

**TOWN OF WATERFORD
PLANNING COMMISSION
MEETING DATED SEPTEMBER 16, 2015
MINUTES**

MEMBERS PRESENT: **Bill Dimick, Howard Remick, Tom Robinson,
Dave Senio**

MEMBERS ABSENT: **John Gillott, Mike Barrett, Bob duMaire**

NONMEMBERS PRESENT: **Christopher Brimmer, Irene Nagle, Paul
Luciano, Dave Morrison, Michelle Collins, and
Secretary Carol Priest**

The meeting was brought to order at 7:10 P.M by Bill.

Minutes

Howard moved to accept the minutes of the July 15, 2015 meeting.

Tom seconded the motion.

Bill called for a vote and all present approved the motion.

Howard moved to accept the minutes of the August 19, 2015 meeting.

Tom seconded the motion.

Bill called for a vote and all present approved the motion.

Modification of Agenda

Irene introduced Paul Luciano, who is creating the Hazard Mitigation Plan for the town of Waterford under a FEMA grant. He distributed a document provided by FEMA outlining the various types of Natural Hazards, which included the Designated Hazard Areas within the town. A Flood Resilience section must be included in the town plan, as required by regulation since October 2013, but the Hazard Mitigation Plan is not expected to be completed by the time the Town Plan is completely revised. Paul noted that he and Road Foreman Lisle Houghton prepared a Road Erosion Site Inventory recently as part of the process; a draft of that document was provided to the members as well. It was determined that not much property lies within the floodplain in town but that roads that did sustain damage in storms in recent years need to be protected. Members examined the River Corridor map to identify the roads, such as River Road, that are areas of concern, though they may not appear on the FEMA map.

There was discussion of the Fluvial Erosion Hazard Areas, such as near Mad Brook and Hale Road; such erosion damages property and changes the contour of the land. The railroad lines suffered storm damage in recent years near the Waterford/Barnet town line, near the River Road area. Coordination with the Railroad to prevent future damage is a goal to be considered. Paul noted that he notifies border towns (such as Barnet) as part of the process when creating his plan. He offered to be available at a future meeting for public input as the plan nears completion. The process requires approval by the board of Selectmen and FEMA.

Irene noted that she is continuing to gather data on areas where storm damage has occurred previously. She asked if the town wished to regulate areas that are deemed impervious, in order

to prevent future damage. Zoning Administrator Chris Brimmer recommended that the town not allow development in any flood prone areas. The board also recommended revisiting the current Driveway Standards, as culvert issues relate to much of the storm damage in the town. Some towns have provisions in their Subdivision Regulations that allow buildings to be placed in a so-called 'building envelope' area. Members agreed that revisiting the Subdivision Regulations, unifying them with the Zoning Bylaw, should be done soon. Irene noted that obtaining another grant enabling NVDA to assist with this could be possible.

Dave Morrison outlined his areas of concern, specifically Class IV roads that may need to be utilized in the case of an emergency but are currently not passable.

Irene mentioned a conference in October to be held in Craftsbury, the subject of which is Agricultural Practices in the state. She will get info to the Secretary, who will forward it to members. A link may be made available on the town website as well.

Citizens' Concerns

There were no citizens' concerns at this time.

It was agreed that the Economic Development section of the town plan would be addressed at the next meeting.

Other

The agenda was set for the October 21st meeting: Minutes; Modification of Agenda; Citizens' Concerns; Old Business: Survey/Citizens' comments; New Business: Town Plan update – Economic Development; Other.

Michelle Collins was introduced to the board; she is the person hired to replace Carol as Secretary, as she is retiring in October.

The meeting adjourned at 8:25 P.M.

Respectfully submitted,

Carol Priest, Secretary

Approved: