

SUBJECT TO APPROVAL

**MADISON COASTAL RESILIENCY COMMISSION  
REGULAR MEETING MINUTES  
EXECUTIVE COMMITTEE MEETING  
May 13, 2020**

The regular meeting of the Madison Coastal Resiliency Commission was conducted Wednesday, May 13, 2020, 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 call-in telephone availability at 1-646-558-8656, with the webinar identification number of 915 2655 3954.

**MEMBERS PRESENT**

Chairman Henry Maguire and Commissioners David Clark, Mary Barneby, Graham Curtis, Walter Welsh, Woodie Weiss, and Director of Planning and Economic Development David Anderson.

**MEMBERS ABSENT**

Anthony Doina, Fred More, Joseph Maco, Clayton Patterson, Robert Sonnischsen, Timothy Casey, April Allen, Wayne Rigney, William Gladstone, Elaine Stangland, Marilyn Shaw, and Gregory Makoul.

**OTHERS PRESENT**

Board of Selectmen Liaison Selectman Al Goldberg.

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The regular Executive Committee meeting of the Madison Coastal Resiliency Commission was called to order at approximately 7:02 p.m. by Chairman Henry Maguire.

**Call meeting to order.** Chairman Henry Maguire called the meeting to order at 7:02 p.m.

**Discussion of Committee/Subcommittees Progress and Next Steps**

**Subcommittee reports.**

**Communication** ~ Commissioner Walter Welsh and Commissioner Mary Barneby presented a draft for the town of Madison website, which is a one-page graphic overview that describes the Coastal Resiliency Commission's efforts. The graphic design was created by Commissioner Gregory Makoul, and it shows the current state, with storm surge, as well as the sea level rise, with storm surge, and the three ways of adaptation, with storm surge, which are protect, accommodate, and retreat. It represents a communication framework that shows the various ways the town is adapting to mitigate the risks that are being experienced along the shoreline, according to Commissioner Barneby, with those adaptations including the repair and building of seawalls to block rising waters, raising structures above flood level lines to protect them during future storm surges, building new structures above the flood level lines, and moving buildings farther back from surging waters. Commissioner Welsh stated that in considering storm surges and what should happen, for instance with the Surf Club, town officials have to decide whether to adapt by building a sea wall, raising the Surf Club building above the flood level line, or moving the entire building farther back on the site. Chairman Maguire stated that the graphic design is very straight forward and very easy to follow, especially for those who are not familiar with the Coastal Resiliency Commission. Commissioner Barneby stated that it is a great framework to use, as the Coastal Resiliency Commission begins to have conversations with all of the stakeholders. Commissioner Welsh stated that this is a first draft, and plans are to create a couple more graphic designs that are user friendly and that make sense.

**Technical** ~ Commissioner Graham Curtis stated that there are 20 projects, which had been discussed at the last commission meeting. Commissioner David Clark stated that discussion within the subcommittee has centered on prioritizing them, so it may be determined whether they are routine

projects the town could handle within the operating budget, or if projects should be put, instead, into the five-year capital improvements plan. Director of Planning and Economic Development David Anderson asked whether Commissioners Curtis and Clark could list the projects that are routine in nature, as well as those that should be put into the five-year capital improvements plan, and they agreed that short and long-term projects could be identified for those purposes. It is important for the Coastal Resiliency Commission to begin to solicit projects from the public, especially since residents have been home more, due to the Coronavirus pandemic, and they may be seeing items that need repair, due to storm surges and flooding, according to Mr. Anderson. The Coastal Resiliency Commission should ask residents not only what types of projects need to be done and/or need repair near Long Island Sound, but also what they see inland, along the marshes and tidal wetlands or near lakes, according to Chairman Maguire.

**Policy** ~ Chairman Maguire stated that the policy subcommittee has been focused on the Flood Plain Ordinance. (See next agenda item.)

**Discussion and Potential Action on Flood Plain Ordinance Recommendations** ~ Commissioner Woodie Weiss stated that he believes the commission is in pretty good shape on the Flood Plain Ordinance and ready to move it forward to the Board of Selectmen. Plans are to pretty much stick to the state of Connecticut Department of Energy and Environmental Protection (DEEP) model, which recommends that its model may be modified to suit a town's needs, according to Commissioner Weiss. A document entitled, Draft Madison Flood Plain Ordinance (MFPO) Comments, was presented. The DEEP model for the flood plain ordinance contains items that are already being required in the state building code, with DEEP having a 10-year look back on structural renovations, while the town of Madison is proposing a five-year look back on those renovations, according to Commissioner Weiss. In addition, the Federal Emergency Management Agency (FEMA) recommends that structures be raised one foot, wherein the town of Madison has adopted two feet, due to the fact that FEMA regulations pre-date current state law regarding sea level rise projections. The Flood Plain Ordinance, once finalized and moved to the Board of Selectmen, will be subject to a public hearing process and then to a town meeting for approval, according to Director of Planning and Economic Development David Anderson. Selectman Al Goldberg cautioned the Coastal Resiliency Commission against getting too involved in the procedural aspects of approval; he stated that the Board of Selectmen wants to know, from the Coastal Resiliency Commission, if the Flood Plain Ordinance is good public policy. This is a fairly substantial move forward, from his own perspective, Chairman Maguire stated, adding that he wants to make sure the Coastal Resiliency Commission does everything as correctly as it can, and does it well and effectively. Chairman Maguire stated that he would support moving the Flood Plain Ordinance forward. In adopting a Flood Plain Ordinance, the Flood and Erosion Control Board would be the governing body, but it currently has no appointees, according to Commissioners Clark and Weiss. This Flood Plain Ordinance draft has been reviewed closely for errors and omissions—it has been repeatedly reviewed, according to Commissioner Weiss. The hard work on the part of the Coastal Resiliency Commission is to determine if the Flood Plain Ordinance is good public policy, and the hard work on the part of the Board of Selectmen is to enact it, according to Selectman Goldberg. Most of the draft Flood Plain Ordinance document has been enacted through the state building code, and there is no reason the Coastal Resiliency Commission should not move it forward, Commissioner Weiss stated. This is what the building code of Connecticut requires, and the only part made more strict is the two feet, rather than the one foot, elevation, according to Commissioner Weiss. Chairman Maguire stated that in presenting the Flood Plain Ordinance to the Board of Selectmen, the Coastal Resiliency Commission needs to include a one-page document that states the differences, as well as the rationale for those differences. In addition, the public may want to know what the surrounding towns are doing, he stated. Mr. Anderson and Commissioner Weiss agreed to seek and review Flood Plain Ordinance documents from Branford, Guilford, Clinton, and Westbrook. Mr. Anderson suggested the commissioners provide a series of questions residents might ask, as well as answers to those questions. Mr. Anderson asked if the commissioners would be willing to have a meeting before the next regular

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meeting, and Chairman Maguire stated that he is in favor of that.

**Determine Agenda for Next Meeting** ~ There will be a meeting before the next regular meeting, to discuss the Flood Plain Ordinance.

**Adjournment.**

**Commissioner Welsh made the motion to adjourn at 8:45 p.m.; it was seconded by Commissioner Weiss and unanimously approved.**

Vote to adjourn at 8:45 p.m. passed, 7-0-0.

IN FAVOR: Chairman Maguire and Commissioners Clark, Barneby, Curtis, Welsh, Weiss, and Director of Planning and Economic Development David Anderson.

OPPOSED: None.

ABSTAINED: None.

Respectfully submitted,  
Marlene H. Kennedy, clerk