

SUBJECT TO APPROVAL

**MADISON COASTAL RESILIENCY COMMISSION
REGULAR MEETING MINUTES
March 10, 2021**

The regular meeting of the Madison Coastal Resiliency Commission was conducted Wednesday, March 10, 2021, at 7 p.m., in a public format, through a Zoom Online Webinar, with Public Participation made available through a publicly posted webinar link and password, as well as a call-in telephone number, with a webinar identification number.

MEMBERS PRESENT

Chairman Henry Maguire and Commissioners Graham Curtis, Woodie Weiss, Joseph Maco, Wayne Rigney, Walter Welsh, and Director of Planning and Economic Development David Anderson.

MEMBERS ABSENT

Clayton Patterson, Marilyn Shaw, Robert Sonnischsen, David Clark, Shannon Lewis, Anthony Doina, April Allen, Timothy Casey, Fred More, Elaine Stangland, and Gregory Makoul.

OTHERS PRESENT

Selectman Al Goldberg.

The regular meeting of the Madison Coastal Resiliency Commission was called to order at approximately 7 p.m. by Chairman Henry Maguire.

Call meeting to order. Chairman Henry Maguire called the meeting to order.

Review and approve Feb. 10, 2021 minutes.

Commissioner Walter Welsh made the motion to approve the Feb. 10, 2021 minutes as amended, with the AE and E zones being changed to read AE and VE; it was seconded by Commissioner Woodie Weiss and unanimously approved.

Vote to approve the Feb. 10, 2021 minutes as amended passed, 7-0-0.

IN FAVOR: Chairman Maguire and Commissioners Graham Curtis, Woodie Weiss, Joseph Maco, Wayne Rigney, Walter Welsh, and Director of Planning and Economic Development David Anderson.

OPPOSED: None.

ABSTAINED: None.

Preparation for March 22, 2021 Floodplain Ordinance Public Hearing.

Chairman Maguire stated that they had a good meeting with the Board of Selectmen, and the selectmen want to go ahead with the Floodplain Ordinance. The public hearing is scheduled for March 22, 2021, at 6 p.m. Chairman Maguire stated that the commissioners need to go over what they will be presenting at the public hearing; he stated that he wants to make sure someone from the Coastal Resiliency Commission Technical Committee is at the public hearing to answer any technical questions that may be raised. There has been interest from the public, according to Director of Planning and Economic Development David Anderson; people have a concern about the additional foot above the base flood elevation requirement in the coastal AE zone, as well as how the look-back period will be implemented. He stated that educating the public needs to be the focus of the presentation, and the commissioners need to answer why this is being done—it is to protect people's

property, so their investment is protected, in the future, and the Coastal Resiliency Commission thinks this is best for the entire town and for individual property owners. Commissioner Walter Welsh, who serves on the Coastal Resiliency Commission Communications Committee, stated that they have all the slides that they have shared before, and it is important to state that adaptation to sea level rise relies on protection, accommodation, and retreat; accommodation is raising the height of buildings to reduce the flood risk. This public hearing on the Floodplain Ordinance is an opportunity to give a presentation to the public, particularly those people who feel they may be negatively affected by this ordinance; the commissioners need to start with the basics—what is the Floodplain Ordinance and why is it necessary, according to Mr. Anderson. Chairman Maguire stated that the presentation has to be basic and has to describe the basic task that is being under taken, explain why it is being done, outline the recommendations within the ordinance, and list the advantages of the recommendations. The Floodplain Ordinance is not new; the town of Madison has had it for years, and this is just an update, to make the Floodplain Ordinance in line with state regulations, as well as other towns, according to Chairman Maguire. Commissioner Woodie Weiss stated that he thinks a small amount of residents will be affected by the Base Flood Elevation Plus 2 feet (BFE+2’), but the look-back period, especially for houses currently under construction, could result in more push back. The answer is there is a big risk in not bringing a residence into compliance with Federal Emergency Management Agency (FEMA) requirements, Mr. Anderson stated. Not being in compliance with FEMA creates ramifications to the individual homeowner, adjacent property owners, and to the town to help preserve the tax base—it has ramifications for everybody, Mr. Anderson stated. If the look-back period becomes three years, then that means that resilient structures are not being built, and the town is allowing the structures that are not being made resilient to continue, according to Commissioner Weiss. Chairman Maguire agreed, and the Coastal Resiliency Commission should have an answer to that. Commissioner Welsh stated that a slide shows that accommodation takes place by raising the building to BFE+2’, and there are just about 150 houses along the shoreline affected by that. The look-back period will be a primary concern, Mr. Anderson stated; people may be concerned, for instance, that if they decide to fix their roof, whether that would mean that they have to raise their house; there also may be builders who are concerned, as well. A presentation has to start at the beginning, with the basics, showing what currently exists, what is being proposed and why it is being proposed, and it also has to show the improvements that are being made and why, according to Chairman Maguire. Commissioner Welsh shared a portion of the PowerPoint slide presentation with the commissioners. Discussion continued on the ramifications of the look-back period, and Commissioner Welsh stated that the slides are just to give communication. Madison has had the Floodplain Ordinance since 2010, Commissioner Welsh stated. The state Department of Energy and Environmental Protection’s (DEEP) model began in 2013, and it has been adopted by most towns; Madison is not ahead—it is behind, Commissioner Welsh stated. One slide Commissioner Welsh shared stated the following: “Improvements in a five-year period with cost exceeding 50 percent of market value before construction; DEEP model 10 year period; Current Madison Floodplain Ordinance 1 year period; Most towns 5 year period; Special rule phase-in upon adoption; Improvements completed before July 1, 2018 not considered.” It was also noted that Connecticut requires that all new buildings constructed with government spending adhere to BFE+2’. Madison is out of step with the towns and the state, and it needs to update, according to Chairman Maguire. Commissioner Graham Curtis stated that he thinks the technical issue of the look-back period should be addressed, and it could be done by showing a case study. Chairman Maguire stated that discussion on the presentation should continue, and he asked Commissioner Welsh to continue work on the slides; he thanked the commissioners for their input.

Review revised Coastal Resiliency Plan Update proposal from SLR International Corporation.

Director of Planning and Economic Development David Anderson stated that the original proposal offered by SLR International Corporation had called for a task force for future public engagement, but it was suggested the task force be exchanged for the fourth task, which is to characterize the state of

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tidal wetlands relative to resiliency concerns. This will enable the Coastal Resiliency Plan Update to cost no more than \$10,000, according to Mr. Anderson. Public engagement can be accomplished at a later date, according to Mr. Anderson.

Commissioner Welsh made the motion to go forward with the proposal received from SLR International Corporation; it was seconded by Commissioner Joseph Maco and unanimously approved.

Vote to go forward with the SLR International Corporation proposal passed, 7-0-0.

IN FAVOR: Chairman Maguire and Commissioners Curtis, Weiss, Maco, Rigney, Welsh, and Anderson.

OPPOSED: None.

ABSTAINED: None.

Discuss Governor's Bill (HB-6441) regarding the establishment of Flood Prevention, Climate Resilience and Erosion Control Boards.

Director of Planning and Economic Development David Anderson stated that it seems the governor's bill could be a path forward for the Coastal Resiliency Commission to reconstitute into that board. Questions were raised about some of the items in the bill, but Mr. Anderson stated that everyone should have a chance to read the bill, and then conversations could take place. They put flood and erosion and coastal resiliency boards together, which seems to make sense, but the commissioners will have to talk about it, according to Commissioner Weiss.

Discussion of Committee/Subcommittee Progress and Next Steps.

There were no reports from the technical committee; the communications committee will continue its work on the slide presentation; and the policy group is everything which has been discussed earlier in the meeting.

General Discussion ~ No general discussion.

Adjourn

Chairman Maguire moved that the Coastal Resiliency Commission meeting be adjourned at 8:09 p.m.

Respectfully submitted,
Marlene H. Kennedy, clerk