benefit and it was Impossible determine which of these properties would not have known about the buffer zone limitations when they purchased the property.

B) Many neighborhoods have been forced to pay hundreds of thousands of dollars to construct new stormwater retention ponds. These ponds are for the benefit of the entire community of Williston and the waterway is that they are intended to assist in protecting. Given the significant investment that was made by A significant percentage of the population in Williston, I do not support changes to allow construction in the buffer zone.

## Watershed Protection Buffers Survey Results – Additional Comments

For most Williston residents living on <1 acre of land, the backyard was likely a major part of their decision to purchase the home they did. Whether it was a great view, a good playspace for children or anything else, the mowed space around our homes plays an integral part in how we are able to enjoy them. Few home buyers, if any, bought their home because it had a really nice shed that came with it.

I support the need to further protect our wetlands and increase the size of riparian zones, however enacting limitations that would decrease a landowners use-able yard in exchange for building a shed is not something I can support. Better to grandfather-in folks who have already bought their dream home, and make the zoning update apply to all sales moving forward. If the town wishes to promote these best practices on existing parcels then I would urge them to publish guideline recommendations and urge landowners to comply.

I believe that homeowners should be grandfathered and not restricted on their personal property, so long as they are good stewards of the environment. I live in a neighborhood that has invested over \$200k to improve stormwater....we now have a ROAD behind our homes. This is a huge impact to wetlands....I should therefore not have any restrictions on any personal property in front of this road. The wetlands have already been forever altered by this roadway. I kindly ask that Old Stage Estates be considered deeply in this plan. These homes were built in the 1980s....and when we purchased our home as recently as 2014 we were not made aware of any restrictions related to our property. I am truly happy to see this consideration being made. THANK YOU!

The current laws and regulations are appropriate for the town of Williston. If anything there should be a stricter enforcement of planting, mowing and building/vehicle practices near these zones.