Board members present: All parties were present by Zoom.

Board members via Zoom: Bill Roberts

Wade Burns

Bill Scheu

Mason Blake

Sally Stansill

Board members absent: Allen Crawford

David Holcomb

Town staff present via Zoom: Scott Adams, Zoning Administrator

Alex Carmichael, Town Administrator

Angie Murphy, Town Clerk

No members of the public were present but several members were watching via Zoom. Mr. Scheu called the meeting to order at 10:30 a.m., and led the group in a moment of silence.

**Agenda Approval**

Mason Blake moved to adopt the agenda as presented. Dan Dean seconded and the motion carried 5/0.

**Meeting Minutes Adoption**

Mason Blake moved to approve the November 19th Meeting Minutes as presented. Wade Burns requested that his three page meeting synopsis be added as an addendum to the minutes. Dan Dean seconded and the motion carried 6/0.

**Presentation on Steep Slope Stormwater Management Concept Plan**

Scott Adams delivered a presentation created by Mary Roderick of Land-of-Sky Regional Council. Mr. Adams stated that a stormwater system inventory is required for NPDES Phase II permit holders and Montreat’s audit is in 2022. Land-of-Sky Regional Council has been developing stormwater inventories using 205j funding since 2015. So far the project in Montreat has inventoried 668 inlets, outfalls, junctions and stormwater control measures. Blue Earth Engineering has completed a stream assessment which included ten locations including a wilderness reference reach (Flat Creek, Little Piney, Big Piney, Puncheon Branch). Habitat Assessment scores range from 74 to 88 which all represent good habitat conditions. Bank Erosion Hazard Index scores range from 11 to 24 representing low to moderate erosion potential. Montreat College students are in the progress of completing some Flat Creek Water Quality monitoring. They are sampling three different locations in three time frames. Also, as part of the study, a survey was completed with Montreat residents. The end result is to have a stormwater management plan and technical report at the end of the first quarter of 2021. Land-of-Sky Regional Council will apply for 319 funding to implement stormwater control measures. Land-of-Sky Regional Council will seek funding to develop a steep slope stormwater management guide.

**Old Business**

A. Presentation on Overview of State, County and Small-Town Stormwater Regulations: Scott Adams stated that stormwater regulations focus on “2 WQs”: Water Quality (is it drinkable, swimmable, fishable) and Water Quantity (is runoff causing erosion and/or flooding). Mr. Adams provided a chart of erosion and sediment control plans for mountain counties and towns. Mr. Adams then provided a comparison summary of standards between North Carolina, Buncombe County and the Town of Montreat. The comparisons involved disturbance, aquatic buffers and treatment/storm standards.

Stormwater Management is regulated by NC Department of Environmental Quality (DEQ). The Stormwater Permitting Program develops, plans and implements statewide stormwater control policies, strategies and rules to protect surface waters of North Carolina from the impacts of stormwater pollutants and runoff. The National Pollutant Discharge Elimination System (NPDES) is an EPA program stemming from the 1972 Clean Water Act. The NPDES Construction Stormwater Program regulates construction activities that disturb more than one acre under a general permit. Permittees are required to develop and implement a Sedimentation and Erosion Control Plan, adhere to material handling protocols, inspect their sites and maintain records. The Town of Montreat is now under NPDES Phase II since it is part of the Asheville urbanized area. Mr. Adams advised that stormwater runoff is now the #1 source of surface water pollution in the US.

Mr. Adams reviewed Buncombe County’s stormwater controls which were put in place in 2006. Mr. Adams then reviewed the Town of Montreat’s stormwater management policies. The Town of Montreat requires a Stormwater Control Permit (SCP) for a disturbed area of more than 5000 square foot or more than 24% total lot area developed to include impervious cover; or an addition greater than 2500 square feet or more impervious surface unless exempt pursuant to this ordinance. The permit requires the following three elements: 1. Existing conditions/proposed site plans, 2. Natural Resource Inventory and 3. Stormwater Management System Plan. The Town differentiates between larger and smaller development projects. Mr. Adams reviewed several more elements of the Town of Montreats requirements.

The next meeting will be on January 7th at 10:30 a.m.

**Public Comment**

There was no public comment at this time.

**Adjournment**

Bill Roberts moved to adjourn the meeting. Wade Burns seconded and the meeting was adjourned at 11:47 p.m.

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Bill Scheu, Chair Angie Murphy, Town Clerk