

April 3, 2014

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

Others Present: Kristi Flynn (Recording Secretary), Kim McKee, Rick Hopkins

Call to Order: 7:03pm

Public Comment: None

Additions to the Agenda: Move elections to after the fluvial erosion discussion

Welcome to New Planning Commissioner

The PC welcomes its new member, Rob Halpert.

Continued Development of New Flood Hazard Regulations with River Corridor Protection

Kim McKee of CVRPC attended the meeting. The PC reviewed Ms. McKee's draft of the new regulations. Additional recommendations were based on the recently-adopted state model. Some discussion points:

- The floodway is within the Special Flood Hazard Area (SFHA) and there are additional regulations in the floodway
- SFHA – 100-year floodplain or regulatory floodplain, aka Zone A
- 500-year floodplain is not regulated but regulations could specify that critical activities not happen there
- Designated village center is somewhat in the floodplain
- Structures – 3 new parcels, 13 new structures in the SFHA
- New state regulations say no new structures in the river corridor
- State is working on mapping Sodom Pond, Mallory Brook, Muddy Brook and 2 other small rivers; should be included in the map for this new section
- Unmapped streams have a 50-foot setback requirement (ERAF requirement)

Baseline draft version of the regulations:

- Section 9.4(C) – add prohibited uses
- Suggestion – clarify difference between SFHA and river corridor; add table from state model
- Include definitions upfront for key terms; could expand Section 9.3; Article 9 does have its own definitions
- Added visual next to river corridor definition; could add visual/cross section for floodway, as well
- Discussion of benefits to landowners:
- Might not know they are in the floodplain
- Save on taxes by town getting a greater share (ERAF)
- Section 9.7(C) – #3 is very subjective and may need more clarity for DRB; refer to “decrease impermeable surfaces, low impact development standards, vegetative surfaces”
- Fill prohibited is not in existing regulations
- Improvements and accessory structures are permitted
- Section 9.4(B) – keep paragraph even though redundant in Section 9.7
- Move Section 9.5 Procedures to after Development Standards
- PC agrees to work with the Enhanced draft version and have Ms. McKee work on the flow of the document
- Section 9.7(B) – remove Floodway Fringe Areas, refers to floodplain outside of floodway
- #3 – depth # not included in definitions, may not be relevant, Ms. McKee will check
- Substantial improvement = 50% of the current value of the structure
- Basements should be prohibited
- Section 9.8 – Elevation Certification is required; already have Certificate of Compliance in the regulations; needed for flood insurance
- Section 9.6(C) – need definition of anticipated development

Ms. McKee will come back to the 5/1 PC meeting with a revised draft.

DRB Vacancy

There are only 2 members of the PC on the DRB at the moment. If anyone is interested, send an e-mail to Bruce Johnson.

Election of Planning Commission Officers

Chairman – **Motion: I move to nominate Jean Vissering** Made: Mr. Hess, second: Mr. Lane **Vote on Motion:** Passed 9-0

Vice Chairman – **Motion: I move to nominate Julie Potter** Made: Mr. Hess, second: Ms. Watson **Vote on Motion:** Passed 9-0

Secretary – **Motion: I move to nominate Kim Watson** Made: Mr. Hess, second: Mr. Halpert **Vote on Motion:** Passed 9-0

Review of Planning Commission Rules of Procedure and Ethics

Tabled to next meeting. PC needs to review the document beforehand, refer to Conflict of Interest Ordinance.

Review Minutes

March 20, 2014 – tabled to next meeting

ZA Report

10 permits for 2014

DRB Report

The next meeting is April 15th – Faulkner/Guion waiver request

Motion to Adjourn. Made: Ms. Watson, second: Mr. Lane. Passed unanimously. Meeting adjourned at 9:20 p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary