

NORWICH PLANNING COMMISSION

Meeting Minutes

Thursday, July 26, 2018, Tracy Hall

Regular Meeting

Members Present: Jaci Allen, Jeffrey Lubell, Steve Thoms, Melissa Horwitz (Clerk), Susan Brink, Jeff Goodrich (Showed up at the meeting as a member of the audience--first ten minutes)

Members absent: Chris Brien

Staff: Rod Francis

Public: Linda Cook and Hope Charkins

Jaci Allen, Chair, called the meeting to order at 6:30 PM.

1. Agenda – Approved by Consensus

2. Meeting Topic and Goals

- a. Resolve PC questions and Two Rivers Ottaquechee feedback on the draft of River Corridor regulations, and outline next steps.
- b. Review inventory of Town Plan action items and assign owners and partners
- c. Agree on speaker for Affordable Housing Education Series Part 2 and communication plan to promote series.

3. Comments from the Public

- a. Jeff Goodrich—Has concerns about the drafting of the flood regulations by the State. He will edit the document with specific suggestions on how to improve and provide this before the next meeting.

4. Minutes – 7-12-18 –Minutes approved

5. Announcements, Reports, Updates & Correspondence

- a. Updates
 - i. PC quarterly report to Selectboard—PC will provide quarterly. Allen will develop draft.
 - ii. Town Survey status—Keep encouraging people to fill it out

6. Discussion of River Corridor regulations

- a. National Flood Insurance Program (NFIP) administered by FEMA—provides property owners with subsidized private insurance for properties located in the flood fringe (also referred to as 100 year floodplain) and the floodway (that area of the stream occupied by water under bank-full conditions).
- b. For Norwich property owners to receive NFIP-backed insurance we need to be a member of NFIP and regulate land use through use of the Special Flood Hazard Area (SFHA) overlay.
- c. For flooding and natural disasters events for which a Presidential Declaration is issued (where damage across the county exceeds \$1m) Norwich is eligible to receive 75% cost reimbursement through FEMA and 12.5% cost reimbursement from VT. The 12.5% reimbursement requires: i) A duly adopted and approved Town Plan, ii) NFIP membership, iii) Current Road and Bridge standards iv) Local Emergency Operations Plan (EOP), and v) Local Hazard Mitigation Plan (HMP). To obtain a further 5% reimbursement the Town must participate in the Community Rating System (CRS) (attached to the NFIP) OR protect river corridors from further encroachment
- d. River Corridor regulations restrict development and apply additional safety standards along designated River Corridors. (e.g. no expanded building footprints into flood plains,) The purpose of

these regulations is to limit loss and increase safety. Since 2008 Norwich has regulated development and applied safety standards along all streams and waterways in town.

- e. The River Corridor overlay is mapped by VT DEC. Some properties are impacted by this proposed overlay that are currently NOT in the SFHA or the Town of Norwich (ToN) river buffer overlay.
- f. Property owners potentially affected by the expanded River Corridor designation have been notified by the Town Planner. Public hearings will be held to educate the community on these proposed regulations.
- g. Action Items for next meeting:
 - i. Francis will discuss current Norwich regulations with VT DEC to determine the interplay between existing ToN stream buffer requirements and the 'model' River Corridor regulations.
 - ii. PC will continue to review proposed River Corridor language.
 - iii. Jeff G. will provide additional suggested language.

7. Follow up on Town Plan Action Items and Assignments

- a. Actions for next meeting:
 - i. PC members selected specific chapters to review current action items and recommend an appropriate operational owner. Ideally one operational owner per chapter will be identified. Some chapters may require more than one. (e.g Natural and Historic Resources)
 - 1. Allen-Town Profile, Community Facilities and Services
 - 2. Lubell-Housing
 - 3. Brink-Economic Development, Natural and Historic Resources
 - 4. Thoms—Education, Transportation
 - 5. Horwitz—Energy
 - 6. Francis-Land Use

8. Affordable Housing Education Series

- a. Andrew Winter and Martin Hahn will speak on 'Tapping Federal and State Resources to Develop Affordable Housing' on Tuesday, Aug 7th at 7:00pm, in the Tracy Hall meeting room.
- b. Francis will publicize through list serve, town email, and sandwich board
- c. Lubell will finalize date and speaker for September program

9. Adjournment at 8:11

Melissa Horwitz, Clerk

APPROVED 8-9-18

Future Meetings:

Tuesday, August 7, 7pm Affordable House Education Series Part #1
Thursday, August 9th, 6:30pm Regular Meeting
Thursday, August 23, 6:30pm Regular Meeting
Thursday, September 13th, 6:30pm Regular Meeting

Planning Commission Agendas & Minutes available at: <http://norwich.vt.us/planning-commission/>