

**TOWN OF WATERFORD
PLANNING COMMISSION
PUBLIC HEARING DATED MARCH 30, 2016
MINUTES**

MEMBERS PRESENT: Bill Dimick, John Gillott, Mike Barrett, Dave Senio, Bob DuMaire, and Howard Remick

MEMBERS ABSENT: Tom Robinson

NON-MEMBERS PRESENT: Christopher Brimmer, Irene Nagle, Gary Allard, Roberta Gillott, Steve Smith, Donna Heath, Roberta Smith, and Secretary, Michelle Collins

Bill brought the meeting to order at 7:00 P.M.

1. Minutes from February 17, 2016

Michelle read the minutes of last month's meeting.

Mike moved to accept the minutes of the February 17, 2016 meeting.

Bob seconded the motion.

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

2. Modification of Agenda

There were no modifications at this time.

3. Citizens' Concerns

There were no citizens' concerns at this time.

4. Old Business

There was no Old Business at this time.

5. New Business – First Public Hearing: Town Plan

Bill presented the process of how the Town Plan is implemented every five years, and Irene suggested **the Public Hearing be held open** due to the Town Plan being mailed out late to the adjoining town, Concord, VT. It was discussed that the next meeting for Selectmen is May 9th, and Chris Brimmer noted that coincides under Act 250. Steve Smith expressed concern of whether or not his property in Waterford Springs on the reservoir was considered a flood zone. Irene explained that there were two types of flood zones and suggested he view the flood resiliency map. Chris explained that the maps haven't been revised since the 70s and discussed a process to check property elevation in regards to eliminate subjection of being considered in a flood zone. Irene and Howard presented the river corridor map to view his property. They referenced him to websites and suggested he contact members with questions. John questioned how this process could change the town, and Chris explained that there is no process as of yet for shoreline regulation. Bill discussed that Waterford is a FEMA town, so regulations are based upon that. Donna Heath requested to withdraw the idea of putting a Village Center Designation in the Town Plan, explaining that after research, realized that it didn't fit the model for the state or town. Irene reviewed that section in the Town Plan (page 57). The language was changed and an action step removed. Donna

expressed concern regarding neighborhood development regulation. Roberta Gillott expressed concern regarding the language to cluster housing, and Bill and Irene clarified the language.

6. Other

There was no other business at this time.

The meeting adjourned at 7:46 P.M.

Respectfully Submitted,

Approved:

Michelle Collins, Secretary