

TOWN OF SOUTH BETHANY
Minutes for SLR & SS Committee Meeting
Friday, October 3, 2014 at 9:00 AM
Location: South Bethany Town Hall

1. Meeting called to order by George Junkin at 9:00.

- Committee members present were; George Junkin (Chair), Jim Gross, Dick Oliver, Jay Headman, Frank McNeice and Dave Wilson and Joe Hinks.
- Members of the public included; Tony Caputo (Homeowner and Council Member.)

2. Published Agenda was

1. Call meeting to order	George Junkin
2. Review and mark up the draft code to prepare for submittal to DNREC for review and to the Charter and Code Committee for processing.	All
3. Discussion and possible vote on making recommendations relative to the height of bulkheads.	All
4. Discussion and possible vote on making recommendations relative to access stairways in the setback for houses that are raised.	All
5. Other ideas that the SLR & SS Committee should be working on.	All
6. Adjournment	

- The Committee followed the published agenda

3. Review and mark up the draft code to prepare for submittal to DNREC for review and to the Charter and Code Committee for processing.

- The actions that occurred here are documented in the track changes file.
- The biggest issue was that the model code seemed to require three elevation certificates during the construction process.
 - 1. Before construction starts - § 145-46 3.4 (A) (2)
 - 2. After first floor is in place - § 145-46 3.7 (A) (1)
 - 3. Before occupancy - § 145-46 3.7 (A) (2)
 - The committee believe only one is required, the one before occupancy.
 - § 145-46 3.6 (B) says “Foundation inspection, upon placement of the lowest floor and prior to further vertical construction, to collect information or certification of the elevation of the lowest floor.” It says “collect information.” It does not say

a certificate of elevation is required. The Floodplain Administrator could require one if he had a concern. He does not have to require one.

- Committee finalized which proposed standard would be incorporated. Council will have the final say on these issues and all code change recommendations.

Proposed Standard	Included	Description	Comment
1	NO	Flood study required in unmapped floodplains.	South Bethany is totally mapped.
2	NO	Flood study required in Zone A (no BFE) FEMA mapped floodplains.	South Bethany is totally mapped.
3	YES	Only FEMA approved floodplain and BFE data shall be shown on record plans and development documents.	
4	YES	Use accepted BFE in building permit application documents.	
5	YES	Floodplain information included on permitting documentation.	
6	YES	Require use of elevation and flood proofing certificates.	SLR&SSC believes only one elevation certificate is required
7/7A	NO	Require 18/12 inches of freeboard.	Committee is split on this. Council has said, "NO." Committee did add 12" in Zone AE & AO. They did not call it "freeboard."
8	NO	Require 18 inches of freeboard for manufactured homes.	Same as above
9	NO	Shallow fill above BFE will not exempt a structure from floodplain regulations.	Committee had a lot of discussion on this. Kent Co. did not have it in there code.
10	YES	Hydrostatic venting required.	Already in SB code.
11	YES	Prohibit below-grade crawl spaces or enclosures.	
12	NO	Newly subdivided floodplain shall remain deed restricted open space.	South Bethany and any adjacent property that may be annexed is fully developed.
13	NO	Prohibit new non-water dependent structures in floodplains on new lots	Same as above.
14	NO	Prohibit encroachment that would cause more than 0.1 foot of rise without compensation.	There are not floodways in South Bethany
15	YES	Incorporate FEMA technical bulletins in floodplain regulations.	

- There was significant discussion on whether freeboard should be mandatory.
 - Jim Gross made a motion seconded by Jay Headman that two (2) feet of freeboard be written into the code as “Mandatory.” Of the six voting members present three were for the motion and three were against the motion.
- All six members present did agree that in the AE and AO zones the elevation of the top of the lowest floor should be at BFE plus 12 inches so that the structure of the floor would likely be above the Base Flood Elevation.
- Jim Gross said he would work on getting uniformity to describing professional engineers, architects, etc.
- All agreed to take out items relative to floodways since South Bethany has no floodways.
- All agreed to take out items relative to new subdivisions since South Bethany is fully subdivide.

4. Agenda Item 3 - Discussion and possible vote on making recommendations relative to the height of bulkheads.

- There was significant discussion on this topic. All agreed that homeowners should be allowed to increase the height of their bulk heads by some amount. The question has “By how Much?”
- Jim Gross made a motion seconded by Dick Oliver that “Homeowners should have an option to increase their bulkheads up to one (1) foot above the road adjacent to their lot and that it be mandatory that homeowners who replace their bulkheads must have them at least as high as the road adjacent to their lot or at least as high as 3 feet NAVD, whichever is lower.” The motion to go forward with this recommendation to Council was unanimously passed by the Committee.

5. Agenda Item 4 - Discussion and possible vote on making recommendations relative to access stairways in the setback for houses that are raised.

- After significant discussion Jim Gross moved and Dick Oliver seconded a motion to “Allow steps to protrude into the setback for a distance of 3 feet and a width of 5 feet maximum, if the house has two feet of freeboard. This would apply to new construction

or to a house that is raised. The motion to go forward with this recommendation to Council was unanimously passed by the Committee.

6. The date a time for the next meeting was not established
5. Adjournment. The meeting was adjourned at 11:45 AM.