

UNDERHILL PLANNING COMMISSION

Minutes

September 19, 2012

PC Present: Vice Chair Dick Albertini, David Edson, Carolyn Gregson, Irene Linde, Jerry Adams, Mike Fullem, Pat Lamphere

Staff Present: Planning & Zoning Administrator Kari Papelbon

Guests Present: Dan Albrecht, CCRPC; Staci Pomeroy, ANR; Sharon Murray, Consultant

6:37 PM: Call to order.

Fluvial Erosion Hazard Presentation

Kari introduced Dan Albrecht of CCRPC and Staci Pomeroy of ANR. Dan and Staci briefed the Planning Commission on the Fluvial Erosion Hazard zone for Underhill as depicted on the submitted map (attached). The purpose for identifying an FEH is to assist the community with determining the probable locations of erosion hazards along dynamic rivers and streams. This zone will not replace the FEMA floodplain maps since the FEH determines erosion hazards and the floodplain maps show inundation hazards. Dan and Staci provided an overview of how the FEH zones were determined, the implications for grant applications and FEMA requirements, funding incentives, and development restrictions. They also provided answers to PC questions regarding process and implications. No decision was solicited and no decision was made as to adoption.

The PC thanked Dan and Staci for the information. Dan and Staci departed.

7:30 PM: Sharon Murray continued discussions on the redistricting project. Maps for the Flats have been presented along with tables and proposed regulations. Please review the standards for the next meeting. Sharon explained that we still need to check setbacks in the field and review the Village Residential district standards. A District Standards & Uses table for the proposed Underhill Center Village District was provided, but time did not permit discussion. Please review for the next meeting.

8:37 PM: Public Comment

None.

Minutes

Irene made a motion, seconded by David, to approve the August 1 minutes. The motion was passed by all PC Members present.

Irene made a motion, seconded by David, to approve the August 15 minutes. The motion was passed by all PC Members present.

Miscellaneous

David will be out the month of October. Dick and Pat will be out Oct. 3 and Sharon may not be available Oct. 3, either. It was mentioned that public forums and hearings still need to be scheduled. Kari stated that she would review the timeframes for the hearings to determine "drop dead" dates.

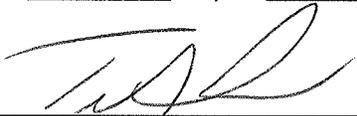
8:43 PM: Meeting adjourned.

Submitted by:

Kari Papelbon, Zoning & Planning Administrator

These minutes of the 9-19-12 meeting of the Planning Commission were accepted

This 7th day of NOVEMBER, 2012.



Trevor Squirrell, Chair

These minutes are subject to correction by the Underhill Planning Commission. Changes, if any, will be recorded in the minutes of the meeting of the PC.