

NORWICH PLANNING COMMISSION  
Meeting Minutes

Thursday, June 11, 2015, Tracy Hall

**Regular Meeting**

**Members Present:** Goodrich, Lubell, Brien, Horwitz, LaRowe, Allen

**Members Absent:** Brink

**Clerk:** Phil Dechert      **Others:** Pete Fellows -TRORC

Jeff Goodrich, Vice-Chair, called the meeting to order at 7:03 PM.

1. **Introductions:** Both new and old members introduced themselves with some background information. New member Jaci Allen was welcomed to the Commission.
2. **Agenda** – Approved
3. **Election of Officers** – Deferred to next meeting.
4. **Comments from the Public** - None

5. **Zoning Regulation Revisions - Flood Hazard & River Corridor Regulations**

Pete Fellows from Two-Rivers Ottauquechee Regional Commission updated the Commission on changes in the state river corridor regulations. The federal (FEMA) flood regulations and mapping have not changed but due to the topography of most of Vermont and recent history of dangerous high water storms, the State has remapped streams and smaller rivers and established “river corridors” generally increasing protected area to allow room for sudden fast moving high water, stream bank erosion and long-term changes in the course of the stream or river known as meandering.

Existing Mapping includes:

- FEMA Flood Insurance Rate Maps (FIRM) – 2007 – (1986 Data)
  - Re-adopted with 2009 with Zoning Regulations
- Norwich Shoreline Overlay Map – Mapped streams requiring a 50’ setback
  - Adopted with 2009 Zoning Regulations
- Blood Brook Watershed Fluvial Erosion Maps based on field studies – 2008
  - Not adopted
- Ompompanusuc River Draft Fluvial Hazard Zones based on field studies - 2014
  - Not adopted
- Vermont River Corridor Map –2014 – Based on GIS data, not field data
  - Not adopted but used by the State for State projects and Act 250 review.

The town should compare the new Vermont River Corridor Map data with the more accurate Fluvial Erosion Hazard data and other field studies to determine potential modifications to the Vermont River Corridor Map for Norwich. Pete reviewed the process the state used for creating the maps using GIS data and how the modification process may work.

If the town adopts zoning which includes the Vermont River Corridor Map and project review criteria recommended by the state the amount of percentage of federal and state reimbursement for storm damage will increase (from 12% to 17.5%). There was additional discussion of the implementation of the state mapping and review process.

For streams not on the state map there will be a 50' buffer on either side of the stream.

Additional Discussion included:

- How the FEMA floodplain regulations are administered by the town
- Review of project in both the River Corridor and the Flood Hazard Area
- Future steps

**6. Minutes** – 4-9-15 & 5-28-15 Approved without changes

**7. Route 5 South/River Road Study -**

Concern was expressed that the public may not understand the process and expect the PC to plan specific development. The study seems to make it clear that PC implementation is limited to creating the guidelines and limitations for others planning development.

Next step will be looking at implementation.

**8. Adjournment** 8:23 PM.

Phil Dechert, Clerk

*APPROVED 7/23/15*

**Future Meetings:** July 9, 2015 7 PM Regular Meeting

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