

Planning Commission Minutes July 22, 2015

Commission Attendees: Susan Mills, Andrea Day, Patrick McLaughlin, Mike Schlesinger, Christian Thompson, Jack Berube

Public Official: Kaela Gray

Public:

Sue Mills called the meeting to order at 7:05 PM.

Work begins on Flood Hazard Regulations. The Planning Commission discussed the review of Model Flood Hazard Area Regulations from The Agency of Natural Resources, and began a comparative read of other towns to see what may best fit Lyndon.

- The idea of moving the definitions sections to the front of the Flood Hazard Area regulations was discussed.
- The Town/Village may only be more stringent than the State and Federal Standards. The town cannot permit activities that are prohibited at a higher level of government.

Section I: Statutory Authorization: this section is okay very straightforward.

Section II: Purpose: The commission is okay with the purpose as stated in the model.

Section III: A. Precedence of the bylaw- okay with model.
 B. Validity and Severability- okay with model.
 C. Warning Disclaimer of Liability- okay with model.
 D. Burden of Proof- okay with model.

Section IV: Land to Which these Regulations Apply. The addition of River Corridors is somewhat new. The model lists River Corridors in addition to Special Flood Hazard Areas. It is possible to apply regulations to River Corridors but to allow some specific development as Conditional Uses. Kaela will reach out to Cambridge to see why that town has chosen not to include River Corridors, and will bring the Lyndon River Corridor Map to our next meeting for further discussion of what areas will be impacted by regulations of this kind. The wording regarding the SFHA is okay as presented in the model.

The commission discussed the role of elevation certificates in identifying what parcels are and are not in the SFHA. The Base Flood Elevations and Floodway limits in the SFHA are okay.

Interpretation: Section okay as presented in the model.

Our next meeting will resume review at Section V: Summary Table.

A motion to adjourn was made by Andrea Day, Seconded by Jack Berube. The motion passed 5-0 at 8:22 PM.