

**Zebulon
Planning Board
Minutes
May 9, 2022**

Present: David Lowry, Laura Johnson, Michael Germano, Stephanie Jenkins, Domenick Schilling, Genia Newkirk, Michael Clark-Planning, Stacie Paratore-Deputy Town Clerk, Eric Vernon-Attorney

David Lowry called the meeting to order.

APPROVAL OF AGENDA

Stephanie Jenkins made a motion, second by Michael Germano to approve the agenda. There was no discussion and the motion passed unanimously.

APPROVAL OF MINUTES

David Lowry asked for the minutes to reflect that both he and Domenick Schilling expressed concerns about safety with stormwater ponds.

Michael Germano made a motion, second by Domenick Schilling to approve the April 11, 2022 Planning Board minutes as amended. There was no discussion and the motion passed unanimously.

NEW BUSINESS

A. Flood Hazard Overlay District

Michael Clark explained the amendments to Sections 3.8.2 and 9.4 of the UDO conformed to the model ordinance standards in compliance with FEMA's adoption of new FIRM Flood Insurance Maps.

FEMA worked with states to change the model ordinance regulations to make sure they were consistent and consistently applied in a jurisdiction. The new maps provided further clarification and details of the areas.

At the Joint Public Hearing several grammatical errors were corrected and are included in the staff recommendation for approval.

Michael Germano made a motion, second by Laura Johnson to recommend approval of the Flood Hazard Overlay District as amended at the Joint Public Hearing. There was no discussion and the motion passed unanimously.

Michael Clark welcomed new Planning Board member, Genia Newkirk.

DEVELOPMENT UPDATES

Michael Clark provided development updates.

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David Lowry welcomed new Planning Board member, Genia Newkirk and stated there was one vacant seat on the Planning Board.

Laura Johnson made a motion, second by Michael Germano to adjourn. There was no discussion and the motion passed unanimously.

Adopted this the 19th day of September 2022.



David Lowry—Chair

Stacie Paratore, CMC—Deputy Town Clerk