

**STAFF REPORT TO THE
PLANNING COMMISSION**

ZONING ORDINANCE REVIEW

Article 3.O: FP-O, Floodplain Overlay District and Article 13: Definitions

*****PUBLIC HEARING*****

November 10, 2015

The Federal Emergency Management Agency (FEMA) and the Federal Insurance Agency have comprehensively redrawn the Flood Insurance Rate Maps (FIRM) for the first time since Sept. 4, 2002. The new maps are more accurate due to the improvements of computer mapping technology and they are intended to become the maps of record on December 2, 2015.

Updates to municipalities' floodplain management ordinances are expected to go along with these changes in mapping. Due to the numerous updates necessary to bring the currently adopted floodplain ordinance into conformance with these new changes, it was decided to modify the model ordinance provided by the Department of Conservation and Recreation (DCR) to fit the town's needs, rather than to revise the previous town floodplain ordinance. A draft of this modified floodplain ordinance, Article 3.O: FP-O, is enclosed here for your review. If approved, it would replace the currently adopted floodplain ordinance completely.

Also enclosed for your review is a draft of Article 13: Definitions of the ordinance, to which numerous definitions related to the new floodplain ordinance requirements, were added. This amended version, if approved, would replace the currently adopted version of the definitions article.

Staff recommends that the Planning Commission recommend approval of these amended articles to Town Council in order for them to go to their December 1, 2015 meeting.

If you have any questions about this item, please contact William Saunders at 365-4266.