

Hardwick Planning Commission
October 11, 2016
Hardwick Memorial Building

HPC Members Present: Acting Chair Ken Davis, Shawn Ainsworth, Joyce Mandeville, Diane Grenkow, and Jim Lewis
HPC members Absent: Dave Gross

Also Present: Kristen Leahy, Hardwick Zoning Administrator (ZA), Alison Low, Planner for Northeastern Vermont Development Association (NVDA), and Sacha Pealer, Regional Flood Plain Manager.

Ken Davis opened the meeting at 7:14 pm.

Agenda was approved as published. Joyce Mandeville moved to approve the September 13, 2016 minutes as published, Jim Lewis seconded. All members were in favor.

Sacha Pealer presented a review of ERAF (Emergency Relief and Assistance Fund). Currently, the Town of Hardwick receives a 12.5% match from the State of Vermont to match Federal Public Assistance after federally declared disasters. If the Town pursues River Corridor protection (through zoning bylaw adoption), the match amount would improve to 17.5% from the State of Vermont (Attached visual).

The River Corridor overlay would be incorporated into our zoning maps. Alison provided a large paper copy of Hardwick's current Flood Hazard overlay areas juxtaposed with the possible River Corridor areas. These areas largely overlap. If the Commission has concerns about possible areas where the River Corridor may not be geologically feasible, the Commission can convey these concerns to the State of Vermont for possible amendments.

The State of Vermont will utilize the River Corridor maps in their Act 250 and other jurisdictional reviews even if the Town of Hardwick declines to adopt this type of protection.

Sacha handed out the State Model Flood Hazard Regulation #4 for communities with River Corridors and Special Flood Hazard Area, as well as a summary overview of the model (both attached). The Planning Commission needs to review this language prior to the next HPC meeting. The Commission can possibly alter the restrictions for certain areas (such as designated Village Centers). The Commission will need to create a list of locations where there are questions/concerns about the fluvial erosion and changes in the stream course. These questions will be addressed by Staci Pomeroy. This discussion will begin at the next scheduled HPC meeting on November 8, 2016

Motion to adjourn was made by Joyce Mandeville, seconded by Shawn Ainsworth. All were in favor.
Board adjourned at 8:12 pm.

Respectfully submitted,
Kristen Leahy, ZA