

WATERBURY PLANNING COMMISSION
SPECIAL MEETING
APPROVED MINUTES
Monday, October 7, 2013

Members present: Ken Belliveau, Acting Chair; Mary Koen, Judi Kamien, Jason Wulff
Staff present: Steve Lotspeich, Community Planner; Patti Spence, Secretary; Clare Rock, ZA
Guests: Lauren Oates, Vista; Eva Loomis, Floodplain Program Administrator

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

APPROVAL OF MINUTES

MOTION:

Mary Koen moved and Judi Kamien seconded the motion to approve the Planning Commission minutes of September 23, 2013.

VOTE:

The motion passed unanimously.

MUNICIPAL PLAN RE-WRITE

The Select Board and Trustees Public Hearings are scheduled for October 21st at 6:30 p.m. and November 4th at 6:30 p.m.

The Commission members reviewed the comments from the Select Board meeting.
Judi plans to attend both public hearings scheduled by the Select Board and Trustees.

PLANNING COMMISSION WORK PLAN FOR 2013 - 2014

No later than September 2014(9 months from 12/21) - rewrite the Flood Hazard Area Regulations (see below)

Review the entire Zoning Bylaws

- define areas that need to be addressed/changed
- get a list ready for a consultant
- organization needs of the current bylaws

FLOODPLAIN MANAGEMENT PROGRAM

Clare Rock discussed various aspects of the Floodplain Management Program with the Commission.

The Interim Floodplain Regulations expire December 22nd - will be extended for one more year. Will need three months for the hearings and approval process for the new Flood Hazard Area Regulations. This leaves nine months to draft new regulations, starting on October 21, 2013 when it is anticipated that they will be extended for a period of one year.

The State ANR model vs./or compared to the NFIP minimum federal standards was discussed.

State ANR is focused on helping communities to word their regulations so that they will pass FEMA approval and therefore the flood insurance program approval, which is managed by FEMA. How are these regulations different than the rest of the zoning regulations. What are the minimum requirements in the floodplain and how much is the community willing to go above the minimum. Floodplain management credit available through the Community Rating System (CRS). This can lower the flood insurance rates for home and business owners.

We should bring together elements of the flood management program that has been ongoing since Irene and prepare it for application to the CRS program.

The Floodplain Management Program will include the following possible elements:

- Amending the Flood Hazard Area Regulations,
- Updating the Fluvial Erosion Zone mapping with CVRPC and drafting Fluvial Erosion Zone Regulations, (increases eligibility for the community to get special funding programs) – consider what the State wants.
- Participating in the FEMA sponsored Community Rating System, 18 month project
- Community Development Block Grant –Disaster Recovery (CDBG-DR) planning grant application

Jason would like to know how many property owners in the floodplain have the flood insurance. How many total properties? There are approximately 130 +/- in the 100 year floodplain and more outside of this area that were flooded by Tropical Storm Irene.

Public education and outreach program - would be part of the CDBG-DR planning grant funds, if awarded.

Some basic information was distributed to the Commission members.

No meeting October 14;

Next meetings: October 28; November 11; November 25; December 9;

December 23. December 23rd 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	
10/28 Meeting	• Municipal Plan Public	

Hearing

- Schedule for remaining 2013 meetings
- Outline/timeline of Flood Hazard project

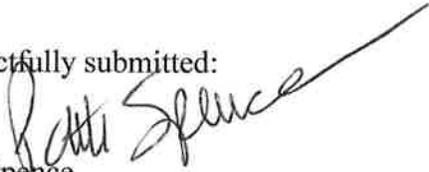
ZONING ADMINISTRATOR'S REPORT

- East Street appeal was discussed.
- Blush Hill Meadows condo/townhouse project, approval for 59 units but permit expires in February and they want to reconfigure
- Paul Reed - 9 lot sub-division in Waterbury Center
- DRB requests a joint meeting with Planning Commission

ADJOURNMENT

The meeting was adjourned at 9:10 p.m.

Respectfully submitted:



Patti Spence
Secretary

These minutes were approved on November 25, 2013.