

**Joint Meeting of the Waterbury Select Board and Village Trustees**  
**Public Hearing**  
**Wednesday March 30, 2011**  
**Thatcher Brook Primary School - 7:00p.m.**

Present: Rebecca Ellis, Chair; John Grenier, and Karen Miller, Select Board; P. Howard Flanders, Village President; Lawrence Sayah and Natalie Howell-Sherman, Village Trustees; Steve Lotspeich, Community Planner; and Carla Lawrence, Town Clerk.

Public: Marion Howes, Anne Imhoff, Joel Baker, Jason Wulff, Darren Higgins.

The meeting of the Select Board and Village Trustees for the Joint Public Hearing was called to order at 7:05p.m.

S. Lotspeich explained the goal of the Development Review Board (DRB), and the responsibilities of the Planning Commission after the DRB is formed. He explained that the amendments included changes to Article II - Administration that has been re-written to establish the Development Review Board, discontinue the Zoning Boards of Adjustment, and change the role of the Planning Commission. R. Ellis reviewed some frequently asked questions with regard to a DRB. S. Lotspeich indicated that a set of rules and procedures would be developed to iron out a framework for how reviews will be processed. The Planning Commission will work on the Municipal Plan, long-term planning, community outreach/education, and other projects. The hope is that the Planning Commission will be more responsive with less work on the plate. Three alternates will be appointed to the DRB to help make the Board more productive. A brief discussion was held about the duties of the alternates and how their responsibilities will be defined.

The Public Hearing on the proposed zoning amendments for establishing a DRB was closed.

J. Grenier made a motion to approve Draft #3 of the proposed Zoning Amendments for Establishing a Development Review Board, dated March 7, 2011, as corrected. The motion was seconded by K. Miller and approved by those Select Board members present. N. Howell-Sherman made a like motion. The motion was seconded by L. Sayah and approved by all Trustees.

N. Howell-Sherman made a motion to approve the Resolution relating to the creation of a Development Review Board, as corrected to include 'real' property. The motion was seconded by L. Sayah and approved by all Trustees. K. Miller made a like motion. The motion was seconded by J. Grenier and approved by those Select Board members present.

The Public Hearing on the proposed flood plain regulations was opened. S. Lotspeich explained why amendments are being proposed for the Flood Hazard Area Regulations and gave an explanation of the amendments. He reviewed changes from Draft #2 to Draft #3. J. Baker stated that FEMA created inaccurate maps and Ned Swanberg at the State level refuses to acknowledge there is a problem. This will cost property owners significant additional insurance dollars. J. Baker suggested that something needs to be done at a higher level to rectify the issue, and stated that there is no reason to adopt any standards beyond the minimum required. A discussion was held about the effects of fill on neighboring properties.

S. Lotspeich explained two issues with the mapping; that the ground survey data is inaccurate, and the elevation of the 100 year flood level has changed. D. Higgins stated that the consensus of the PC is that the amendments should be passed while issues with the maps are being ironed out. A discussion was held with regard to Section 606(a)(4) and the flood elevation of 0.25 feet. The consensus of the Planning Commission was that using the FEMA minimum standards was acceptable.

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S. Lotspeich continued to explain the amendments. J. Baker re-emphasized a desire to pursue corrections to the proposed flood maps. The process would be to file an appeal for a map revision, and the Municipality has data on some properties. It was suggested to plead the case with real information and possibly request help from the Congressional delegation.

The Public Hearing on the proposed flood plain regulations was closed.

The Boards engaged in a brief discussion.

K. Miller made a motion to approve Draft #3 of the proposed Amendments to the Flood Hazard Area Regulations and related Zoning Amendments, dated March 7, 2011. The motion was seconded by J. Grenier and approved by those Select Board members present. L. Sayah made a like motion. The motion was seconded by N. Howell-Sherman and approved by all Trustees.

There being no further business, the meeting was adjourned at 9:00p.m.

Respectfully submitted,

Carla Lawrence, Town Clerk

Approved on: April 4, 2011