

WATERBURY PLANNING COMMISSION
SPECIAL MEETING
APPROVED MINUTES
Monday, March 10, 2014

Members present: Ken Belliveau, Vice-Chair; Mary Koen
Staff present: Steve Lotspeich, Patti Spence
Public: Kathi Grace

The meeting was opened at 7:00 pm, without a quorum.

FLOODPLAIN MANAGEMENT PROGRAM

Various aspects of the Floodplain management program and the associated projects were discussed.

The need for accurate data was identified:

1. Accurate mapping of the flood plain
2. How to increase the water capacity in the flood way

To clarify for a member of the public it was stated that the Planning Commission is the body that will draft the new flood hazard area regulations but only recommends a draft in this process. The elected officials, Select Board and Trustees, will make the decision on the final regulations with input from the public.

Steve distributed a draft matrix of "Options for components of flood hazard regulations." The goal is to develop approximately five scenarios for regulations to forward to Roy Schiff with the consultant firm, Milone and MacBroom, to be used in the economic modeling in their Lake Champlain Basin EPA funded study.

The matrix includes the following categories:

1. Types of development
2. Types of allowed uses
3. Mitigation strategies
4. Consideration of districts and sub-districts
5. Additional factors/criteria in regulations

Essential elements and parts:

1. mapping and the accuracy of the mapping,
2. possible mitigation measures to improve the town's flood ratings, and there's
3. development regulations for both new development
4. and existing development.

Discussion:

1. The columns in the matrix should be re-organized to show an option for a one set of flood hazard area regulations in each column.
2. The new set of options could include a) what we had prior to the interim regulations b) the current interim regulations, c) the federal minimum standards, d) the state model regulations, e) the most restrictive set of regulations.

3. An important component of all options is what is the definition and standards of review for "historic structures". The number of structures that fit this definition should be identified and mapped in conjunction with the process of identifying options for how they are regulated.

The schedule for developing the draft flood hazard area regulations was discussed. Interim regulations were approved in May, 2012, and should expire in May of 2014. There can be an extension of one year if approved by the Select Board and Trustees which will extend the interim regulations to May, 2015 and give the Planning Commission time to incorporate the information from the Milone and MacBroom study into considering the options for the draft flood hazard area regulations.

Public meeting direction: Steve and Clare will prepare a recommendation for the format of the meetings. The intent of the public meetings is to present educational information and discuss policy options for regulating the floodplain. How to combine these two aspects was discussed.

The total number of meetings and the content of each one was discussed, including how to publicized them in advance. The following aspects of the public meetings were identified:

1. Overview of mapping project – this will be an overview of concepts since there isn't a final product yet.
 - a. include natural resources
 - b. have display materials
 - c. use previously prepared presentations and handouts as well
2. Regulatory considerations: Ask for input on what should be considered in the new regulations, for instance:
 - a. "amount of net rise"
 - b. cost of flood insurance
 - c. rights of property owner to do what they want with their property
3. Moving forward with developing the draft flood hazard area regulations

It was agreed that there should be a total of three public meetings with the following focus for each meeting:

1. Have a resource person provide background information on river and floodplain dynamics, and introduce the various policy options. This would be followed by a public discussion.
2. Fully explore the policy and regulatory options.
3. Present and discuss a draft of the flood hazard area regulations.

NEXT MEETING:

March 24th, 2014 at 7:00 pm.

ADJOURNMENT

The meeting was adjourned at 8:45 pm.

Respectfully submitted:


Patti/Spence
Secretary

*These minutes were approved on March, 24, 2014 *