

**WATERBURY PLANNING COMMISSION**  
**SPECIAL MEETING**  
**APPROVED MINUTES**  
**Monday, September 23, 2013**

Members present: Becca Washburn, Chair; Mary Koen; Ken Belliveau  
Staff present: Steve Lotspeich, Community Planner; Patti Spence, Secretary

The meeting was opened at 7:00 p.m.

**MUNICIPAL PLAN RE-WRITE**

Steve reviewed the presentation of the Municipal Plan made to the Selectboard and Trustees at last week's meeting.

Two public hearings regarding the Municipal Plan were scheduled:

6:30, October 21st at the Fire Station

6:30, November 4th at the Firestation

Minor edits can be made by the PC by submitting them to the Selectboard.

Any new comments from the public should also now be submitted to the Selectboard.

**FLOOD HAZARD AREA REGULATIONS - AMENDMENTS**

Also, a Selectboard and Trustees public hearing was scheduled on October 21st at 7:30 p.m. to consider extending the expiration date for the Interim Flood Hazard Regulations.

These interim regulations expire on December 22nd of this year. The public hearing is to request extending the date one more year.

The Commission discussed developing "permanent" Flood Hazard Area Regulations. Prior to the next meeting Steve will put together a timeline for moving this forward with this re-write and suggest resources to be used in that process. The federal minimum standards and any applicable model regulations from the Central Vermont Regional Planning Commission and state will be considered.

The possibility of developing Fluvial Erosion Hazard Regulations in conjunction with re-writing the Flood Hazard Area Regulations was discussed. Steve gave an overview of this type of regulations and the current mapping that has been done by the state. Ken Belliveau explained that the Town of Williston has Fluvial Erosion Hazard Regulations in place and the mapped Fluvial Erosion Hazard zone is all located within the 100-year floodplain.

The FEMA sponsored Community Rating System (CRS) was discussed. The Select Board and Trustees have decided to pursue participating in the CRS in order to obtain a discount on flood insurance premiums for private property owners. It is anticipated that flood insurance rates will be increasing dramatically in the very near future. The Regional Planning Commission staff have offered to assist in preparing the CRS application. Eva Loomis, our prior VISTA, was hired by the Town to work on this application process this fall.

## PLANNING COMMISSION WORK PLAN FOR 2013

Meeting Dates: **October 7th** to replace October 14; October 28; November 11; November 25; December 9; December 23. November is Veterans Day so that meeting date will probably need to be shifted. December 23<sup>rd</sup> is two days before Christmas and that meeting may need to be shifted as well.

Village Parking	Hold for 2014	
Flood Hazard Regulations	Steve to provide additional information and possible models to be considered.	10/7/13
Community Rating System	Steve to provide overview at next PC meeting	10/7/13
Rewrite of Zoning Regulations (2014)	Hold remaining re-write for 2014	
Review of the structure of the current bylaws - presentation from staff to PC	Steve to present at future meeting	

### APPROVAL OF MINUTES

#### MOTION:

Ken Belliveau moved and Mary Koen seconded the motion to approve the Planning Commission minutes of August 6, August 26, September 9 and September 12, as amended.

#### VOTE:

The motion was approved unanimously.

### PLANNER'S REPORT

1. At last week's DRB meeting the ZA's decision regarding the home use on East Street was upheld.
2. Blush Hill Meadows - redesign of project is being prepared by the current developers.

### ADJOURNMENT

The meeting was adjourned at 9:00 p.m.

Respectfully submitted:



Patti Spence  
Secretary

\*These minutes were approved on October 7, 2013.