*These Minutes will be accepted into the public record (with any corrections noted) at a future meeting of the Whitingham Planning Commission.*

## Present:

*Planning Commission:* Peter Barus (Clerk), Phil Edelstein, Linda Donaghue

*Others:* Gig Zboray (ZA), John Bennett (WRC)

## Call to Order

The meeting was called to order at 7:16 PM.

## Additions or Changes to Agenda

Remove discussion of planning grants.

## Approve minutes of July 11 and August 8, 2018

Mr. Edelstein moved to approve the minutes for July 11th and August 8th as corrected. Second by Mr. Barus. **All in Favor.**

## Hearing of visitors (for concerns not on the agenda)

(No visitors)

## Create a Flood Resilience Working Group and schedule a meeting with WRC, ANR, SB, etc.

It was suggested that invitees include:

* *Flood Resilience Working Group:* Mr. Edelstein, Mr. Janovsky, a Selectboard member
* *WRC:* Erica Roper and Alyssa Sabetto
* *ANR:* Josh Carvajal, Marie Caduto
* *VTRANS:* Chris Taft

The purpose of the Working Group is to look at the flood resilience projects in the North River Corridor Plan and others, and develop a coordinated plan for the Town to address issues. Areas of concern include the undersized culvert at the intersection of Rt. 100 and Rt. 112 (considered the most difficult project to initiate), the bridge and the culvert at the Municipal Center on Rt. 100, and the house downstream from the Municipal Center that extends over the watercourse. Ideas were discussed about dealing with this building, such as acquisition and removal of the building, and/or enlargement of the area behind the house to create a small floodplain (not considered likely to provide sufficient containment in a major flood event). Other discussion included mitigation, absent action on the Rt. 100/112 culvert; it was noted that a grant application had been submitted for funding to remove the concrete bridge and replace the metal culvert in front of the Municipal Center and to improve fire equipment access. It was noted that FEMA can buy flood-prone properties and could possibly acquire the downstream building; and that there may be more hazard mitigation funding available in the near future.

There was discussion of a date for a meeting of the Working Group. Mr. Bennett will check with the ANR and WRC on a tentative November 14 meeting.

## Zoning Administration, if any

Ms. Zboray noted a Selectboard hearing to adopt the Town Plan has been scheduled for December 5th, 2018 (snow date: December 19th), at a regular meeting. It was noted that a public hearing should precede adoption of the Town Plan.

## Continue working on updating the Zoning Regulations (finish Article V, begin Article VI)

Work commenced at Article V, discussing each line item. Work ceased at Article VI, after discussion of solar installations.

## Other business

## Agenda items for November 14, 2018 meeting

* Follow up on potential Flood Resilience Working Group meeting
* Zoning update
* Update flood hazard regulations

## Adjourn

Ms. Donaghue moved to adjourn. The meeting Adjourned at 8:54 PM

Respectfully submitted, Peter Barus, Clerk, October 19th, 2018