

**JAMAICA PLANNING COMMISSION (JPC)**

**REGULAR MEETING**

**MEETING MINUTES**

**August 19, 2019**

Present: Bryan Zieroff, Chris Robbins, Patrick McQuillan, Jason Kass, and Rebecca Ohm.

Public Present: Joel Bluming, Charlie Peck, and Lou Bruso.

1. Meeting call to order: Rebecca called the meeting to order at 7:00 pm.
2. Additions to the agenda:
  - a. Water – Chris voiced concerns over water usage. Nationally, demand is exceeding recharge, so surface water sources, including the Connecticut River, are being considered for potable water supply, which could result in management of the West River into play.
  - b. Town Plan amendment - The JPC agreed to amend the flood resilience section to omit language pertaining to the River Corridor Program. The amended information will be reflected in the 43-84 report.
  - c. Dry Land Access – The dry land access provision enforced by Act 250 covers the dry land access issues that the JPC was considering for revisions to the flood regulations, and therefore dry land access does not have to be considered as part of the revision process.
3. Approve minutes: The meeting minutes from the July 29, 2019 special meeting were approved unanimously.
4. Mail received: none.
5. Continuation of discussion of Special Flood Zone regulatory and legal issues:
  - a. The JPC expects to use the list of exceptions in Section E of the model bylaw as part of the definition for development. This will allow for use of the exemptions without have to obtain FEMA approval.
  - b. Following the goal to make the regulations more clear and simplify the approval process, the JPC decided that the revised flood regulations will include provisions to forgo the conditional use permit approval process, and instead will have all permit reviews/approvals completed by the zoning administrator. The current zoning administrator suggested that a system where a zoning administrator approves all permit applications should have a system of checks and balances to confirm that the regulations are continually upheld. The JPC decided that a

process for secondary review of the zoning administrator permit approvals will be included in the revised regulations.

6. Other business, if any: Local Hazard Mitigation Plan (LHMP) – Alyssa Sabetto at WRC was the only respondent to the RFP and is in line to assist with the revisions to the LHMP
7. Public concerns: It was reported that VT has assigned a bridge project number, which is the first step in getting approval to rebuild Bridge 32 that leads into Jamaica State Park.
8. Calendar items: The JPC meeting scheduled for September 2, 2019 (Labor Day) will be cancelled. The next JPC meeting is scheduled for Monday September 16, 2019.
9. Meeting adjourn: Rebecca adjourned the meeting at 8:45 pm.