

TOWN OF SOUTH BETHANY
Minutes for SLR & SS Committee Meeting
Tuesday, August 12, 2014 at 10:00
Location: South Bethany Town Hall

1. Meeting called to order by George Junkin at 10:05.
 - Committee members present were; George Junkin (Chair), Jim Gross, Dick Oliver, Dave Wilson, Jay Headman and Frank McNeice.
 - Members of the public included; Wendy Carey, U of D Sea Grant, and Tony Caputo, Homeowner & Council Member
2. The first order of business was to discuss the model code for floodplain management that DNREC prepared.
 - George reviewed the instructions and notes from the DNREC Web Site. He pointed out that the “Track Changes” function must be used in Word so that it makes it easier for DNREC to review.
 - There was concern that FEMA had not approved the model code that was supplied by DNREC. George pointed out that Kent County had basically used it and Kent County’s Code was accepted by FEMA. The committee members asked to find out what other communities had been successful in using the DNREC model code. George took an **action item** to find out.
 - The Kent County Code was reviewed to see what they were successful in leaving out from the DNREC model code.
 - The committee then reviewed the *Delaware Floodplain and Drainage Standards Report* Rev 032613. This was so that when they reviewed the model code they would understand what “Proposed Standard X” met.
 - The committee did not see how Proposed Standards 1, 2, 12, and 13 applied to South Bethany. South Bethany is totally mapped and there are BFEs assigned. South Bethany is totally subdivided. George took an **action item** to see if we could leave these out of our code.
 - No issues with Proposed Standards 3, 4, 5, 6.

- Proposed Standard 7/7A and 8 is desired, but there may be issues with Council. Two feet of freeboard would be desired by the committee. This needs to be discussed more.
- Proposed Standard 9 was discussed. I believe it is good but I do not remember what the consensus was.
- No issue with Proposed Standard 10 and 11 and 15.
- Need more discussion on Proposed Standard 14.

Proposed Standard	
Floodplain Standards	
1	Flood Studies Required in unmapped floodplains
2	Flood Study Required in Zone A (no BFE) FEMA mapped floodplains
3	Only FEMA approved floodplain and BFE data shall be shown on record plans and development documents
4	Use accepted base flood elevation in building permit application documents
5	Floodplain information included on permitting documentation
6	Require use of elevation and flood proofing certificates
7	Require 18 inches of Freeboard
7A	Require 12 inches of Freeboard
8	Require 18 inches of free board for manufactured homes
9	Shallow fill above BFE will not exempt a structure from floodplain regulations
10	Hydrostatic Venting required
11	Prohibit below-grade crawl spaces or enclosures
12	Prohibit subdividing of land in the floodplain
13	Prohibit new non water dependent structures in floodplains in newly subdivided lands
14	Prohibit Encroachments that would cause more than 0.1 foot of rise without compensation
15	Incorporate FEMA technical bulletins in local floodplain regulations

- Wendy pointed out that “Dry Floodproofing” might only apply to non-residential structures, as it cannot be used to put residential structures into compliance with NFIP. George took an **action item** to check on this.
- The question can up as to whether this new code would require more work from the Code Enforcement Constable.

- The committee discussed the process that should be used to develop the new Floodplain Code.
- The process arrived at is
 - George takes the first cut at using “Track Changes” to develop a draft Floodplain Code.
 - Get hard copies to committee members so that they can review before the next SLR & SS Committee meeting scheduled for 2 PM September 12.
 - At the September 12 meeting, go through the draft code paragraph by paragraph.
 - Incorporate meeting updates.
 - Send updated draft, still in track changes format, to DNREC and to the Code and Charter Committee.

3. The next item on the agenda was to discuss what else the committee should be doing. This was a brain storming session. No assignments were made at this meeting

- Jay brought up the issue of homeowners trying to find their elevation certificates. He felt that the committee should publish something that would help homeowners in this process.
- Jim Gross suggested that the committee revisit the bulkhead issues. There was consensus among the committee members that this should be addressed after we get the Floodplain Code updated.
- Should there be an ordinance that requires low lying lots that commonly flood for many days due to rainfall, to raise the level of their land to the storm drain level?
- There should be public meetings for educational outreach workshops/seminars, similar to the public meetings that occurred this May and June on SLR & SS issues, to inform the public on the recently passed height/freeboard ordinance and on the new Floodplain ordinance. Include builders in these public meetings.

- Develop questions, relative to SLR & SS issues, that should be passed to the Planning Commission to assist in their development of the public survey that they are preparing.
 - Look for grants that could assist the committee in determining the quantitative actions that the Town should be taking in the future to accommodate SLR & SS issues. For instance; “By 2030 all roads should be at an elevation of at least 2.0 feet NAVD.”
 - Look for a grant that can take the elevation data that the Town currently has to create an inter-active inundation map to visualize what is flooded at different flood levels.
4. The committee greatly appreciated the inputs from Wendy Carey.
 5. Wendy also told us about a CRS meeting from 9 to 11:30 on August 20. Jay Headman is planning to attend. Joe Hinks is probably also going to attend.
 6. Adjournment. The meeting was adjourned at 11:45.