

TOWN OF
EAST MONTPELIER, VERMONT
PLANNING COMMISSION

September 2, 2014

Dear East Montpelier Property Owner:

The East Montpelier Planning Commission invites you to a public forum on flood hazards and proposed changes to the town's Flood Hazard Area Regulations:

- WHAT: Information Public Forum
- WHO: Property owners in Flood Hazard Areas and other interested residents
- WHEN: Thursday, September 18, 2014, 7:00 p.m.
- WHERE: Emergency Services Facility Public Room (the new fire station)
54 Village Acres
- WHY: Learn about, and comment on, draft changes to the Flood Hazard Area Regulations and how they may affect you

The enclosed brochure explains flood hazard issues generally, and why the town is considering changing the Flood Hazard Area Regulations (Article 9 of the East Montpelier Land Use & Development Regulations).

East Montpelier has had regulations limiting new development in the 100-year floodplain (Special Flood Hazard Area) since 1970. The proposed changes in these regulations would strengthen controls on new development in the floodplain. Additionally, proposed new regulations would limit new development in River Corridor areas along rivers and streams where erosion damage can occur. These proposed regulatory changes would protect property owners from flood and erosion losses, enhance public safety, and will make the Town eligible for higher levels of state disaster assistance funding.

Pertinent documents, including copies of the draft amendments to the Flood Hazard Area Regulations, are available on the Town website: <http://eastmontpeliervt.org>. A map showing the Special Flood Hazard Area and the proposed River Corridor areas is available for viewing at the Town Office.

We look forward to meeting with you at the public forum. Refreshments will be served.

Sincerely,

Jean Vissering
Chair, East Montpelier Planning Commission

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