

Planning Commission Minutes

Public Hearing on Proposed Amendments to the Zoning Bylaws July 13th, 2016

Commission Attendees: Susan Mills, Oralie Lefavre, Chris Thompson, Jack Berube

Public Official: Sacha Pealer, *State Regional Floodplain Manager*, Frank Maloney, *Northeastern Vermont Development Agency*

Public: Kaela Gray, Robert Howland, David & Diane Ainsworth

Sue Mills called the meeting to order at 6:37 PM.

Sue Mills introduced the proposed changes to the zoning bylaws including changes to the Special Flood Hazard Area, the introduction of a river corridor overlay district; two changes to the definition of terms, “structure” and “home occupation”; and the rezoning of the parcel of land located at 20 Tute Hill from Residential Neighborhood to Commercial.

At this point Ms. Mills noted that she would open the hearing to specific comments and questions from the residents in attendance, and welcomed Sacha Pealer and Kaela Gray to answer any technical questions that may apply.

Ms. Pealer spoke of the State’s role in creating draft regulations to help communities become more resilient through improved regulation.

Mr. Howland asked about a scenario where a building within the Special Flood Hazard Area was lost to fire. He asked if the building owner would be able to rebuild. Ms. Pealer spoke to Mr. Howland’s concerns. She stated that a property owner would be able to rebuild the same footprint. However current requirements for having the first floor elevated to 1FT above the base flood elevation.

David Ainsworth asked about his property located on Broad Street. He is working with Keith Johnson, PE to look at filling his property. He asked when an application to fill would need to be in to be considered. Ms. Pealer spoke about what his options would be under the proposed bylaws going forward. It was also stated that the current bylaws do not go into effect until such time as the Selectboard holds a hearing and chooses to adopt them.

River Corridor amendments were discussed. The Planning Commission was asked if they would like the amendments to be made before the Selectboard hearing for inclusion in the River Corridor Map.

Ms. Mills asked if there were any further questions or comments from the public.

A motion to close the public hearing and to forward the proposed bylaw amendments to the Selectboard for public hearing as drafted was made by Jack Berube, seconded by Chris Thompson. The motion passed 40.

A motion to adjourn was made by Oralie Lefavre, seconded by Jack Berube and passed 40 at 7:15 PM.