

TOWN OF READING
Proposed Zoning Changes – May 1, 2017

Proposed Flood Hazard Regulations

The proposed amendments include deleting the existing flood hazard provisions contained in Section 5.5, and replacing it with new language intended to promote community flood resilience. The new language is based on model flood hazard regulations that were developed by the State. The regulations that the Town is proposing to adopt are based on the most stringent model that was developed by the State. By adopting these regulations, the Town will be able to access funding with the least amount of local match. The proposed flood hazard regulations include the following:

- Alternative flood hazard language that is intended to clarify the existing standards and procedures for lands located within Special Flood Hazard Areas as mapped by FEMA,
- New provisions that would regulate development within river corridors, which include both River Corridors as mapped by the Agency of Natural Resources (ANR) as well as those areas within 50 feet of all other small streams in Reading included in the Vermont Hydrography Dataset. By including river corridors along with the special flood hazard areas, the new regulations address problems caused by erosion in addition to flooding by inundation.
- A map of the river corridors as mapped by ANR can be found at:
http://floodready.vermont.gov/assessment/vt_floodready_atlas.

On behalf of the Planning Commission
Stephen Strait, Chair