

Actions Proposed by the Planning Commission

- **Improve Flood Hazard Area Regulations**
 - **Adopt River Corridors**
 - **Qualify for the Highest Share of Disaster Assistance**
- 
- Avoidance
is cost
effective**

Flood Hazard Area Regulations

- ◉ Initially adopted in 1983
- ◉ East Montpelier's current regulations reflect **minimum standards** of the National Flood Insurance Program.

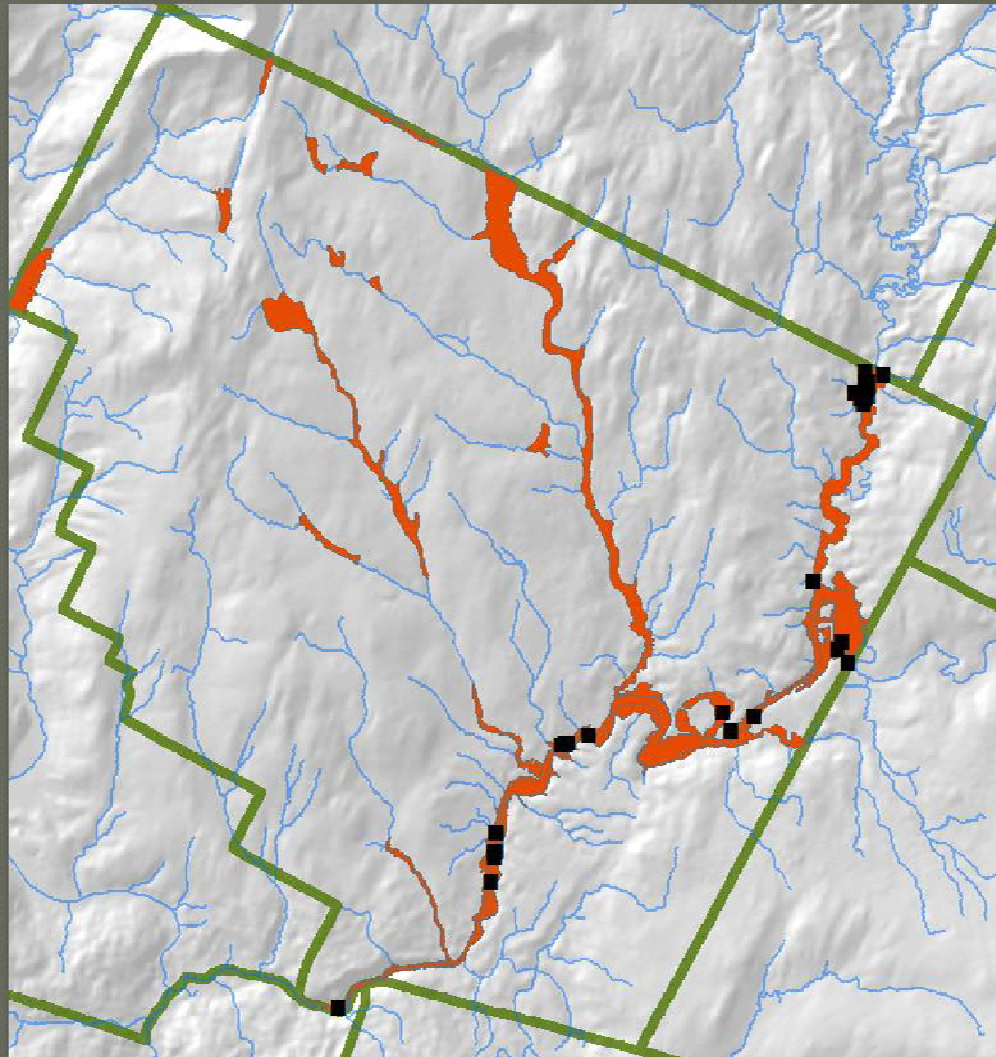
Special Flood Hazard Area

SFHA currently
encompasses:

5% of land area in
the Town

187 properties
(14% of total
properties)

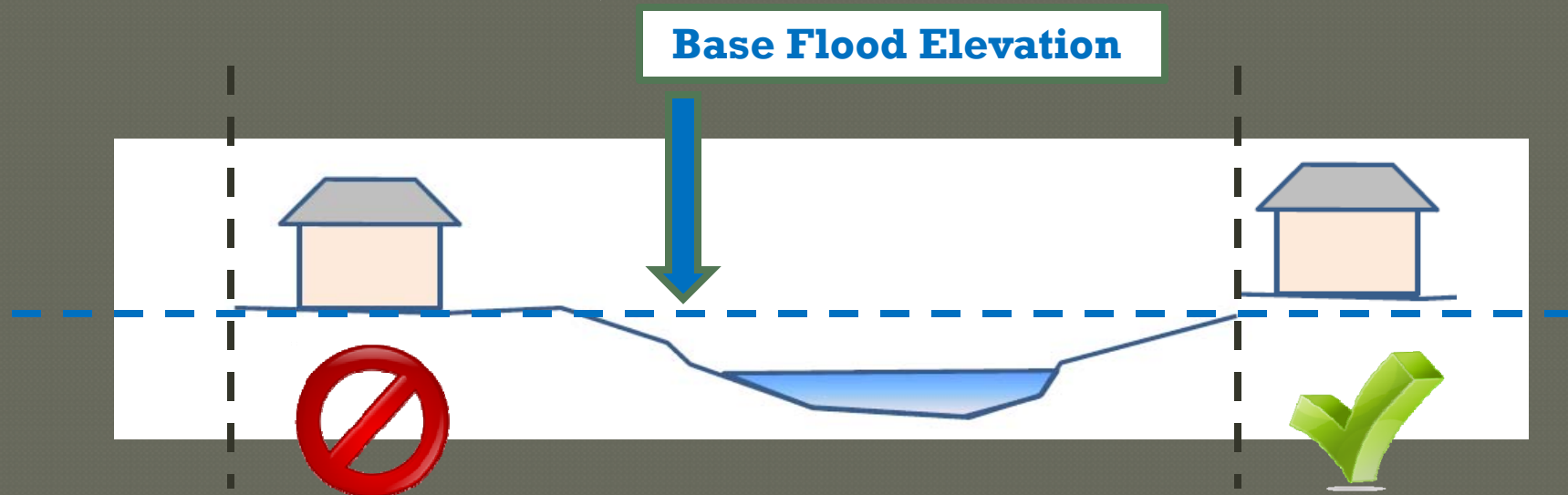
38 existing
structures (3% of
total structures)



Flood Hazard Area Regulations

Current: New structures allowed under conditional use review (raised to Base Flood Elevation)

Proposed: New structures **prohibited**.



Flood Hazard Area Regulations

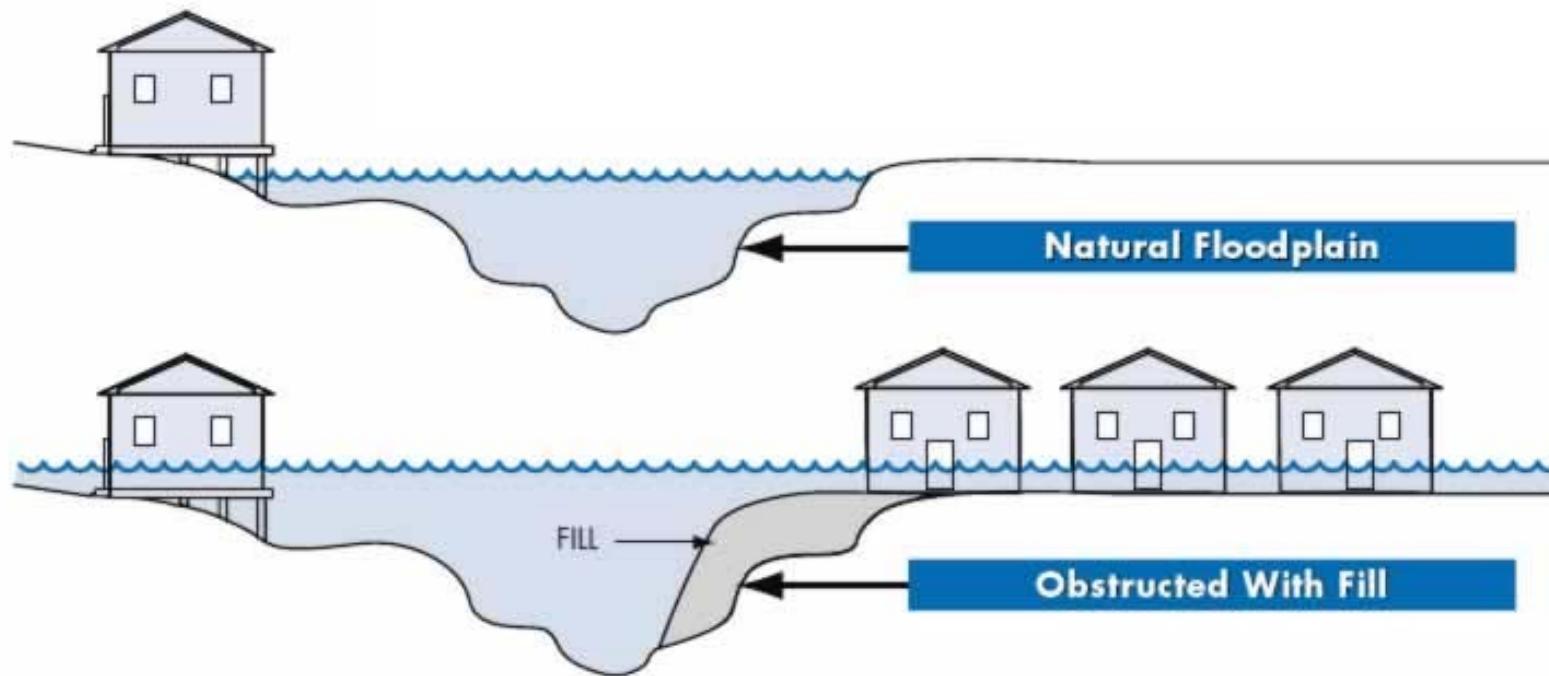
Current: Fill and storage permitted uses.

Proposed: Fill and storage **prohibited**, except fill as needed to elevate existing structures.



Flood Hazard Area Regulations

Why prohibit new structures and fill?



Source: Illinois Quick-Guide

Flood Hazard Area Regulations

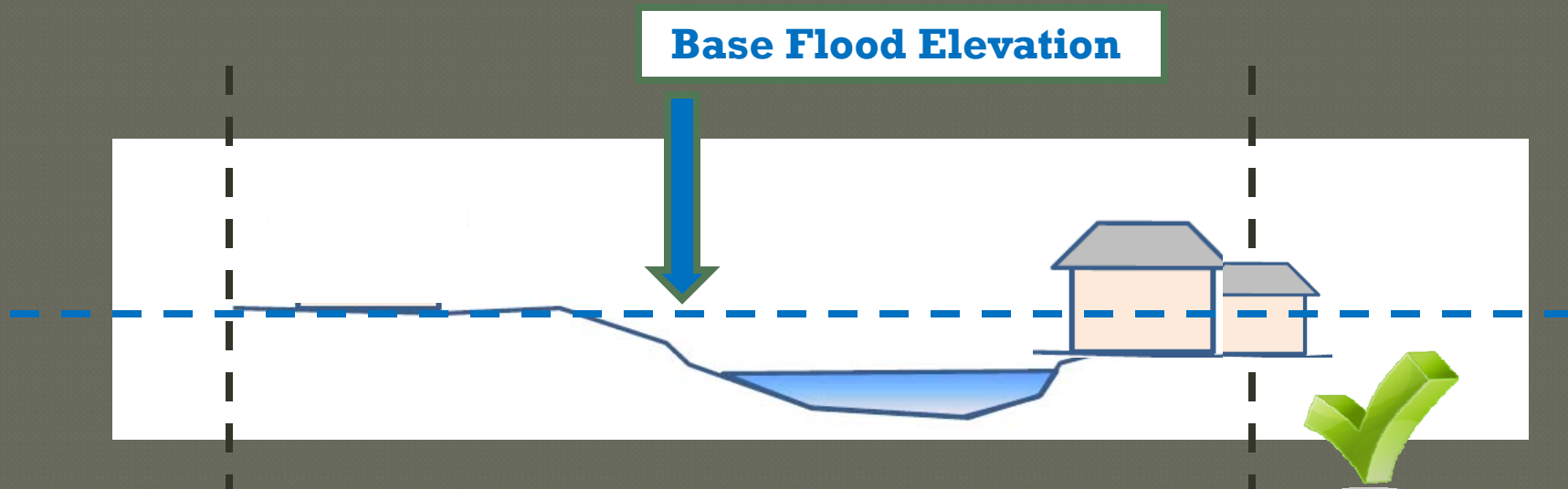
Current: Existing structures to be substantially improved need to be raised to Base Flood Elevation.

Proposed: Existing structures to be substantially improved need to be raised to **one foot above** Base Flood Elevation.

Flood Hazard Area Regulations

What if I want to enlarge or make improvements to an existing structure?

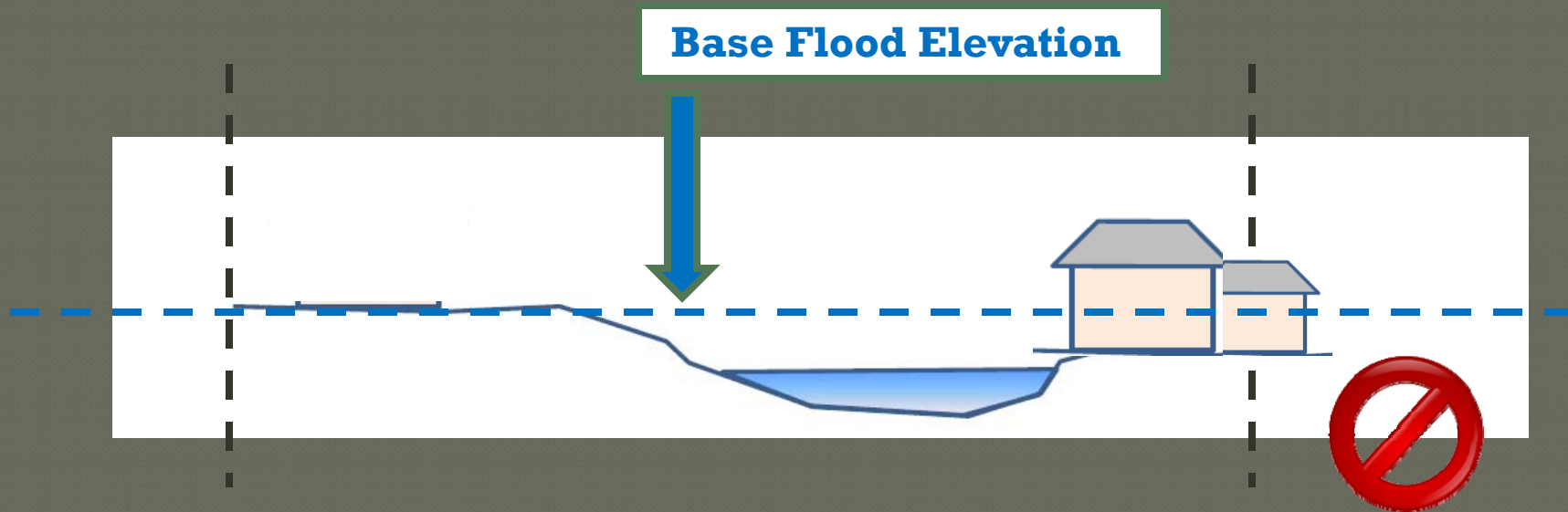
If cost is under 50% pre-construction market value.



Flood Hazard Area Regulations

What if I want to enlarge or make improvements to an existing structure?

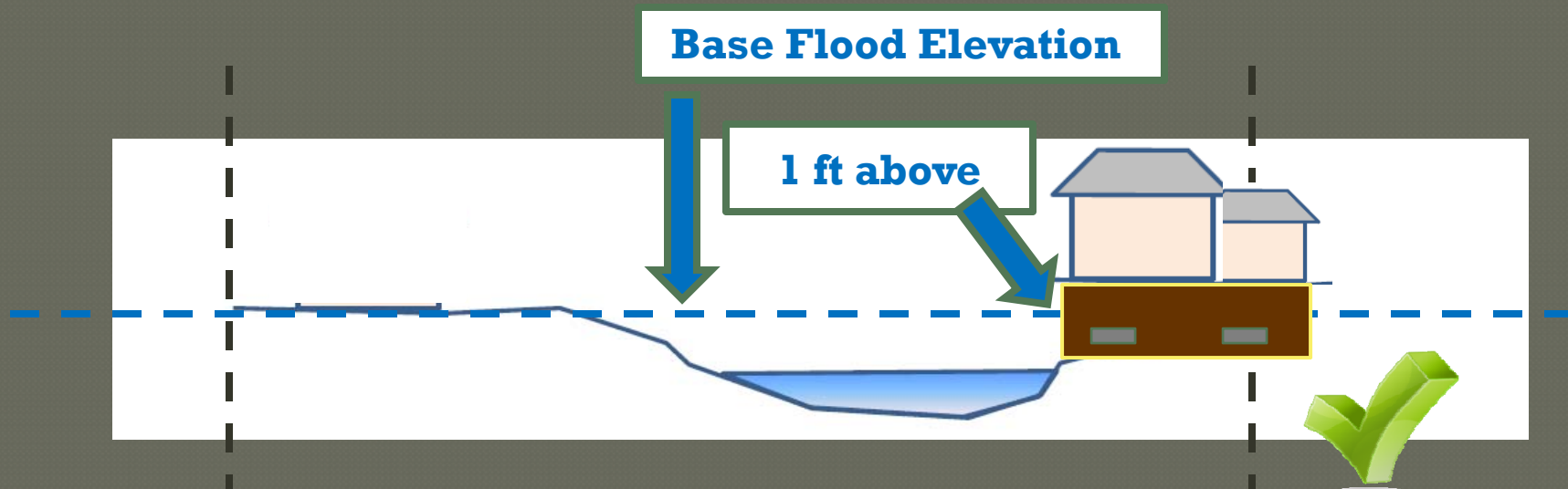
If cost is equal to or over 50% pre-construction market value, it is considered a *Substantial Improvement*.



Flood Hazard Area Regulations

What if I want to enlarge or make improvements to an existing structure?

If cost is equal to or over 50% pre-construction market value, it is considered a *Substantial Improvement*.



Flood Hazard Area Regulations

Why require *substantially improved* structures to be built with lowest floor *one foot above* base flood elevation?

Increased protection/margin of safety & premium cost savings



Source: www.mass.gov

Flood Hazard Area Regulations

Current: The Zoning Admin. shall maintain a record of the elevation of the lowest floor of all new, substantially improved or flood proofed structures.

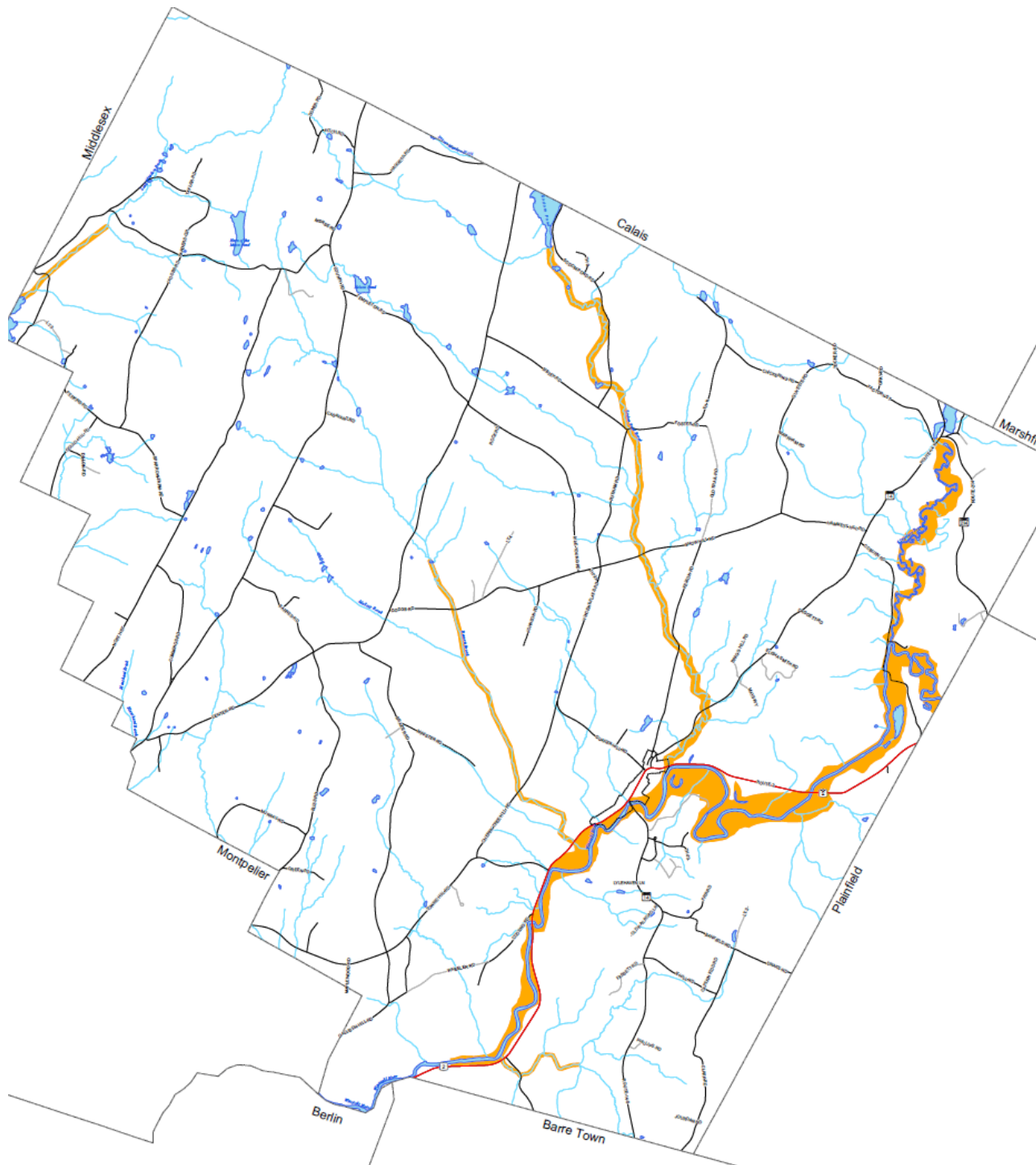
Proposed: Elevation shall be documented with a **FEMA Elevation Certificate**.

Actions Proposed by the Planning Commission

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River Corridor Regulations

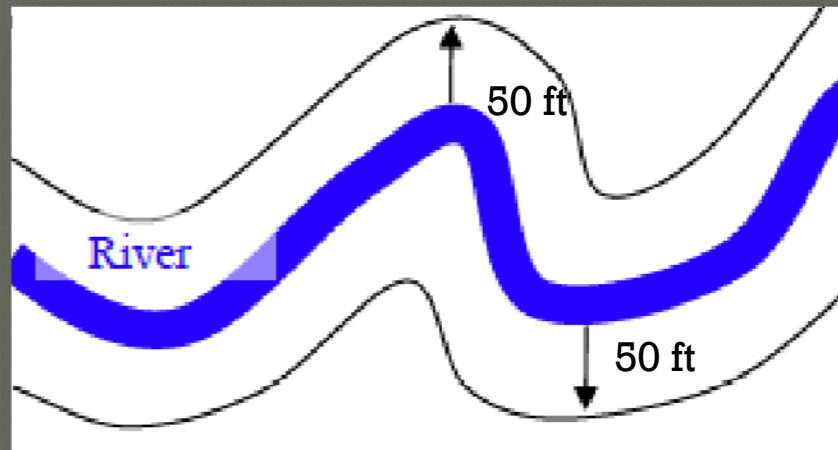
- River Corridors are a **new** overlay district
- River Corridors mapped for the **Winooski River and its larger tributaries**



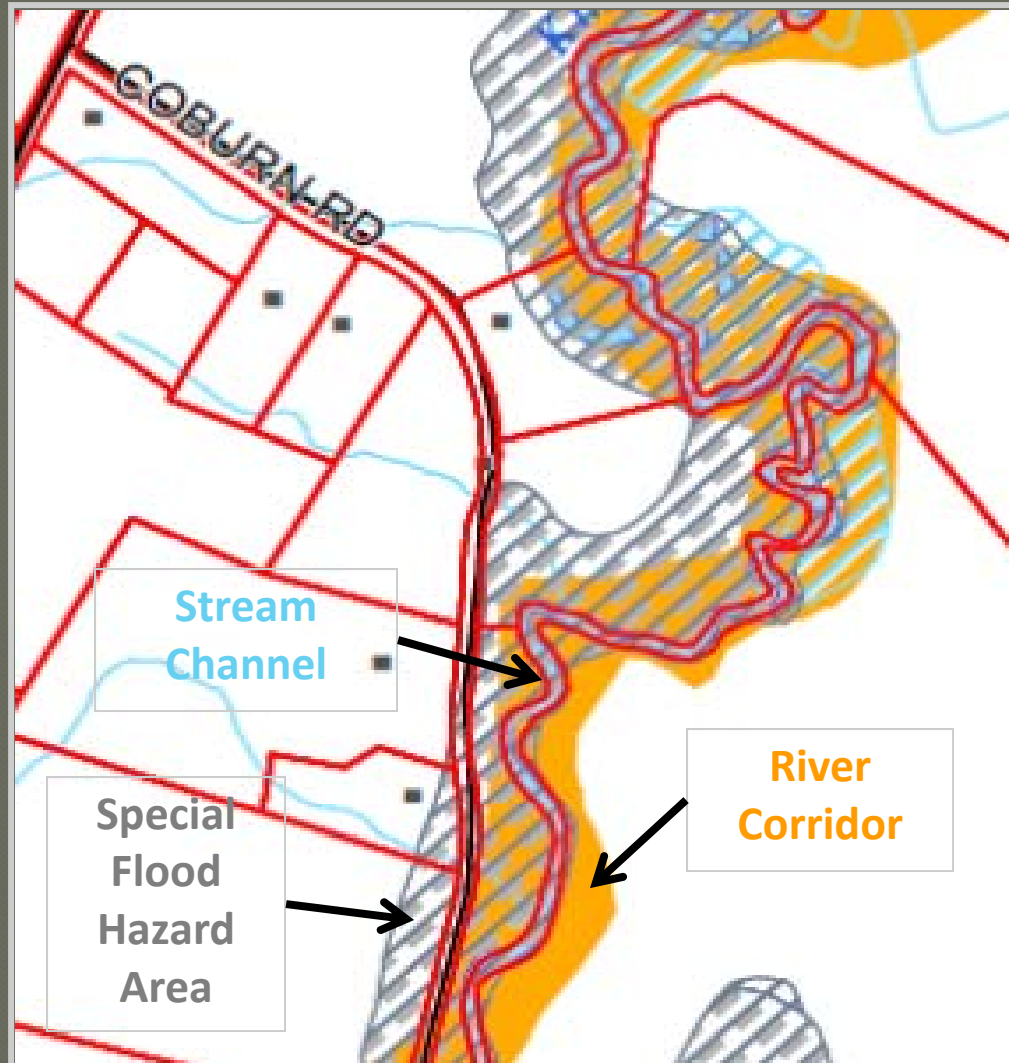
Draft Fluvial Erosion Hazard Map

River Corridor Regulations

- Standards also apply to land within a **50 ft buffer** from **all un-mapped perennial streams**



River Corridor and Special Flood Hazard Area



River Corridor Regulations

- River Corridor boundaries encompass approximately:
 - **118 properties (8% of total properties),
30 structures (2% of total structures)**
 - 14 additional structures in the River Corridor (not already in SFHA)
 - 15 additional properties partially or wholly in the River Corridor (not already in SFHA)

Proposed River Corridor Regulations

New structures, storage or junk yards, and new fill (except as necessary to elevate structures above the base flood elevation) are **prohibited**.

Expansions to existing structures and new accessory structures **greater than 500 sq ft** are **prohibited**.

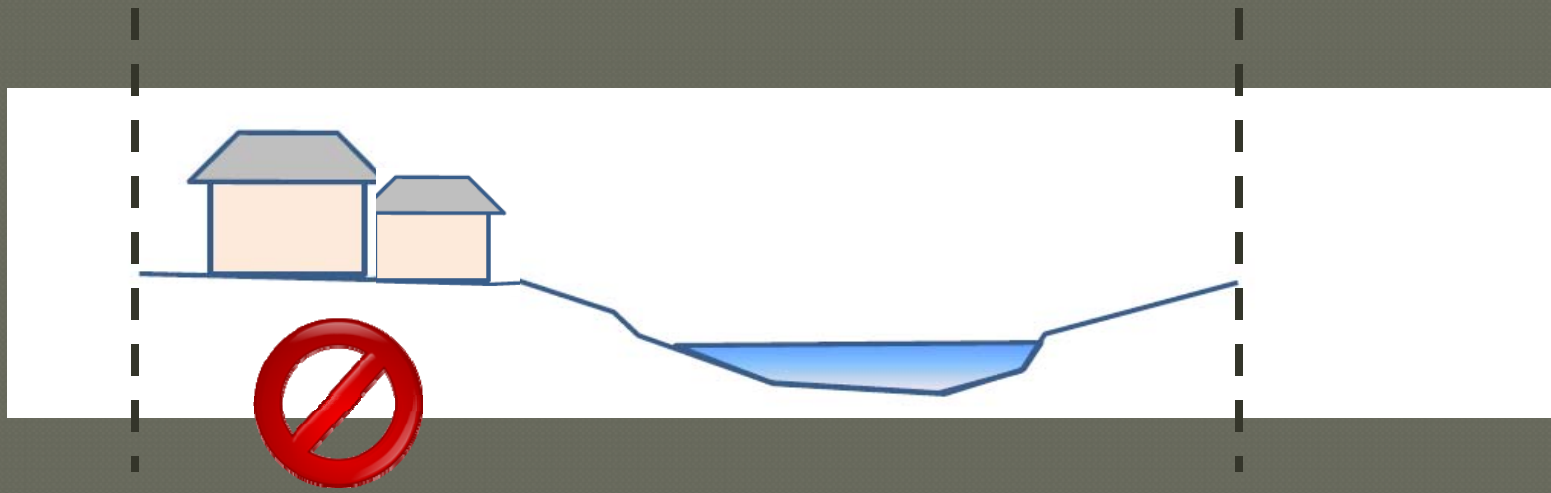
Proposed River Corridor Regulations

Conditional Uses reviewed by Development Review Board:

- Expansions to existing structure no more than 500 sq ft
- Accessory structures of 500 sq ft or less
- Building utilities
- At-grade parking for existing buildings

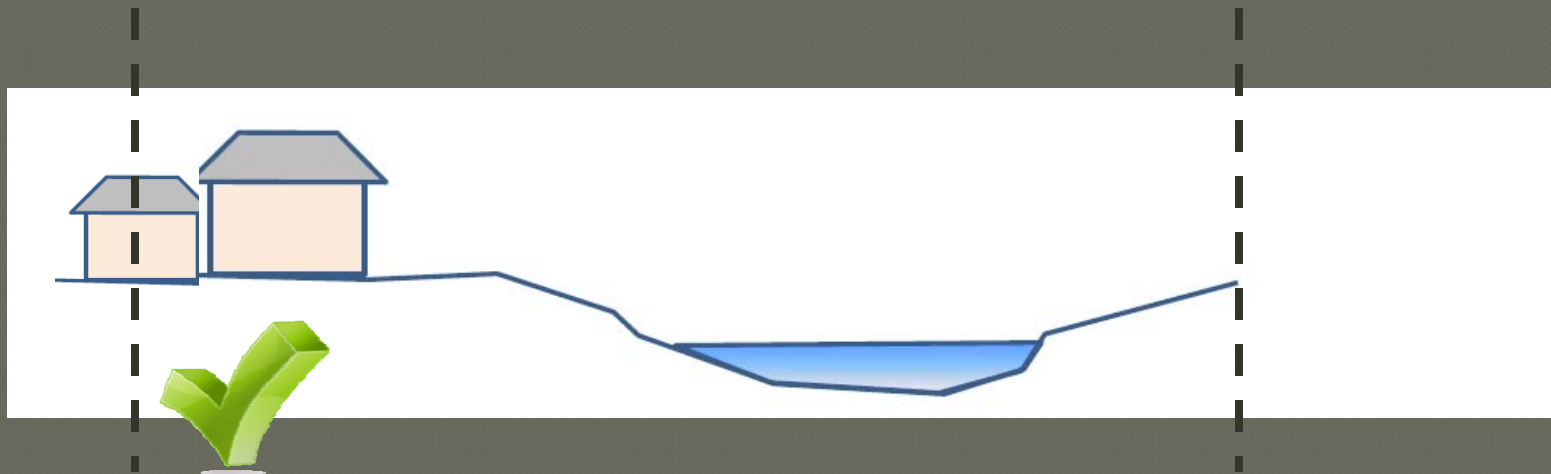
Proposed River Corridor Regulations

Improvements to existing primary structures and/or construction of small accessory structures **shall not decrease the distance** between the **existing primary building** and the **top of the stream bank**.



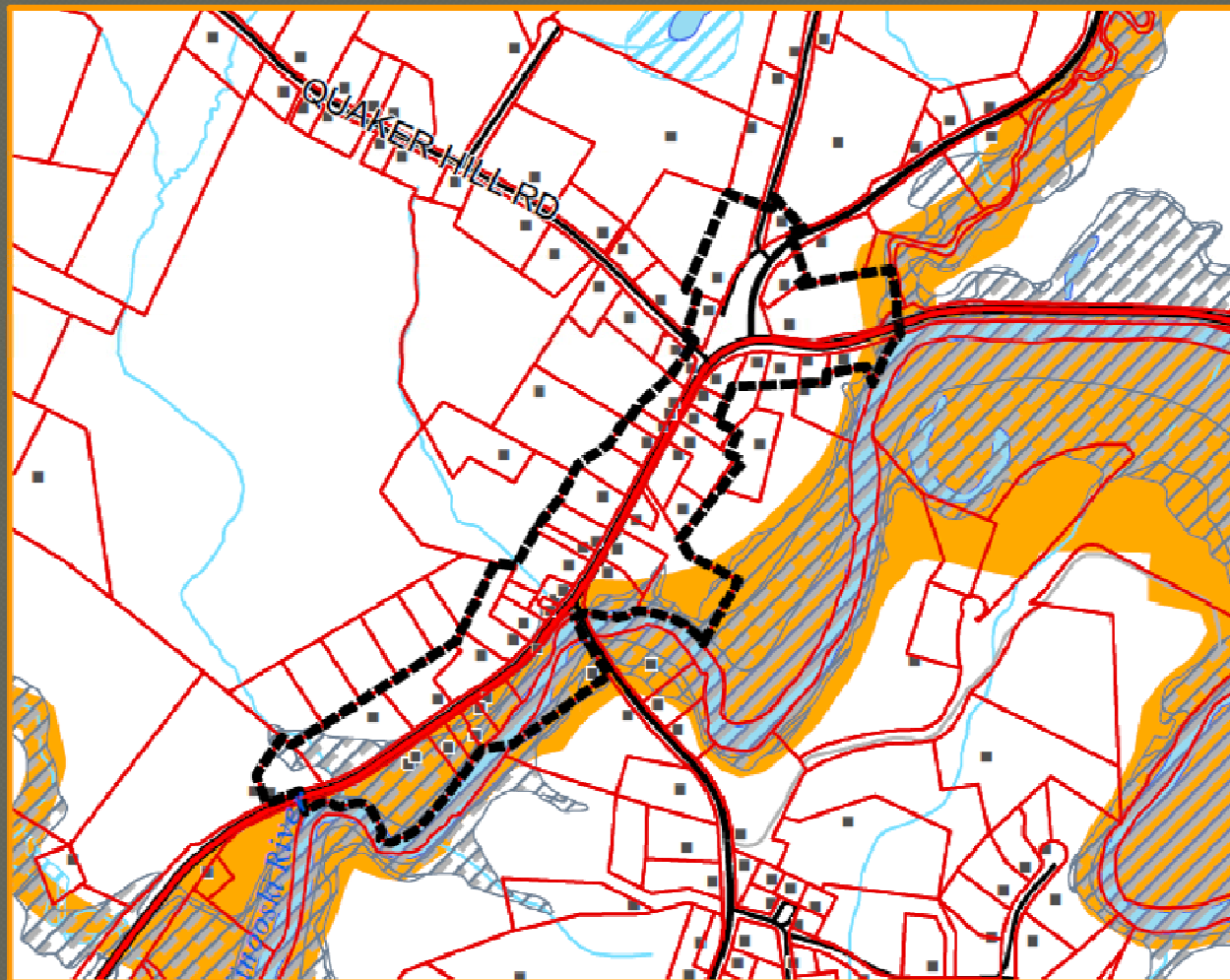
Proposed River Corridor Regulations

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Designated Village Center

**New
structures
allowed as
Conditional
Use**



Designated Village Center

Special Flood Hazard Area development Standards:

- Must be elevated to 1 ft above Base Flood Elevation and comply with all other relevant standards

River Corridor development standards:

- Shall not decrease the distance between adjacent primary structures and the top of bank

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- ◎ **Qualify for the Highest Share of Disaster Assistance**

Emergency Relief and Assistance Fund (ERAF)

- Provides grants through FEMA to Vermont cities and towns to repair damaged infrastructure after a presidentially declared disaster.



*There have been **six federally declared disasters** in Washington County since April 2011.*

- Traditionally the state has contributed 12.5% of total project cost leaving 12.5% for the local share

New Emergency Relief and Assistance Fund Rule

For disasters after Oct. 23 2014: The state will contribute higher cost shares for Towns that take certain steps.

In order to maintain **12.5%:**

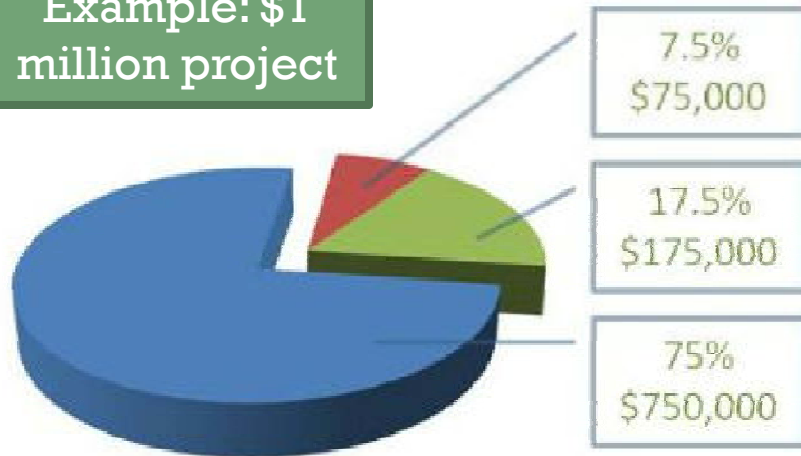
- Participate in NFIP 
- FEMA Local Hazard Mitigation Plan 
- Local Emergency Operations Plan 
- Adopt VTrans Road and Bridge Standards 

Emergency Relief and Assistance Fund

In order to get **17.5%**:

- Adopt River Corridor regulations

Example: \$1 million project



Local: \$75,000

State: \$175,000

Federal: \$750,000