

11/14/2011 Meeting Minutes

posted Nov 16, 2011, 5:01 AM by Pierre Lemieux [updated Nov 16, 2011, 5:03 AM]

Attendees:

- Mary Paulman
- Jill Richardson
- Steve Munroe (LCPC)
- Lynn Sawyer
- Heather Hewelling

Per Steve Munroe, Cambridge flood maps (FEMA) were done in 1981, however those are the only maps that can be used to write/update bylaws.

Attendees were questioning what area A, B, etc meant. These designations were done via a hydrology study, and mean the following:

A = 100 year flood plain (Floodway fringe)

B = 500 year flood plain

The town will need to choose one of the following three options regarding building in the flood fringe, which is also known as Area A

- Basic National Flood Insurance Program (NFIP) model Ordinance: Development in the floodway fringe is permitted provided the lowest floor is elevated above base flood elevation (BFE) and structure is flood-proofed. Demonstrating that a development will not impact BFE at all is very difficult. (currently in effect)
- Agency of Natural Resources (ANR) recommends Model 2.0: Prohibit all new development in the floodway fringe. Protects property owners against the impacts of development and fill within the floodplain, and removes the town's accountability in enforcing complex conditional development standards. ANR Model 2.0 was adopted by the Village of Jeffersonville in July 2011.
- Hybrid Approach: A community can make adjustments to either of the models above, within the range of minimum NFIP standards. For example, infrastructure such as bridges and culverts can either be expressly allowed, or permitted as a conditional use.

In order to choose, CPC will first need to overlay a parcels map on the latest flood FEMA maps and determine which parcels would be affected. Based on the results, CPC will make a recommendation, and will present it at a public meeting.

Some concerns were voiced by Lynn Sawyer over the potentially problematic definition of "Substantial improvement" in the ANR model 2.0 template.

It was discovered that the Town of Cambridge does not currently have a process to review applications for development in the floodway/floodway fringe. So, Michael Moser met with Mark from the Development Review

Board (DRB) to inquire about remediation of current lack of review process. It was determined the Cambridge Select Board will need to appoint a review board for building requests. This could be the current DRB or some other group. The CPC will carefully word the bylaws to make approving or denying applications as clear and concise as possible for the reviewers.

Action items:

- Michael Moser to talk with Cambridge Select Board for appointing a review board
- Steve Munroe to obtain flood and parcel map overlay prior to the next meeting on December 12 2011. One of the CPC members could pick up the maps from Steve's LCPC offices.