Windham Planning Commission

Meeting Minutes

July 12, 2017

**Draft - Unapproved**

Present: Bill Dunkel, Vance Bell, Chris Cummings, Jeff Wheeler, Dawn Bower, Kate Wright

Meeting called to order at 6:30.

Work on zoning regulations.

Review of Flood Hazard overlays, Section 7. Are there any? Non identified in addition to 1 and 2. Special flood hazard areas include the A zones only if insurance rate map. Chris will look into whether 1 or 2 foot construction above flood level is significant in terms of insurance premiums.

705 F Permit validity. Town needs to create permit form.

Planning Commission will recommend to Select Board what fee for permits within the flood plain area.

Section 706 Permit application guidelines reviewed.

Section 707 Development in regulated Flood Hazard Areas.

B Non-substantial improvements definition needed.

F 2 and A 2 - go with standard of 2 feet above base flood level

Section 708 A 2 - choosing option 2

 3 - opt for 2 feet above base flood level

 8 - Accessory structures of not more than 500 square feet

1. What about housing for animals?

 9 - What is the definition of manufactured homes?

Bill will call John Campbell in Springfield office regarding whether one or two feet elevation is possible.

Section 710 Regulated flood hazard waivers

 Eliminate x and xii because xi covers those.

Motion by Jeff, seconded by vance to approve minutes from last meeting. All approved.

Next meeting 7/26/17 at 6:30.

Motion to adjourn by Jeff, seconded by Dawn. Meeting adjourned at 8:07.