

CALAIS PLANNING COMMISSION

September 19, 2023 Minutes

Members Present: Jan Ohlsson, Melanie Kehne, Vicky Arthur and John McCullough

1. Convened 7:05 p.m. at the Calais Town Hall
2. No changes to Agenda
3. Accepted Sept 5 Minutes with corrections
4. Agreed on October 17 for Public Hearing of proposed Calais Land Use & Development Regulations (Regs) changes. (Historical note: this is the third public hearing for the bulk of the proposed changes to Regs. Earlier proposed language was withdrawn to allow PC to make important corrections re: unintended restrictions.)
5. Reviewed proposed River Corridor Overlay (RCO)and Flood Hazard Overlay (FHO) Reg language with regard to comments from Ned Swanberg, Regional Flood Plain Manager for Central Vermont.
 - a. New language, with inclusions from Swanberg, is such that Calais is eligible for full Emergency and Relief Assistance Funding (ERAF). Inclusions per *NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY FLOODPLAIN MANAGEMENT REGULATIONS REVIEW CHECKLIST* provided by Swanberg.
 - b. Discussed and accepted Swanberg's language in Section 6.7, Waiver Authority. Discussed language stating that any waivers regarding the 50' FHO or RCO buffers shall not reduce the RCO standards.
6. Proposed language for Section 1.6 and 5.2 accepted. New language attempts to make clear what documentation might be required in Zoning Permit applications and for Development Review Board (DRB) Conditional Use Reviews. Also, footnotes direct the reader to sources for some required documentation.
7. Meeting adjourned circa 8:10 pm.