

January 15, 2015

PC Members Present: Jean Vissering (Chair), Jack Pauly, Rob Halpert, Norman Hill, Gene Troia, Julie Potter, Kim Watson

Others Present: Kristi Flynn (Recording Secretary)

**Call to Order:** 7:00pm

**Changes to Agenda** – None

**Public Comment** - None

**Presentation of and Discussion on New Special Flood Hazard Area/River Corridor Maps**

Sacha Pealer (DEC) and Dan Currier (CVRPC) presented the updated SFHA/River Corridor maps to the PC. The PC noted that they were waiting for the new maps before scheduling a public hearing. Based on the National Flood Protection/FEMA checklist, Ms. Pealer will review the final draft of Article 9 and make any suggestions for changes; she will forward the suggestions to Kim McKee and the Chair. On the updated map, the yellow section represents the statewide river corridor which includes a 50-foot buffer and the orange section represents the field data-based layer and doesn't include a 50-foot buffer. The PC has 3 options: 1) adopt the orange section and add the yellow unmapped stream; 2) adopt yellow section only and have language that allows for the most recent map; or 3) wait for the state's river scientist to review data for the map. The PC agreed to wait for an updated map, which could be 1-3 months. The PC discussed combining a public hearing with other zoning changes. Ms. Pealer noted that if EM wants the field data incorporated into the state base map, it will be done. The PC does want the 50-foot buffer included. Ms. Pealer will check on the river scientist's timeframe for verifying the field data.

**Review of Draft Planning Commission Report for 2014 Annual Report**

The PC reviewed and made some minor changes.

**Motion: I move to approve the draft annual report with the changes made this evening, 1/15/15.** Made: Ms. Potter, second: Mr. Halpert

**Vote on Motion:** Passed 7-0

**Review of Revised Draft Table 2.6 Conservation Overlay District**

The PC noted that the conservation overlay map needs to have the wetlands on it. Changes to the current draft:

- (1)(c) – include “except as prohibited herein”
- (2) - add “also” after wetlands

**Motion: I move to accept draft Table 2.6 as amended this evening as final.** Made: Mr. Troia, second: Mr. Hill

**Vote on Motion:** Passed 7-0

**Review of Draft Certificate of Compliance Form**

The PC noted that the ZA just has to file this in the file and the burden is on the applicant. Mr. Troia added the need for a notary signature. The form will apply to new homes, where an energy certificate from the state is also needed, variances needing DRB approval and conditional uses. Mr. Halpert will work on draft language for Section 7.4 based on the new form.

**Reminder of Planning Commission Seats up for Election at 2015 Town Meeting**

Mr. Halpert will not be running this year. PC members should ask around to see if anyone is interested.

**Review Minutes**

January 8, 2015

**Motion: I move to approve minutes as amended.** Made: Mr. Troia, second: Ms. Potter

**Vote on Motion:** Passed 7-0

**ZA Report**

1 new permit since last meeting

**DRB Report**

No recent meeting and nothing to report for February as of yet.

**Motion to Adjourn.** Made: Mr. Troia, second: Mr. Hill. Passed unanimously. Meeting adjourned at 9:35 p.m.