

APPROVED

HUNTINGTON PLANNING COMMISSION
Minutes September 12, 2016
Public Meeting on Proposed Flood Regulations
Community Church of Huntington



PRESENT: Everett Marshall, Terry Ryan, Mark Smith, Shayne Jaquith

ABSENT:

OTHERS PRESENT: Regina Mahony, Darlene Palola, Barbara Elliott

MINUTES: Terry Ryan / Heidi Racht

RECEIVED
FOR RECORD
DATE September 29
2016

7 pm Presentation on regulations revisions and public comment
8:30 pm Minutes of August 16, 2016
Minutes of August 29, 2016
Mail
8:45 Member Business
9 pm Adjourn

Those present introduced themselves. Shayne Jaquith started his presentation at 1916 and finished it at 1958.

Barbara Elliott suggested including a map like the one in the Powerpoint into the definitions in the LUR rather than the generic one in there now (page 14). There was some discussion of how many other towns have implemented the model Flood regs, apparently about 30 have or will soon.

ACTION: Everett Marshall is to bring the marked-up maps of the revised Village areas (we did this last meeting) to the CCRPC on Wednesday for creation of new maps for inclusion into the LUR and Town Plan.

ACTION: Terry Ryan to send Powerpoint presentation to Regina (Everett Marshall has already done this).

Other salient points of the evening's presentation:

Jaquith reviewed the terminology around the flood areas and river corridors: NFIP (Special Flood Hazard Area, aka 100 year flood plain), ERAF (Emergency Relief and Assistance Fund). He reviewed the FEMA payments, which includes 75% federal payment:

No action on Flood Regulations: 7.5% state
12.5% state: current AOT; NFPIA; local hazard mitigation plan; local emergency plan
17.5% state: river corridor regs OR Community Rating System (CRS)

FEMA rarely issues private assistance funds – an exception was the flooding along the shores of Lake Champlain in 2011

After review of map showing areas in Huntington Center, including the first mile of Brush Brook, discussion of agricultural structures: since agriculture is an allowed use, is adding agricultural structures allowed?

More discussion about the varying philosophies around flood regulations:

1. shift in general public attitude toward flooding since 2011
2. training now available to town road foreman and receptivity at the local level
3. property rights issue as it reduces what people can do with their land

A number of towns (25-30) have adopted the stronger regulations. If Huntington does this, it will be in a unique position.

Mark Smith's stated desire to preserve the historic fabric of Vermont villages and farmland has been addressed, Jaquith said, by the decision to allow ag. Recognize this. He went on, as soon as you put a structure there and it becomes threatened, the state has to allow alterations to the riverbank. He went on, the state can't condemn a property by not issuing a permit for stream bank stabilization.

Work has been done on mapping the fluvial erosion zone by Arrowwood Engineering on the Huntington River and other waterbodies in Huntington. However, the state's rivers corridor mapping, which is coarser, will be used until Arrowwood's work is incorporated into the new layer.

It was clarified that small streams draining less than two miles have a 50' setback from the top of bank.

Regina Mahony pointed out that the text in the chart is clear, however, further down, the new residential and nonresidential in the village is not clear. The chart needs to be changed.

In answer to a question about whether the state will still allow Huntington to be eligible for the higher rate ERAP, Jaquith stated that he was 99% confident and the town needs to say where the village is [on the map].

Mahony said that the town had more map decisions and would circle back to CCRPC. She then asked if Huntington was going to move forward with adopting the regulations before the scientifically mapped river corridor is adopted. Marshall responded that the town is going to use the state corridor until the state formally adopts the changes related to Arrowwood's mapping.

A key will be present on the final map.

Change Zoning Administrator to Administrative Officer throughout for consistency.

Minutes: Minutes of August 16 and August 29, deferred to the next meeting.

Member Business: None

Adjournment: Terry Ryan moved to adjourn; Everett Marshall. The meeting adjourned at 8:40 pm.

Draft Minutes on town website: September 20, 2016

Unapproved Minutes to HPC: September 20, 2016

Minutes Approved: September 26, 2016

Minutes submitted to Town Clerk: September 29, 2016