

PLANNING COMMISSION

JUNE 10, 2015

SPECIAL MEETING

ATT: Brad Lackey, Peter Barus, Kristen Breeden, Linda Donaghue, Phil Edelstein, Gig Zboray (zoning administrator) and John Bennett (WRC planner).

Special Meeting called to order at 6:37.

No changes to the agenda.

Discussion of Flood Resilience Plan. When PC created draft, there was no guidance on the language of such a plan. John presented language for the commission to consider. He suggested plugging in the language and bullets to “Flood Hazard Areas” on page 36 or the Land Use section or at the end of the document. John recommended the Land Use section. Commission members named rivers (North and Deerfield) and brooks (Sprague, North and Butler) to designate in the Flood Resilience Plan. John noted that the plan does not create regulations but will steer the commission to look at zoning regulations concerning fluvial erosion areas in the future.

John presented additional information to add bullets referring to village center designations on page 46.

Brad called the Public Hearing to order at 7:00. Brad read the notice. Peter made a motion to adjourn the hearing at 7:04, Brad seconded. All in favor. There were no comments from the public.

Kristen asked how to address the timeline to avoid having to review the plan twice as we will have to do since the deadline for re-adopting is coming too soon for a complete review. John said the review should begin about two years prior to re-adoption and some time before that, if we want the assistance of Windham Regional Commission, we need to apply for the appropriate grant.

The Commission returned to a review of the Flood Resilience Plan policies. John noted the issue with the Agency of Natural Resources and the current lack of accurate maps reflecting river corridors with 50-foot buffers. He expects that situation to resolve over time.

Flood hazard areas are defined as areas that have a 1% chance of being flooded in any given year according to FEMA. Floodplains included ½% and less and are much larger areas than flood hazard areas.

At 7:29, Linda made a motion to include the Flood Resilience Plan language with amendments and the substitution of recommended polices for language following the paragraph “Addressing flood resilience” inserted at the end of the Land Use section. Peter seconded. All in favor.

At 7:29, Brad made a motion to add the two bullets as amended regarding village center designation inserted on page 46 at the end of the villages section. Linda seconded. All in favor.

Forestry and Natural Resources Atlases training by Jeff Nugent will occur this coming Monday, June 15 at the Municipal Center at 7:00 p.m. Several members are planning to attend.

At 7:35, Brad a motion to forward the amended Town Plan to the Selectboard as soon as possible. Kristen seconded. All in favor.

The selectboard must have a hearing no less than 30 days from receipt of the plan in order to adopt the plan before August 3, 2015. Ideally, the selectboard could vote to adopt the plan the same night as the public hearing.

Linda suggested that John come back for the August meeting (8/12/15) to plan the commission’s next steps in the subsequent review.

The commission reviewed the minutes of April 8, 2015. **At 7:46, Phil made a motion to accept the minutes of April 8 as written, Brad seconded. All in favor.**

At 7:47, Peter made a motion to accept the minutes of April 22 as amended, Phil seconded. All in favor.

There was discussion of “waivers” and “use waivers” for informational purposes.

Chair reviewed correspondence.

At 8:10, Linda made a motion to adjourn, Phil seconded. All in favor.

Next meeting scheduled for July 8 at 7:00 PM.