

The Landgrove Planning Commission met on November 10th, at 5:00pm to discuss the new Vermont Flood Hazard regulations. In attendance: John LaVecchia-Zoning Administrator, Harry Lux, Mary English, Malcolm McNair, Chuck Sweetman, Jerry Hassett, Lee Adams and Jerry Evarts-Selectman.

Prior to the meeting each member was sent a copy of the Vermont Flood Hazard Regulations document Malcolm received from Ned Swanburg of the Bennington County Regional Commission. Discussion was centered around whether we adopt this document as written or if there were changes we needed to make.

Discussion:

If we do not adopt some form of flood hazard regulations by December 2, 2015, homeowners in the flood plain will not be eligible for Federal flood insurance.

Jerry Evarts asked if anyone knew of any property owners who got Federal flood insurance. No one knew. Jerry suggested that we adopt the document so that future property owners will be able to get Federal flood insurance should they choose to.

Mary stated that the numbering system does not align with our zoning document, one or the other will have to be edited so both numbering systems align. There might grant money available for this. We have applied for the grant but have not heard yet.

Even if we adopt this document, we can re-word it in the future if we find we need to do so. We can re-work it into our own zoning if we want to.

The PC has decided to adopt the document after minor edits.

Edits to the document - adding the name of the town and changing Development Review Board to Zoning Board of Adjustment. Malcolm will make those changes and send out an edited copy to everyone.

Discussion on how soon we need to hold a hearing so we are within the 15 day requirement. Possible hearing date set for 11/30/2015 at 5pm. The Select Board would like to hold a hearing at 5:30 on the same night. Malcolm will contact Crystal about posting the warnings.

Jerry E. called Ned Swanburg from BCRC about timing for the hearing to be sure we get this done within the timeline. Ned was not available. Jerry left a message. Malcolm will follow up with him tomorrow.

The meeting was adjourned at 5:35pm.