

**WATERBURY PLANNING COMMISSION**  
**SPECIAL MEETING**  
**AGENDA**  
**Wednesday, May 13, 2015**

- 7:30 p.m.** Meeting convenes on the 2nd floor of the Main St. Fire Station located at 43 S. Main St.
- 7:30 p.m.** Agenda review and possible modification.
- 7:35 p.m.** Comments from the general public.
- 7:40 p.m.** Discuss next steps for amending the Flood Hazard Area Regulations considering comments from the Town Select Board and the Village Trustees.
- 8:30 p.m.** Elect Chair and Vice-chair for Planning Commission. Discuss seeking an applicant(s) for the open position on the Planning Commission.
- 8:40 p.m.** Other Business:
- Discuss Future Land Use Element and Map for the Central Vermont Regional Plan re-write,
  - Report on activities of the Floodplain Management Working Group,
  - Planner's Report,
  - Review and approve minutes for meeting held on April 27, 2015,
  - Update on State permitting activity.
- 9:00 p.m.** Adjournment.

## **Time Line for Drafting and Approving Flood Hazard Area Regulations**

Jan 26, 2015 a) **FINALIZE POLICY DISCUSSION** (Possible Public Meeting) - PC will finalize discussion of the policies regarding developing in the floodplain that will provide the basis for re-writing the Flood Hazard Area Regulations. Wrap up the discussion regarding mapping and regulation for the 100-year and possibly the 500-yr. floodplain, and how to regulate different types of uses and development in the floodplain such as commercial/industrial/residential and critical facilities.

b) **REVIEW OUTLINE OF DRAFT FLOOD HAZARD AREA REGULATIONS** – Review draft outline of options for flood hazard area regulations prepared by staff.

February 9, 2015: **REVIEW DRAFT FLOOD HAZARD AREA REGULATIONS** – Review draft regulations prepared by staff

February 23, 2015: **FINALIZE DRAFT REGULATIONS** – Finalize 1<sup>st</sup> draft of Flood Hazard Area Regulations and advertise public hearing.

March 23, 2015: **PC PUBLIC HEARING ON DRAFT REGULATIONS** – Revise PC draft regulations based on comments from public, municipal attorney, and state

April 13, 2015: **PC PUBLIC HEARING ON REVISED DRAFT REGULATIONS** – Finalize and approve final PC draft regulations and transmit to Select Board and Trusteed

April 20, 2015: **PC PRESENTATION OF DRAFT REGULATIONS TO SELECT BOARD AND TRUSTEES** – Select Board and Trustees set date for their public hearing

Mid-May 2015: **SELECT BOARD AND TRUSTEES HEARING ON DRAFT REGULATIONS**

Mid-May 2015: **SELECT BOARD AND TRUSTEES FINALIZE AND ADOPT NEW REGULATIONS**

May 21, 2015: **INTERIM REGULATIONS EXPIRE, NEW REGULATIONS APPROVED**

**FUTURE CONSIDERATION:** Review FEH mapping and consider draft FEH zone regulations.