

CALAIS PLANNING COMMISSION

August 1, 2023 Minutes

Members Present: Jan Ohlsson, Melanie Kehne, Gary Root and John McCullough

1. Convened 7:15 p.m. at the Calais Town Hall
2. Baked treat = blond brownies from Gary
3. Approved April 18 and July 18 Minutes
4. Reviewed proposed Flood Hazard Overlay (FHO) and River Corridor Overlay (RCO) language for Calais *Land Use & Development Regulations* (Regs). This review was prompted, in large part, by new Flood Hazard and River Corridor model language and a checklist of requirements provided by Vermont Department of Environmental Conservation Regional Floodplain Manager, Ned Swan Swanberg (NED).
 - a. Table 2.7, Quick reference chart of FHO & RCO uses modified
 - i. Item 6, Non-substantial Improvements ... deleted
 - ii. Item 7, Improvements to existing.... deleted
 - iii. Item 19, Recreational Vehicles, both Permitted uses in FHO and RCO
 - iv. The two “E”s for EXEMPT to be changed to reflect that both these two EXEMPTIONs still require state permits. Maybe “E/S”?
5. Corrected misc typos
6. McCullough to propose new language at Section 2.4, L, 5 by rearranging existing language such that the word “practicable” is qualified by a reference to Best Management Practices (op.cit.). McCullough promised to send this revised language out to PC Members before noon on August 2.
7. Deleted Section 2.7, F, 6 “Improvement to existing....500 square feet”.
8. McCullough to send to the PC a link (see below) the *Environmental Protection Rule, Chapter 29, Vermont Flood Area and River Corridor Rule* wherein are found the statutorily accepted definitions of all things floody.
 - a. <https://dec.vermont.gov/sites/dec/files/documents/wsmd-fha-and-rc-rule-adopted-2014-10-24.pdf>
9. McCullough agreed to look at where the Regs are at with regard to Floodways.
 - a. Until recently, Calais had no mapped Floodways. And so, it seemed like a complete waste of everybody’s time to hammer out the details of regulatory language regarding them. Now, a portion of the Kingsbury Branch in North Montpelier (in Calais) has an established Base Flood Elevation (BFE) which is very similar to a Floodway. So, our Regs need some kind of Floodway language to address this. Thanks, Ned...
10. Meeting adjourned circa 9 pm