

WATERBURY PLANNING COMMISSION
APPROVED MINUTES
Monday, December 8, 2014

Planning Commission Members present: Rebecca Washburn, Chair, Ken Belliveau, Mary Koen, Judi Kamien, Jeff Kampion

Staff present: Steve Lotspeich, Community Planner

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

AGENDA REVIEW:

There were no changes made to the agenda. The Planning Commission would like to include a discussion of increasing the allowed number of Commission members at a future meeting. It was noted that the Zoning Regulations will need to be amended in order to allow an increased number of members.

DISCUSS TIME LINE FOR DEVELOPING FLOOD HAZARD AREA REGULATIONS

The draft Time Line was presented by Steve Lotspeich and discussed. The completion of the policy work will run concurrently with starting to outline and draft the actual regulations. The Time Line does not allow for extra time for two public hearings by the Select Board and Trustees in the situation where they have to make substantial changes to their first draft that goes to public hearing.

The question arose that if the current Interim Flood Hazard Area Regulations expire, do the previous regulations come in effect again. Steve believes that this is the case but will research this issue and report back to the Planning Commission.

FLOOD HAZARD AREA REGULATIONS - RE-WRITE

Rebecca Washburn projected the most up-to-date matrix as a tool for discussing the regulations and potential changes. Changes/updates/additions were made to the electronic version of the matrix as they were discussed.

SITE FILL/CRITICAL FACILITIES

Consideration should be given to building elevation requirements and no net rise in the Base Flood Elevation (BFE), related to any site fill for critical facilities.

GRADING AND EXCAVATION

The same draft language in the matrix was considered that has been used for site fill.

MILONE AND MACBROOM FLOODPLAIN MAP

A draft map created by the consultant firm of Milone and MacBroom was discussed. This map shows the 100-yr. and 500-yr. floodplain based on the current FEMA hydraulic model and the USGS stream gauge data as it relates to the future mapped floodplain. The map uses the new LiDAR data for the ground modeling. The issue of the effective Flood Insurance Rate Map (FIRM) and whether it should be amended or not in the future through a Letter of Map Amendment (LOMA) should be pursued. The alternative is for us to regulate under the current FIRM and add certain regulations that would apply to the current 500-yr. floodplain mapped using the LiDAR data. An example would be requiring all new buildings to be elevated to a level above the current 500-yr. flood elevation.

TOPICS AND ISSUES TO RESEARCH FOR FUTURE REFERENCE AND DISCUSSION

- The issue of how BFE impact and elevation is measured on the site or any impact off site should be addressed.
- Consider whether measurement of the BFE should be taken at the highest point on a site that is within the 100-year floodplain.
- Should certain uses such as general industry be allowed in the 100-year floodplain? The 100-year floodplain could expand into Pilgrim Industrial Park and any prohibition on new industrial structures in the floodplain could preclude future development in Pilgrim Industrial Park. The suggestion for these uses is to consider elevating the lowest floor of the structures, or any other structures such as fuel tanks, above the 500-year level.

REVIEW OF MINUTES

Ken Belliveau moved and Mary Koen seconded the motion to approve the Planning Commission minutes from November 24, as amended.

VOTE: The motion passed unanimously.

ADJOURNMENT

The Planning Commission meeting was adjourned at 9:15 pm.

Respectfully submitted,



Stephen Lotspeich
Community Planner

These minutes were approved on December 22, 2014 *