

APPLICATION / PROJECT NAME

Proposed Zoning and Subdivision Regulation Amendments – FLOOD PROTECTION

APPLICANT / PROPERTY OWNER

Planning and Zoning Commission

PUBLIC HEARING / DECISION TIMEFRAMES

N/A

PROPERTY ADDRESS / LOCATION INFORMATION

Applies to all Town of Lisbon Zoning Applications within floodplains

BRIEF SUMMARY OF REQUEST

These proposed regulation amendments are follow-up additions to enforce the regulatory part of the National Flood Insurance Program for the Town. These regulations now supplement the recent amendments in 2022 to address the pending effective dates of the new FEMA and CT D.E.E.P. flood maps.

WAIVER REQUESTS: N/A



MAP SOURCE: INTERNET

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
n/a	n/a	North: n/a South: n/a East: n/a West: n/a	n/a.	n/a

PLANNING STAFF ANALYSIS AND RECOMMENDATIONS

COMPATIBILITY / COMPLIANCE with the POCD-2016 and other appropriate plans, policies or studies:

The 2016 Plan of Conservation and Development recommends strengthening the town’s environmental regulations. Flood plain areas are predominantly within recommended open space corridors. These regulation amendments support proper development policy consistent with the environmental policies in the 2016 POCD.

PROJECT HISTORY AND BACKGROUND:

The current regulations have been updated in 2022 but now need to be specifically keyed to a new set of FEMA maps taking effect in August, 2023. These amendments will coordinate all regulations with the new maps taking effect.

LAND USE/ DEVELOPMENT COMPATIBILITY with APPLICABLE REGULATIONS AND/OR DESIGN STANDARDS:

This effort finalizes the measures needed to address our overall strategy for flood protection that protect the flood insurance policy holders, current and future. The amendments have also been referred to the regional councils of governments for comments and DEEP for initial review prior to formalizing these applications. Staff will provide any comments received as part of the hearing record.

ZONING: This zoning request includes a provision in section 10.15 to change the Town’s definition of **Cost** within these regulations, which now requires that **water supply wells** be included in calculating project costs within designated flood plains when improvements are made. The second substantive provision addresses the dates of the latest flood panels that apply to the Town of Lisbon flood plains.

SUBDIVISION: The subdivision amendment request focuses on sections 6.10-6.12 which include the latest map panel references taking effect as they relate to flooding considerations, flood elevations, and floodway encroachments.

Staff recommends that this report be entered into the record of each public hearing.

RECOMMENDED ACTIONS, INCLUDING ANY MODIFICATIONS, CONDITIONS, REASONS FOR APPROVAL OR DENIAL, ETC.:

Staff will provide a draft motion of approval with an effective date of August 1, 2023.

ATTACHMENTS (CIRCLE):

SUBMITTED PLANS

APPLICATION FORM(S)

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENT(S)

AGENCY COMMENTS

APPLICANT RESPONSE

STUDY EXCERPTS

OTHER (DESCRIBE):