

TOWN OF LISBON REGULATION AMENDMENT APPLICATION

CORRESPONDENCE WILL BE SENT TO APPLICANT OR DESIGNATED AGENT. ALSO SEE NOTES 1, 2 AND 3 BELOW:

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| > APPLICANT: Town of Lisbon Planning and Zoning Commission
ADDRESS: 1 Newent Road, Lisbon, CT 016351 | TELEPHONE: 860-376-3400
EMAIL: ejoseph@lisbonct.com |
| > APPLICANT'S AGENT (IF ANY): Michael J. Murphy, AICP, Lisbon Town Planner
ADDRESS: 1 Newent Road, Lisbon, CT 06351 | TELEPHONE: 860-376-3400
EMAIL: mmurphy@seccog.org |
| > OWNER / RUSTEE: _____
ADDRESS: _____ | TELEPHONE: _____
EMAIL: _____ |
| > ENGINEER/ SURVEYOR/ ARCHITECT: _____
ADDRESS: _____ | TELEPHONE: _____
EMAIL: _____ |

1. TO BE ACCEPTED BY THE PLANNING AND ZONING COMMISSION, THIS ENTIRE APPLICATION MUST BE COMPLETED, SIGNED BY THE PARTIES LISTED BELOW, AND SUBMITTED WITH THE REQUIRED FEE(S).
2. THE SUBMITTAL OF THIS APPLICATION CONSTITUTES THE PROPERTY OWNER'S PERMISSION FOR THE COMMISSION, ITS STAFF, AND/OR ITS CONSULTANT(S) TO ENTER PROPERTY FOR THE PURPOSE OF INSPECTION IF PERTINENT TO THE APPLICATION.
3. I HEREBY, AGREE TO PAY ALL ADDITIONAL FEES AND/OR ADDRESS SUCH COSTS DEEMED NECESSARY BY TOWN STAFF UNDER THE LISBON LAND USE FEES ORDINANCE.


 SIGNATURE OF APPLICANT/AGENT _____ PRINTED NAME OF APPLICANT/AGENT: Michael J. Murphy, AICP

DATE: 3/24/2023

SIGNATURE/RECORD OWNER _____ PRINTED NAME/RECORD OWNER _____

DATE: _____

REGULATIONS PROPOSED FOR AMENDMENT:

ZONING X SUBDIVISION _____

PROPOSED AMENDMENT(S) (Section, title, and text-attach sheets as necessary):

Zoning Regulations Changes to Section 10.15 (Special Flood Hazard Area Regulations) to include: Section 10.15.3 Definitions and Cost; Section 10.15.4 (General Provisions) to include Section 10.15.4.b. Basis for Establishing the Special Flood Hazard Areas (Please see attached).

REASONS FOR EACH AMENDMENT REQUEST:

These zoning regulation amendments are required by FEMA to address flood hazards, and must be adopted by the effective date of the new flood maps (8/1/2023).

APPLICATION SUBMITTAL DATE: _____ **FEE(S) PAID:** _____

OFFICIAL DAY OF RECEIPT: _____

P & Z COMMISSION ACTION: _____ **DATE:** _____

CHAIR'S SIGNATURE: _____

Adopted _____ Modified and Adopted _____ Denied _____

ZONING REGULATIONS

10.15 Special Flood Hazard Area Regulations

10.15.3 Definitions – Unless specifically defined below, words or phrases used in this section shall be interpreted as to give them the meaning they have in common usage and to give these Regulations the most reasonable application.

Cost. – As related to substantial improvements, the cost of any reconstruction, rehabilitation, addition, alteration, repair or other improvement of a structure shall be established by a detailed written contractor's estimate. The estimate shall include, but not be limited to: the cost of materials (interior finishing elements, structural elements, utility and service equipment); sales tax on materials, building equipment and fixtures, including heating and air conditioning and utility meter; labor; built-in appliances; demolition and site preparation; repairs made to damaged parts of the building worked on at the same time; contractor's overhead; contractor's profit and grand total; and the cost of septic systems **and water supply wells**. Items to be excluded include: cost of plan specifications, survey costs, permit fees, ~~water supply wells~~, landscaping, sidewalks, fences, yard lights, irrigation systems, and detached structures such as garages, sheds, and gazebos.

10.15.4 General Provisions

10.15.4 b Basis for Establishing the Special Flood Hazard Areas: The Special Flood Hazard Areas(SFHA) includes all areas identified by the Federal Emergency Management Agency (FEMA) in its Flood Insurance Study (FIS) for New London County, Connecticut, dated ~~July 18, 2011~~ **August 1, 2023**, and accompanying Flood Insurance Rate Maps (FIRM), dated July 18, 2011 (**panels 09011C0 068G, 206G, 207G, 208G**) and **August 1, 2023 (panels 09011C0 088H, 209H, 216H, 217H, 226H, 228H)**, and other supporting data applicable to the Town of Lisbon, and any subsequent revisions thereto, are adopted by reference and declared to be a part of these regulations. Since mapping is legally adopted by reference into this regulation, it must take precedence when more restrictive until such time as a map amendment or map revision is obtained from FEMA. The area of special flood hazard includes any area shown on the FIRM as Zones A and AE, including areas designated as a floodway on a FIRM. Areas of special flood hazard are determined utilizing the base flood elevations (BFE) provided on the flood profiles in the Flood Insurance Study (FIS) for a community. BFEs provided on a Flood Insurance Rate Map (FIRM) are only approximate (rounded up or down) and should be verified with the BFEs published in the FIS for a specific location

MAR 24 '23 AM 11:48
RCV LISBON TOWN CLERK

