

## Royalton Planning Commission

May 16, 2023

Members present: Geo Honigford-Chair, Stuart Levasseur, Patrick Dakin, Peter Anderson, Bushrod Powers, Nell Gwin

Absent: Sarah Danley, Roni Johnson, David Brandau

Guests: Kyle Kats- TRORC, Eric Hryniewicz

Chairman Geo Honigford called the meeting to order at 7:01 pm and offered the presenter, Kyle Katz, to go first.

Kyle presented advice on revisions of the flood plain regulation bylaws document- Notes that Royalton's FPR was last updated prior to Tropical Storm Irene, in 2007. Discussion about the term 100 year flood actually refers to a 1% change of flooding per year, and over the life of a typical 30 year mortgage the chances of flood hazard increase to 27% – 28%. A 500 year flood has a .2% chance of occurring per year.

Majority of the language in the proposed revision comes from FEMA and is not up for debate, there were some specifics about Royalton which are noted below:

Exclusion for parking RVs near the river, previous plan called for distance from bank and that vehicles be operational, the RPC opted for a permitting process which would be more manageable than an exclusion.

Changes include allowing conditional approval for construction in the 500 year flood plain, subject to review by a DRB. It was noted that flooding from Irene occurred in the 500 year flood plain and that with modern regulations and designs for construction under similar circumstances damage could be minimized for both the property owner and for downstream property owners.

A Permit of Occupancy section was added to apply only to new construction which would ensure compliance to modern regulations. Pre-existing residences would be exempt from the occupancy permit requirement .

A motion was made by Bushrod to accept minutes of the last meeting. Approved.

Discussion about a buyout grant program for properties prone to flooding, and would it be a benefit in addition to the revised regulations, The grant program is an ongoing program so taking advantage of the offer later is not off the table. RPC decided to focus on the revisions to the bylaws and revisit the grant program next year if it was determined to be a better solution. Next draft expected soon.

Next meeting is scheduled for June 6<sup>th</sup>, 2023.

Meeting adjourned at 8:45 pm, made by Bushrod.

Respectfully Submitted by Stuart Levasseur - Clerk