

October 3, 2024 Planning Commission Meeting Minutes

Members present: Jo Jackson, Katie Manaras, Chris Boyle, Ken Pohlman, Sarah Laird.

Public present: David Venman; Sandy Lee; Nicole Lee; Beth Duquette; Lisa Nading; Zapata Courage; Trish Waugh; Andrew L'Roe (ACRPC)

Present on zoom: None.

Jo Jackson calls to meeting order at 6:32pm.

Approve Agenda

- Katie moves to approve agenda as warned; Jo seconded. No discussion
 - o Motion passes 5-0.

Public Comment

Beth Duquette asks about flexibility on fall end of Lincoln Gap road closure. Question is whether it's possible to keep Gap open later depending on what weather is doing during particular year.

Welcome Sarah Laird

Happy to have Sarah Laird on board!

Transportation/Flood Resilience Discussion

Zapata Courage presentation

- Bridges/culverts often intersect/empty into wetlands; there can be permitting requirements
- **Wetland buffer size** is potential item for Lincoln to consider/potentially regulate
- High correlation between high rural wetlands (us) and reducing phosphorus
 - o If we promote wetlands here, we reduce phosphorus downhill/downstream
- Wetlands can also promote carbon storage
- VT getting 7-9" more rain on average; increases risk of flooding; **wetlands can help mitigate risk of flooding**
- Wetlands have "highest level of return on investment per acre"
- Helpful to give water opportunity to flow out/away from creek/river

- Rood River corridor easement – in Lincoln!

- Trees/shrubs with permanent roots along waterways help hold soil in place

- Lincoln can **connect with groups that will analyze/identify possibilities for conservation/expansion of wetlands (via easements, etc.)**
- Zoning can address wetlands
 - o State sets threshold at Class II wetlands; there is an option for local zoning to impose more restrictive guidelines
 - o Shrewsbury has zoning restrictions on development around wetlands

Andrew L'Roe presentation

- Hazard mitigation plan is five-year plan
- **River Road and South Lincoln Road most susceptible to inundation flooding**
- Zoning regs refer to appropriate/most recent FEMA flood map currently (good for us)
 - o New FEMA maps scheduled to come out Winter 2027
- **River corridor:** Parts of Village and River Road are in river corridor; Lincoln's regs around river corridor **may need to be adjusted to keep State happy**
 - o Other towns are thinking about throwing up roads that have repeatedly damaged
- Town Plan has fluvial resistance section; should likely be updated when we do Town Plan

General Discussion

- Buyouts are option for folks living in flood-prone areas; helpful if town can provide somewhere for folks moving out of flood-prone area to go
- Kate Kelly at Lewis Creek Association is potential resource
- **Road maintenance/repair is often oriented towards 'hard' solution** (rip rap, etc.)
 - o These solutions require maintenance and cost over time
 - o Better if you can find a soft/natural solution (i.e., something that will deal with water on its own)
- Concerns about recourse for individual that gets into tough situation with water and/or property damage; zoning can help with these issues, but often civil issue

- Ken notes Briggs Hill Road provides additional access path out of/in to Lincoln; good reason to think about keeping Briggs Hill – River Road might be inaccessible
 - o River Road also has historical value to Lincoln; historical pathway

Approve Minutes

Chris moves we approve minute from last minute; seconded by Katie; no discussion.

- 5-0 in favor; motion passes.

Adjourn

Jo moves to adjourn meeting at 8:40pm; no discussion.

- 5-0 in favor; motion passes.