

**WATERBURY PLANNING COMMISSION**  
**APPROVED MINUTES**  
**Monday, August 25, 2014**

Members present: Becca Washburn, Chair; Ken Belliveau, Jeff Kampion, Judi Kamien  
Staff present: Patti Spence, Secretary  
Public: Lefty Sayah, Kathy Grace

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

**AGENDA REVIEW**

The Planning Commission reviewed the agenda and did not make any modifications.

Discussed holding a joint meeting with the Duxbury Planning Commission. The agenda would be floodplain management issues. Commissioner's agreed it was ok to meet with them but it is not a priority and can be scheduled in late October or November.

**DISCUSS POSSIBLE POLICIES AND SCENARIOS FOR DEVELOPMENT IN THE FLOODPLAIN**

It was decided at the last minute to discuss specific topics:

The matrix was updated to eliminate options that the Board does not support. Those were highlighted in red on the matrix. The green highlighted rows are for notes.

*How to Handle Fill in the Floodplain*

- Regulating the filling of basements
  - delete the most restrictive option on the chart
  - property owner's would have to compensate
  - some grading may need to be done to conform to FEMA flood standards
  - mitigate to make up for storage capacity somewhere else
  - off site mitigation, with a compensatory cut where there is available space (not all in favor of this suggestion)
  - residents want to add space for what is lost space from the basement - so additions are wanted
  - eliminate option to bring in fill (middle category)
    - Maintenance - maintaining something that is pre-existing (need input from Steve on this one, but leaning towards administrative zoning permits was discussed)
    - Outside material storage (wood piles, containers) - board review vs administrative review (which is less restrictive, do these need to be reversed). Need input from Steve on what this is referring to.

Policy issue:

Freeboard - need a better understanding; State is pushing going above the minimum recommendations.

What is Roy modeling? Is he modeling raising above the current recommended

levels.

Maintain the regulation "2 feet above base flood elevation"

New additions, substantial improvements, new structures - regulate them individually

For instance, any new construction - one regulation. Rebuild vs. new build.

No consensus or agreed direction for additions.

### **PUBLIC OUTREACH**

September 8th is supposed to be a public meeting. Postpone to October 27th.

Format a matrix that educates as to "why" a certain option is being recommended.

### **REVIEW OF MINUTES**

Minutes of the meeting held on August 11, 2014 were reviewed.

### **MOTION**

Ken Belliveau moved and Judi Kamien seconded the motion to approve the minutes of August 11, 2014, as amended.

### **VOTE**

The motion was passed unanimously.

### **GENERAL**

Reschedule or cancel meeting of October 13th, Columbus Day.

### **NEXT MEETING**

The next meeting will be on Monday, September 8, 2014.

### **ADJOURNMENT**

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

Respectfully submitted,



Patti Spence

Secretary

\*These minutes were approved on September 8, 2014.