

## Wolcott Planning Commission Minutes

October 3, 2017

Members present: Jim Robert, Maxfield English, Bruce Wheeler, Jeremy Foster-Fell

Others Present: Seth Jensen, LCPC

Minutes from the 9/5/2017 meeting were approved.

There was a continuation of updates to the 2018 Town Municipal Development Plan to include flood resiliency. Seth presented the latest proposed language. There was discussion and decisions on the various sections of the plan affected.

From a pre-meeting note from Seth:

“The primary focus will be reviewing language in the Plan related to “flood resiliency.” Language related to flood resiliency can be found in several sections of the Plan. This is appropriate for a Town such as Wolcott, as flooding has potential impacts on numerous aspects of the community. The attached document contains the Policies and Actions related to flood resiliency. This is the second draft, which Lea has revised based on input from previous meetings. “

Sections being modified with minor changes include the following:

Section 3 – Housing

Section 6 – Transportation

Section 7 – Public Services and Community Facilities

Section 10 – Natural Resources

Section 11 – Land Use & Development

The Lamoille Hydraulic Model (being created by LCPC) for Wolcott has been delayed slightly due to work on the rail trail bridge in Johnson, but is still expected in the Nov/Dec. timeframe.

FEMA has not updated the 100 year floodplain map (now based on a 2012 map) but modeling will use an increase of 2 feet from existing floodplain levels. FEMA does not include the effects of debris on the projected flood plain. This map is displayed in the town zoning office.

Solar installations in the floodplain were discussed with a decision to allow residential, but not industrial or commercial installations.

The meeting was adjourned at 7:50 pm.