

## **Planning Commission Reporting Form for Municipal Bylaw Amendments**

This report is in accordance with 24 V.S.A. §4441(c) which states:

*“When considering an amendment to a bylaw, the planning commission shall prepare and approve a written report on the proposal. A single report may be prepared so as to satisfy the requirements of this subsection concerning bylaw amendments and subsection 4384(c) of this title concerning plan amendments. .... The report shall provide(:)*

*(A) brief explanation of the proposed bylaw, amendment, or repeal and ....include a statement of purpose as required for notice under §4444 of this title,*

The proposed Strafford Flood Hazard Area Zoning Ordinance will replace the current flood hazard regulations in their entirety. The current ordinance was last amended in 1993, and lacks much of the updated language and definitions needed to meet the FEMA NFIP requirements for flood regulations. The purpose of this update is to bring the flood regulations into compliance with the NFIP standards, and to incorporate higher standards that will strengthen flood protection in flood hazard and river corridor areas. The incorporation of river corridor regulations into the ordinance will make the town eligible for the highest share of Emergency Relief Assistance Funding (ERAF) and further serve to protect life and property from flood risk.

*(A)nd shall include findings regarding how the proposal:*

- 1. Conforms with or furthers the goals and policies contained in the municipal plan, including the effect of the proposal on the availability of safe and affordable housing:*

The Flood Resilience chapter of the Town Plan includes many goals, policies, and implementation tasks in support of this update. One of the implementation tasks calls for updating the Strafford Flood Zoning Ordinance to ensure it remains compliant with the NFIP requirements. Many policies from the town plan, such as considering a prohibition of new fill and prohibition of land use activities that would reduce flood storage capacity, have been addressed in the proposed ordinance through the addition of higher regulatory standards that exceed the minimum NFIP requirements. The proposed ordinance does not impact the availability of safe and affordable housing. New residential and non-residential structures are prohibited in the mapped flood hazard areas and river corridors. This ensures new development is located outside of mapped flood and river corridor areas and reduces risk to life and property.

- 2. Is compatible with the proposed future land uses and densities of the municipal plan:*

The proposed ordinance is compatible with the proposed future land uses and densities of the municipal plan.

- 3. Carries out, as applicable, any specific proposals for any planned community facilities.”*

There are no proposed community facilities in the draft ordinance.