



TOWN OF BOLTON

TO: BOLTON WINOOSKI RIVER CORRIDOR LANDOWNERS
FROM: THE BOLTON SELECT BOARD & PLANNING COMMISSION
SUBJECT: FHA AMENDMENTS AND FIRMS
DATE: 2/14/2010

The Bolton Select Board and Planning Commission want to be sure that you are aware, as an identified owner of property in the Winooski River corridor, that:

- The Department of Homeland Security's Federal Management Agency (FEMA) has issued new Flood Insurance Rate Maps (FIRMS); also known as Digital Flood Insurance Rate Maps (DFIRMs), for Bolton.
- In the Winooski River corridor, the Base Flood Elevations (BFEs) have increased, which may have changed the floodway, 100 year flood, and 500 year flood boundaries on your property. Simply stated, it is probable that the floodway, 100 year flood and/or 500 year flood areas are now encompassing more of your property, which in turn could affect your insurance rates and future property development.
- New maps are available for review. Created by staff at Chittenden County Regional Planning Commission, these maps have integrated DFIRM/FIRM data with Bolton's tax map data so that how your parcel has been impacted by the new flood hazard area boundaries is very clear. Hard copies of the maps are available for review at the Town Office during regular business hours, and will be posted on the town website during the week of February 15, 2010.
- Included with this letter is a spreadsheet which identifies parcel numbers, owners, property location, and previous and current information with respect to the FIRMs/DFIRMs data.

- The Planning Commission and Select Board are also in the process of making mandated amendments to the Bolton Land Use & Development Regulations which will affect all property owners within the Flood Hazard Overlay District (Table 2.8), which includes Special Flood Hazard Areas (100 year floodplains) identified in and on the current Flood Insurance Study (FIS) and Flood Insurance Rate Maps (FIRMS) for the town, as published by the National Flood Insurance Program and provided by the state.
- The primary purpose of the proposed amendments is to bring the town's current flood hazard area regulations into compliance with federal requirements for continued municipal participation in National Flood Insurance Program (NFIP). Community participation in this program allows the town and affected property owners to obtain flood insurance, and also available federal hazard mitigation and disaster relief funds.
- Development, including new residential and nonresidential structures, will continue to be allowed within Special Flood Hazard Areas (outside of floodways) in the Village District (FHO I), but must be designed to be reasonably safe from flooding, to minimize potential flood damage and reduce exposure to flood hazards, and to meet minimum federal standards for anchoring, elevation, construction and floodproofing.
- New development within flood hazard areas outside of the Village District (FHO II) will continue to be limited to accessory structures and improvements to existing structures.
- The Planning Commission held a public hearing on the proposed flood hazard area amendments to the Bolton Land Use and Development Regulations on 1/21/2010.
- The Select Board will hold a public hearing **on Monday, February 15, 2010, 7:00 pm at the Bolton Town Office** to receive public comments on the proposed flood hazard area amendments to the Bolton Land Use and Development Regulations.
- Questions? Contact Planning Commission Clerk Amy Grover ~ email is preferred: tagrover@yahoo.com or if you do not have Internet access @ 434-4180 before 7:30 p.m. please. Although Amy may not have answers to your specific questions, she hopes to be able to provide you with contact information for resources at the state level.