Approved 11/16/26

CRZ Working Group Minutes 10/28/26

Present: Nicola Blake, Noah Froh, Sue Hruby, Robert Myhill, Angela Luckey (admin), Kate Guiney (admin).

It was decided that, given its breadth and depth, the Group would assess the new material line by line. Angela also reported Shannon Hulst had sent the most up-to-date iteration of the Model Regulations, those Chatham has recently enacted.

Noah moved to approve the minutes of 9/30/26 as amended, Sue seconded. Roll call: Nicola—abstaining, Noah—aye, Robert—aye, Sue—aye.

Angela contacted Chris Seidel of the Martha's Vineyard Commission (MVC), per Shannon 's recommendation, to ask that Chris use the MVC's mapping capabilities to chart where the Town Wetland Regulation's 110-foot buffer would overlap with the 2024 Model's proposed 2% elevation. Chris said she'll have a final product by January, possibly a draft for review before then.

Angela reiterated that Town Wetland Regulations are distinct from the Town Wetlands Bylaw and can therefore be altered without a vote at Town Meeting. ConCom can enact changes on the condition that it holds a public hearing about these changes before enactment.

Kate proposed reviewing the short comparison documents she had generated, including a comparison between the Town Wetland *Bylaw* and the CRZ 2024 Model Regulations.

A brief discussion arose regarding retention of the Town Bylaw's 100-foot buffer in favor of 2050 projections in the MC-FRM. It was agreed that in amending the Town Bylaw, ConCom would likely discard the 100-foot buffer, per Shannon's recommendation, and use the 2050 projections since the buffer is simply horizontal and doesn't address elevation. The comparison also indicated that migration of wetland or beaches is not a listed value in the Town Bylaw's § I and must be added if desired.

The Town Bylaw's § III A .1 exempts repairs to existing buildings in the buffer zone if a building footprint is retained. Regulations can't override a Bylaw without an amendment; this therefore dictates any elevation requirements for Rebuilt or Substantially Rebuilt houses in the Regulations.

Robert asked why the Group was evaluating the Regulations versus the Bylaw when the focus was the Regulations. Kate (incorrectly, it turned out) said she'd generated a redline using the Town Wetland Bylaw rather than the Town Wetland Regulations. It was decided a new redline

would be generated using the appropriate documents. She would also generate a redline comparison of 2024 versus 2026, as well as a brief document comparing the two versions.

Angela presented her own generated comparison between the 2024 CRZ Model Regulations and Chatham's 2026 version. 2026 narrows the geographic framework, simplifies the flood elevation approach, removes provision for special transition areas, and reorganizes redevelopment provisions. She observed the Group's own focus will likely be introduction of performance standards in current FEMA wave zones: V, MiWA, and MoWA.

Noah asked whether changing the Town's Wetland Regulations prior to amending its Wetland Bylaw could affect Regulations enforcement. Angela said that if changes fall in areas already under ConCom's jurisdiction, they'll be enforceable. The new Regulations will also be vetted by Town Counsel prior to enactment.

Kate asked what public involvement was likely and whether opposition was expected. Angela suggested the Group hold both a public hearing as required and an informational session, probably at the Library. Shannon had estimated the Regulation revision process will likely take six months. In terms of warrant articles, these are usually due the first or second day in February.

It was decided the next meeting will convene November 18 at 2:30.

Sue made a motion to adjourn, Nicola seconded. Roll call vote unanimous.

Meeting adjourned 3:27pm.