

Sutton Planning Commission & Select Board

Minutes of Special Meeting 1-19-16

Location: Sutton Town Offices

Purpose: to continue to review the draft Unified Development Bylaw

In attendance: Tim Simpson, Scott Spencer (Sutton Select Board); Brandon Mazur, Paul Brouha, Hank Parker, Chip Devenger, Joe Witt (by phone), Darlene Ahrens, Mary Lou Lamont (Sutton PC/DRB); Alison Low (NVDA); Sacha Pealer (Vermont ANR-DEC)

There were no additions or deletions to the proposed agenda.

The minutes of the meeting on 1-12-16 were read. The minutes were accepted as written and read.

The meeting began with Sacha Pealer's presentation on Flood Hazard Area management. (What the Town of Sutton has adopted is lacking for enrollment in the National Flood Insurance Program. What is proposed meets State recommendations and goes beyond minimums for enrollment in the NFIP.)

Flooding is Vermont's most common form of natural disaster. Sacha differentiated between different types of flooding: inundation and erosion. About 85% of communities in Vermont are enrolled in the NFIP. The NFIP is a partnership and is totally voluntary. NFIP benefits include flood insurance (including for renters' personal property), disaster recovery assistance, hazard mitigation grants, and increased state cost-share funds. Communities enrolled in the NFIP adopt, implement, and enforce flood hazard area regulations. The NFIP defines a Special Flood Hazard Area (SFHA) as one with at least a 1% chance of flooding in any year (commonly called the "100 year floodplain"). NFIP maps focus on inundation risks. The degree to which FEMA's SFHA maps of 1974 align to Sutton's existing waterways and infrastructure was discussed at length. Alison pointed out that special mapping could be included as part of a hazard mitigation planning grant. The PC & SB agrees affected homeowners – as there are relatively few – should be contacted to see if enrollment in the NFIP is something they'd be interested in before Sutton proceeds further.

The next two meetings will be 2/2/16 and 2/15/16 (to be confirmed) at 6pm in the Sutton Town offices.

The meeting adjourned at 8:28 PM.

These minutes prepared by Brandon Mazur.

Approved February 4, 2016