

Chelsea, Vermont, Development Review Board
Meeting Minutes February 21, 2020

Members Present: Anne Carroll (Chair), Laurence Allen, Johanna Welch, Ed Kuban, Jr
Others Present: Kent Gilman, applicant, Susan Elder, Timothy McCormick (AO, Clerk)

**The Public Hearing on an application by Kent Gilman on behalf of the Town of Chelsea
(#ZP20-02, Parcel #110-024.000)**

The application is for a Floodplain Permit to restore approximately 60 feet of riverbank along the First Branch of the White River that was lost to erosion from flooding. The property is located at 234 Vermont Route 110 Chelsea, Vermont.

Anne Carroll opened the meeting at 6:02 pm. The hearing began with a reading of the minutes as posted and published. No conflicts of interest or ex officio conversations were disclosed. Susan Elder was present in support of the application on behalf of the Town. All interested parties were sworn in.

Anne asked Kent to explain the proposed project. Kent stated that there was a section of the White River located behind the Town Sewage Plant that was eroded from flooding and had been eroding for more than 30 years. The eroded area currently consists of a bank approximately 8 to 9 feet high above the river's highwater mark, and is approximately 60 feet long. He said that there is a large basswood tree in that area that is currently helping to stabilize the bank. The Development Review Board (DRB) reviewed pictures of the area that were taken by the Zoning Administrator.

Ed and Kent discussed the areas that were historically flooded by the river. Kent mentioned that the damaged area is progressing toward the sewage treatment plant discharge pipe. Currently, the eroded area is approximately 50 to 70 feet from the pipe and the Town obviously wants to prevent the erosion from getting any closer. He mentioned that the project would be done by the Town and Rick Ackerman, the Town Road Forman, estimated that 60 to 75 yards of rip rap would be needed for the project.

Ned Swanberg, State of Vermont Central Floodplain Manager submitted comments on the application in a letter dated January 27, 2020. Patrick Ross, State of Vermont Rivers Program, NE Regional Engineer issued an "Authorization to Conduct Next Food Measures" dated February 3, 2020. These documents were provided to the DRB for review. There was also an e-mail from the Army Corps of Engineers (ACOE) to the Zoning Administrator which was forwarded to the applicant. The e-mail was not presented at hearing, but was briefly discussed. In essence, the ACOE e-mail from Amanda Tucker, dated February 4, 2020 stated that the project was within ACOE jurisdiction, but as long as construction takes place between July 1st and October 1st, and

the fill material below the ordinary high water mark is less than 1 cubic foot per linear foot of riverbank, an application or notification to the ACOE is not required.

Referring to the referenced Ned Swanberg letter, Anne and Johanna asked the applicant to confirm that the new fill material to be added will be no more than the amount necessary to replace the material lost to erosion. Kent confirmed that the Town will only use enough rip-rap fill material (or less) to replace the eroded riverbank material.

Anne asked Kent if he had a sketch that accurately depicts the original location of the bank compared to how it is now, and how much fill material would be added for the project. Kent referred to the drawing on the application form which depicts a crosscut view of the proposed fill, showing a smaller depth of fill relative to the riverbank top, tapering to the larger base at the bottom. Tim asked if this could be shown on the photographs that were provided so it would depict how far the restoration would extend into the river, in relation to the current and original river bank margins. Kent drew a sketch on the photographs to shown more clearly where the fill material will be placed.

A motion was made to close the meeting and the meeting was adjourned at 6:27pm. The DRB went into deliberation

Organizational Meeting

After the hearing on application ZP20-02, the Development Review Board (DRB) discussed the schedule for the near future and Tim mentioned that there are a couple new applications that will soon be filed for DRB review.

The DRB meeting ended at 6:40pm.

Submitted by,
Timothy McCormick, Administrative Officer and DRB Clerk