



## Town of Mount Holly Planning Commission

### **Town Office & Remote Electronic – Public Hearing Minutes**

Wednesday December 7, 2022

6:00 P.M.

Commission Members Present: Jon McCann (Chair), Jim Seward, Andrew Seward, Brigid Sullivan, Andrew Schulz

Also Present: Select Board members Diana Garrow and Jeff Chase; Kyle Medash, Vermont Department of Environmental Conservation; Barbara Noyes Pulling, Rutland Regional Planning Commission; and Dennis Devereaux

1. Call to Order: Planning Commission Chair Jon McCann called the meeting to order at 6:04 pm
2. Order of Business: The Chair summarized the order of the hearing as follows: The Chair will summarize the proposed regulation with a review of the Fact Sheet; Kyle Medash and Barbara Noyes Pulling will offer any additional information and/or comments; then discussion will be opened to the floor for questions/comments.
3. Discussion:

The Chair reviewed the purposes and effects of the proposed amendment to the Flood Hazard Area bylaw, summarizing the Fact Sheet that previously was made available on line.

Kyle Medash explained the changes to existing FHA regulations, principally the requirement of 2 feet of freeboard and the concept of cumulative improvements as a trigger for review and permit requirements. He adds that the new River Corridor provisions seek to reduced risk of harm to person and property downstream, and have the added financial benefit 5% more State disaster reimbursement.

Barbara Pulling commended the Planning Commission's work in adopting the model regulation. Kyle Medash agrees.

The Chair recounted efforts to reach out to townspeople to inform them about the proposed amendments and to solicit their feedback. So far, the feedback has been overwhelmingly positive and supportive.

Commissioner Andrew Seward stated that he had reached out to a few people, some are not interested in more regulation, while others are indifferent.

The Chair then outlined the procedural steps to be followed if the SB decides to move forward, in particular that there would be additional opportunities for comments from the public.

The Chair recalled that at the previous Planning Commission meeting, David Johnson asked that the term "scour" be defined. Two proposed definitions of the term were provided by Kyle Medash from FEMA sources, and the Chair read them aloud. Following discussion and some wordsmithing, those present expressed preference for the first one.

The Chair invited further commentary from those present. Barbara Pulling and Kyle Medash both stated that they are comfortable with the minor changes that the Planning Commission has made to the model bylaw. There were no other comments from the public.

Discussion ensued as to the next procedural steps.

4. The Chair closed the public hearing at 6:33 pm.

For the Commission,  
Andrew Schulz, Planning Commission Secretary

In draft form until approved on December 21, 2022.

