

Hazard Mitigation Commission
Town Hall
March 20, 2018
7:30 pm
Selectmen's Meeting Room,
Second Floor

Present Chair Hank Graver, Stephen Kops,
Town Environmental Planner Kevin Magee,
Town Health Director Dennis Johnson
Absent Arnold Skretta
Guests Russell Campaigne, Chair of PZC Planning Subcommittee

Call to Order/Determination of Quorum

At 7:30 pm, Chair Hank Graver called to order the regular meeting. All present were eligible to vote.

Public Forum

Chair of the PZC Planning Subcommittee Russell Campaigne presented his committee's work on creating a Town Ordinance, to address the Town Plan of Conservation and Development in regards to sea level rise and Federal Emergency Management Agency (FEMA) requirements to elevate homes and structures. He was seeking HazMC support. Variances, hardship costs and other issues were included. He submitted "Summary of Coastal Construction Requirements and Recommendation" noting, yet not limited to, the following :

- PZC have changed the way structure measurements are taken such as using the the mid-point of the roof since some new homes have flat roofs.
- The Subcommittee has researched ordinances and regulations from other Towns.
- Flood ordinances set the standards in elevating homes and structures.
- The State of CT requires contractors to build one foot above the FEMA requirement. PZC added one foot freeboard to Guilford's "A" Zones and will add to maps to be consistent with the State of CT regulations. The State will require the one foot freeboard as of July 2018.
- The Town Engineer oversees and enforces these ordinances. FEMA insurance program can audit a Town to be in compliance. Flood insurance discounts are possible for residents.
- Town zoning regulations and ordinances must be updated so home buyers are in compliance.
- Russell submitted "Proposed Update to the Flood Damage Prevention Ordinance 174-18". PZC wants to add coastal "A" zones to introduce new language. R322.2 addresses flood hazards. Some Builders and residents are not complying. These updates would address this.

Discussion reviewed the ordinance and regulations changes made by other towns. After Hurricanes Irene and Sandy, Old Saybrook, Fairfield and Greenwich have used a two feet freeboard. Compliance with the Community Rating System is essential for residents to become eligible for flood insurance premium discounts.

FEMA has been under political pressure to use historical, not current and predicted, research data to base their flood requirements.

Discussion continued on issues with mitigating damages in Guilford.

The PZC Planning Subcommittee is requesting that HazMC recommend to the BOS that the Town address updates now. PZC is working within the current ordinance. State of CT requires compliance by July.

The Planning Subcommittee is requesting that PZC require a waiver for no variance to streamline the process which will help resident receive State of CT grants due to hardship.

Russell advised that Mark Damiani supports the Planning Subcommittee endeavors to bring PZC regulations in compliance with the State and FEMA.

Motion: Kevin Magee moved to recommend to the PZC and BOS to change the Town ordinances to match the State of CT, seconded by Dennis Johnson.

Vote: Carried - Unanimously

Discussion reviewed mitigating issues with the current ordinance that only allows a one foot elevation for a home or structure causing hardship for owners.

Portions of the FEMA maps are no longer accurate. Areas in Town are vulnerable to damages. Russell Campaigne will recommend updates.

It was decided that Chair Graver will send the HazMC recommendation "Proposed Update to the Flood Damage Prevention Ordinance" to Asst. Town Engineer Mark Damiani and the Board of Selectmen (BOS). He will request that the recommendation be added to the next BOS agenda.

Chair Graver submitted a letter from former HazMC Chair John Henningson advising on a DEEP study done on Long Island Sound, Chittenden Park and the West River, and the Town Marina.

Approval of November 2017 Minutes

The December, January, and February meetings were cancelled due to weather and member illness.

Motion: Dennis Johnson moved to approve the November minutes, seconded by Kevin Magee.

Vote: Carried - Hank Graver, Dennis Johnson, Stephen Kops, Kevin Magee

Approval of Bills and Vouchers

Recording Secretary Invoice

Motion: Dennis Johnson moved to approve the Recording Secretary November 2017 invoice for \$85.00, seconded by Stephen Kops.

Vote: Carried - Unanimously

Other There were no additional bills.

Old Business

- **Primary Concerns : Strategies for 2017-2018**

Members reviewed the process to finalize the application to be included in the Community Rating System in order to be eligible for resident discounts on flood insurance. Dennis Johnson will contact Asst. Town Engineer Mark Damiani to schedule a meeting with Chair Graver and himself.

Kevin Magee and Dennis Johnson reviewed the need to update accessibility to storm shelters for Public Works, Eversource, and tree service crews. Additional tree trimming is needed by these services.

Eversource trims eight feet either side of roads only where wires exist. There are hazards in low soil and water saturated areas.

The three Guilford Senior Housing facilities have generators and plans in place to assist residents to obtain medical care and safe shelter. Many residents have utilized the Community Center as well.

- **Review all Strategies List**

Discussion was held under other agenda items.

New Business

- **Review Public Outreach**

Discussion under Strategy Projects.

- **Priorities of Boards and Commissions**

There was no further information.

- **Recommend 20 strategy projects for the South Central Regional Council Of Governments (SCRCOG) updated Five Year Multi - Jurisdiction Hazard Mitigation Plan**

Kevin Magee provided an update to the South Central Regional Council of Governments (SCRCOG) "Prevention Mitigation Actions" Plan and review of strategy projects. Kevin had submitted Guilford's HazMC 20 strategies requested by SCRCOG from each town. Kevin reviewed details by page and chapter advising that SCRCOG has used the Guilford Hazard Mitigation Plan as a template for the regional plan including :

- Six items from the Capability Assessment : Transportation section which requires using studies on sea level and enhancing coastal resiliency.
- Emergency Operation Plan, Coastal Resiliency Plan, Building Code and Zoning Enforcement, Subdivision Ordinance, Plans for Open Space and Land Acquisition.
- SCRCOG had reviewed Plans submitted by all the towns to reduced risk.
- All plans need public education and school programs on natural disasters, emergency and town services and safety preparedness.
- Guilford has no ordinance restricting construction in flood plains and no wildlife protection plan. Town Planner George Kral has contributed to some of the strategy information.

Kevin reviewed "Guilford's Risk Assessment" and "Critical Facilities" including :

- Earthquakes, Wildfires, and protection of Cultural and Historic places and buildings. From 1991 to 2012 approximately 80 acres burned during 135 wildfires. Westwoods land is susceptible to wildfire.
- Some critical facilities include Police and Fire headquarters and stations, Library, Brush Dump, all schools, and the high School and Community Center as shelters, Apple Rehab, and housing at Guilford Court, Boston Terrace, Sachem Hollow, The Gables.
- There are no water tanks in North Guilford. Water tanks are available at the boatyards and Guilford Yacht Club.
- Yale Medical Center clinic is not on the critical facility list.
- Dam locations and their classifications are listed on the Plan.

"Problem Statements" requiring public risk protection include, yet not limited to :

- Coastal flooding, sea level rise, high winds, dam failures (high risk at Menunketuck Reservoir at Route 77) and at all lakes especially Lake Quonnipaug and Guilford Lakes.
- Flooding along : West River, Leete's Island Road (Route 146), Route 77, Bittner Park, Munger Brook at County Road, Sachem Head and Indian Point, Mulberry Point, Chimney Corners Road, Daniel Avenue, Seaside Avenue and Soundview are some of the hazards.
- First Selectman Matt Hoey will be designating the high school as the primary shelter and the Community Center as the secondary.
- Town Hall basement is prone to flood.
- Transfer Station should be added as a Critical Facility.

SCRCOG will send additional data to Kevin.
Kevin requested that HazMC members send him any additional updates to the strategy list for the SCRCOG plan.

Chair Graver expressed HazMC appreciation to Kevin Magee for his work on this project.

Chair Graver asked that commissioners review the public safety and hazardous issues and wave action at the Marinas, including yet not limited to : tables, benches, kayaks.

- **Reports from Commissioners' Assignments**

There was no further discussion.

- **Tree Removal Program Update re: recent wind storms**

Discussed under Strategy Projects.

- **Other**

HazMC annual elections will take place soon. Chair Graver and Dennis Johnson will be the nominating committee. A BOS letter had been received advising on Allyn Brown's resignation, due to his position on the Planning and Zoning Commission. HazMC could appoint Liaisons to other Town boards and commissions to have input and coordinate on projects.

HazMC will consider meeting every other month unless there is a need for a Special Meeting.

Adjournment

Motion: At 9:15 pm Stephen Kops moved to adjourn the meeting, seconded Kevin Magee.

Vote: Carried - Unanimously

The next meeting will be Tuesday, April 17, 2018.

Respectfully submitted,

*Judith Anderson Castellano
Recording Secretary*