

**JOINT MEETING  
WATERBURY PLANNING COMMISSION & VILLAGE TRUSTEES  
Monday, January 12, 2015**

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

Trustees: Skip Flanders, Lefty Sayah, Natalie Howell Sherman

Staff present: Steve Lotspeich, Community Planner; Patti Spence, Secretary; Ryan Morrison, Zoning Administrator

The meeting was opened at 6:35 p.m.

The Planning Commission and the Trustees called their meetings to order.

**AGENDA REVIEW**

There were no changes made to the agenda.

**COMMENTS FROM THE GENERAL PUBLIC**

There were no comments received from the public at this time.

**PRESENTATION BY AND DISCUSSION WITH ROY SCHIFF WITH THE CONSULTING FIRM, MILONE & MACBROOM**

At 6:40 p.m. Roy Schiff with the consulting firm, Milone & MacBroom, presented their project that is: "Evaluating the Costs and Benefits of Floodplain Protection Activities in Waterbury, Vermont and Willsboro, New York, Lake Champlain Basin". Updated LiDAR and floodplain mapping data for the Village of Waterbury was also presented and discussed.

Overview information was reviewed.

Scenarios that are reviewed with a benefit cost and build-out analysis are as follows:

1. Business as usual
2. Elevate
  - a. all structures elevated
  - b. new structures elevated
  - c. elevate utilities
3. Avoidance and no fill
  - a. migrate out of the most at risk areas
  - b. no additional fill in the floodplain
  - c. elevation of all existing structures required upon rebuild
4. Extreme flood risk avoidance
  - a. abandonment of majority of structures
  - b. elevate essential buildings
  - c. floodplain development restrictions

The study takes all of these scenarios and graphs them out as damage modeling and then further analyzes them by cost and revenue (increased tax revenue) outcomes.

The draft Report will be available in about two weeks, around January 26th.

A .pdf version of the presentation from this evening will be made available.

The Trustees adjourned their meeting at 8:25 p.m.

## **FLOOD HAZARD AREA REGULATIONS - RE-WRITE**

Steve Lotspeich and Ryan Morrison prepared a draft with some suggested changes for Article VI, starting with the language in the current interim Flood Hazard Area regulations. The proposed language would:

1. Create development standards for historic structures. In Section 605, a set of criteria #2 would be added for historic structures. The Commission suggested moving this new set of criteria to #3 on the list.
2. A definition for "non-substantial improvement" was drafted as well.

For the next meeting Steve will continue to draft regulation updates/revisions using the current matrix.

## **REVIEW OF MINUTES**

Ken Belliveau moved and Jeff Kampion seconded the motion to approve the Planning Commission minutes from December 22, 2014, as amended.

VOTE: The motion passed unanimously.

## **PLANNER'S REPORT**

Steve reported on activities of the Floodplain Management Working Group including a possible High Meadows Fund grant application.

## **ACTION ITEMS:**

1. Put the time line for the completion of the flood hazard regulations with the agenda for each meeting.
2. Take what we reviewed with Roy tonight and see how to integrate it into the draft Flood Hazard Area regulation re-write.

## **ADJOURNMENT**

The Planning Commission meeting was adjourned at 9:11 p.m.

Respectfully submitted,

Patti Spence  
Secretary

These minutes were approved on

*Jan 22, 2015*  
*Howard Fendley*  
*Lawrence Sayak*  
*Natalie Boner Sherman* \*