

WATERBURY PLANNING COMMISSION
APPROVED MINUTES
Monday, March 23, 2015

Planning Commission Members present: Becca Washburn, Chair, Mary Koen; Jeff Kampion
Staff present: Steve Lotspeich, Community Planner; Patti Spence, Secretary

The meeting was opened by Mary Koen, Acting Chair, at 7:02 pm.

Public: Kathryn Grace, Bob Grace, Matt Mientka

PUBLIC HEARING ON DRAFT #1 OF THE PROPOSED AMENDMENTS TO THE FLOOD HAZARD AREA REGULATIONS

The Public Hearing was opened at 7:02 pm. to consider and receive public comment on Draft #1 of the proposed Amendments to the Flood Hazard Area (FHA) Regulations, dated February 23, 2015.

The purpose of these proposed amendments to address flood resiliency issues following the impacts of Tropical Storm Irene, and to protect and provide for the health, safety, and general welfare of the Town and Village of Waterbury. These Zoning Amendments apply to the entire Town of Waterbury including the Village of Waterbury. Copies of the proposed Zoning Amendments were circulated.

Steve Lotspeich gave an overview of the matrix of the policies that formed the basis for the draft amendments to the Flood Hazard Area Regulations. Then specific row and column details were reviewed and matched to the changes recommended in the draft FHA regulations.

The February 23rd draft of the proposed zoning amendments for Flood Hazard Area Regulations were reviewed and discussed.

COMMENTS FROM THE GENERAL PUBLIC and DISCUSSION

1. Does the change in Base Flood Elevation (BFE) need to always be certified by an engineer?
2. Clarify in the draft page 11, 605(a)(4), that the certification must be done by an engineer vs. an architect or an engineer.
3. It was requested that the PC review the reference to "engineer" and state clearly what type of engineer certificate is required (such as civil engineer would be allowed to do and certify the work whereas an electrical engineer would not qualify).
4. A letter, dated March 23, 2015, was submitted by Kathy and Bob Grace and they requested that it be attached to the hearing minutes.
5. Section 615, Enforcements and Penalties - change the reference to section 309 to section 310.
6. Section 615, Enforcements and Penalties - it was questioned as to how enforcements actually work and if enforcement issues are not "caught, recognized or penalized" what is the recourse for residents who may be affected by the lack of enforcement.
7. It was requested to add "velocity and directionality" to the definition of Fill on page 17.
8. Page 13, 609(a) – It was suggested to look at having these sections apply to mapped areas where elevations have been determined.
9. Follow up should take place on comments from the municipal attorney, Rebecca Pfeiffer

- with the state, and notification to other interested parties.
10. Scheduling of the next public hearing was discussed.

The public hearing was closed at 8:25pm.

FLOOD HAZARD AREA REGULATIONS - RE-WRITE

1. Should another draft be submitted and another public hearing warned?
2. The March 23rd draft was reviewed and includes recommended changes from the municipal attorney, and changes suggested at the last PC meeting. These changes include:
 - a. always spell out base flood elevation (don't use acronym BFE)
 - b. take out the table from the draft regulations
 - c. page 6, 604(b)(7), add "at grade parking" to "existing buildings"
 - d. Page 11, take out the reference "architect" and leave engineer
 - e. Page 15, take out Zone AE
 - f. research suggested change to the definition of fill to include "velocity and directionality"
 - g. Section 615, Enforcements and Penalties - change the reference to section 309 to section 310

MOTION:

Jeff Kampion moved and Rebecca Washburn seconded to approved the revised Flood Hazard Area Regulations, Draft #1 dated March 23, 2015, as discussed and modified, and to schedule and warn the next public hearing for April 13, 2015 at 7:00 p.m.

VOTE: Passed unanimously.

ADJOURNMENT

The Planning Commission meeting was adjourned at 9:25 pm.

Respectfully submitted,



Patti Spence
Secretary

These minutes were approved on * April 27, 2015 *