

**TOWN OF SOUTH BETHANY**  
**Minutes for SLR & SS Committee Meeting**  
**Friday, May 9, 2014 at 1:00 Location: South Bethany Town Hall**  
**Agenda Items Covered**

1. Meeting called to order by George Junkin at 1:00.

Members present were; George Junkin (Chair), Jim Gross, Dick Oliver, Dave Wilson and Jay Headman, Frank McNeice. Al Rae arrived late.

Members of the public included;

- Tony Caputo, Homeowner
- Bob Cestone, Homeowner
- Susan Love, DNREC
- Michael Powell, DNREC

2. Discuss alternative recommendations relative to code recommendations and come to a consensus on what to go forward to Council with.

- Bob Cestone shared with the Committee the history of requirements on maximum building heights. Back in the 1970 when South Bethany was more of a “cottage” community the maximum height was 28 feet. In 1995 the Base Flood Elevation (BFE) went up by 2 feet, so Council raised the maximum height to 30 feet. Then there was a council member that wanted a higher height and the maximum height was increased to 32 feet.
- There was a lot of discussion on the rationale for the mandatory requirement on freeboard that the Committee recommended in December. After much time spent on this, George reminded the Committee that Council had rejected the Committee’s recommendation and had asked the Committee to come up with an alternative that allowed height to be optional based on meeting a freeboard requirement. A show of hands showed a 50/50 split on those who favored freeboard being mandatory versus those who wanted some kind of option.
- During discussions on the wording for the recommendation, Bob Cestone recommended, “Exception: Up to a maximum of (to be established by Council) additional feet is allowed above the height limit to accommodate freeboard provided to the lowest floor on a foot for foot basis above the BFE.”
- After much discussion on what the words for the recommendation should be, Jim proposed, “Where a freeboard of 3 feet or more is provided for new or improved

buildings the allowable building height may be up to 38 feet NAVD or 34 feet above the center of the road or as measured in Cat Hill.”

- George made a motion to accept Jim’s recommendation. Jim seconded it. The motion passed by a vote of 5 for and 1 against.
- Frank McNeice then made a motion to make the words similar to those suggested by Bob Cestone for a one foot for one foot exception. There was not a second.
- All agreed that the recommendation was not in code language. It was meant to convey the intent.
- George was to convey to council that the Committee recommends that Council task the Code & Charter Committee to develop the appropriate code words for code paragraphs §145-35J and §145-38E(2) that address Maximum Building Height.
- Both Susan Love and Michael Powell were significant contributors to the above discussions.

3. Review the public meeting presentation slide by slide.

- The Committee then spent an hour reviewing the draft slides for the public presentations later this month. The most significant suggestions were to shorten and simplify the presentation. Other suggestions included showing homes that were flooded during Sandy and to show more real houses instead of drawings.
- George agreed attempt to incorporate all the committees comments.
- Dick again volunteered to sit with George to review the updated presentation for clarity after the updates were completed.
- Both Susan Love and Michael Powell were significant contributors to the above review.

4. Adjournment. The meeting was adjourned at 3:20.