

Flood Zone Permitting at 88 Main Street

Coventry VT – Zoning Administrator (ZA) David Barlow

April 6, 2022

Flood Zone Hazard Area Regulation

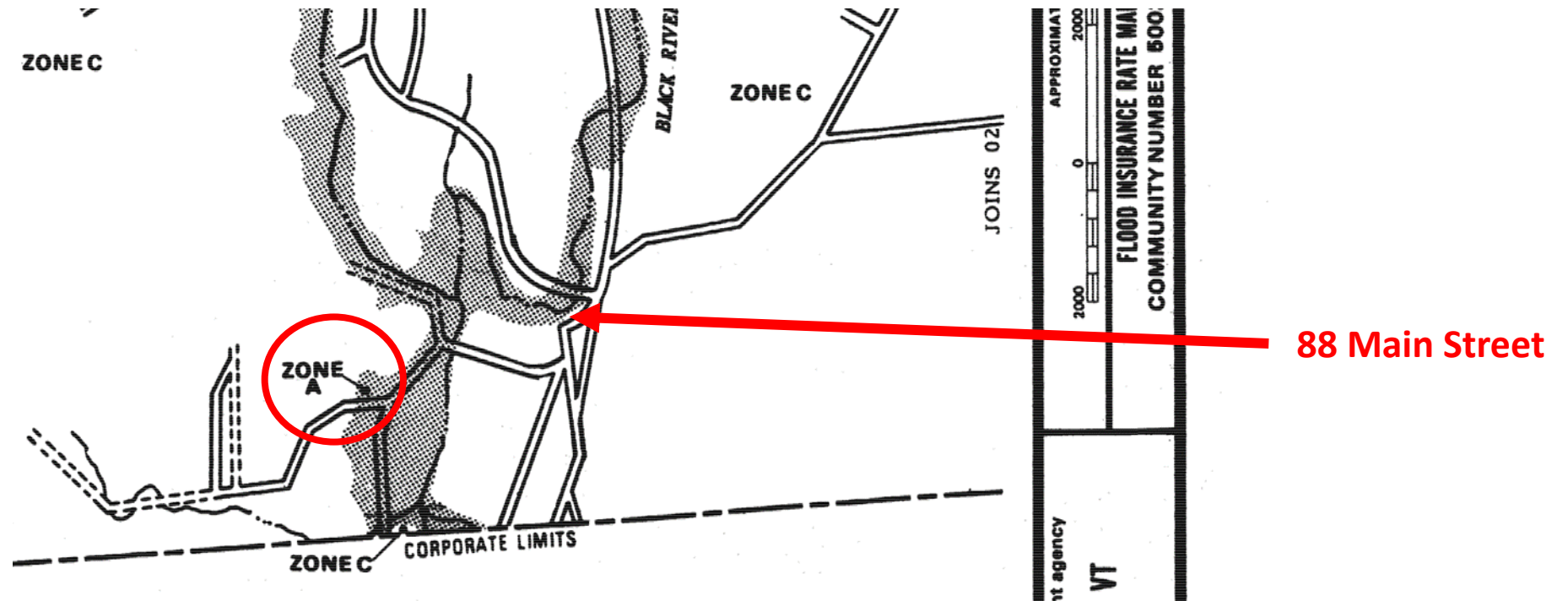
- Coventry adopted this regulation March 1, 1994
- Applicable sections for 88 Main Street Permit Application:
 - § 104 Application Procedure
 - § 105 Interpretation of Boundaries
 - § 107 Conditional Use Permit Required
 - § 108 Base Flood Elevations & Floodway Limits
 - § 109 Conditional Use Review Procedures
 - § 110 Development Standards – 110.02 Fringe Areas
 - § 118 Nonconforming Structures

§ 104 Application Procedure

- Letter and drawing from the applicant received March 7, 2022.
- Information forwarded to State of Vermont, Agency of Natural Resources for review on March 11, 2022.
- Met with applicant and ANR rep on-site at 88 Main Street on April 1, 2022.

§ 105 Interpretation of Boundaries

- FEMA Map Zone “A” = Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown.



Flood! November 1, 2019



Flood! November 1, 2019



§ 107 Conditional Use Permit Required

- The “Board of Adjustment” (may) issue a conditional use permit after holding a public hearing and considering all information in a deliberative session.
- The Coventry Planning Commission was appointed as the Coventry Board of Adjustment by the Select Board on April 4, 2022 per 24 V.S.A. § 4460.
- The Coventry Zoning Administrator (ZA), David Barlow, was re-appointed to the position by the Select Board on March 2, 2022. The ZA provides administrative support and advice to the Board of Adjustment but does not participate in the Board’s decision making deliberations.
- The permit application was submitted for State of Vermont (Agency of Natural Resources, ANR) review on March 11, 2022. The State has 30 days to provide comments (by April 10, 2022).

§ 108 Base Flood Elevation and Floodway Limits

- 88 Main Street is located in a FEMA map zone 'A' – no base flood elevation has been established
- No floodway limits have been established
- Awaiting comments and guidance from the State of Vermont (ANR).

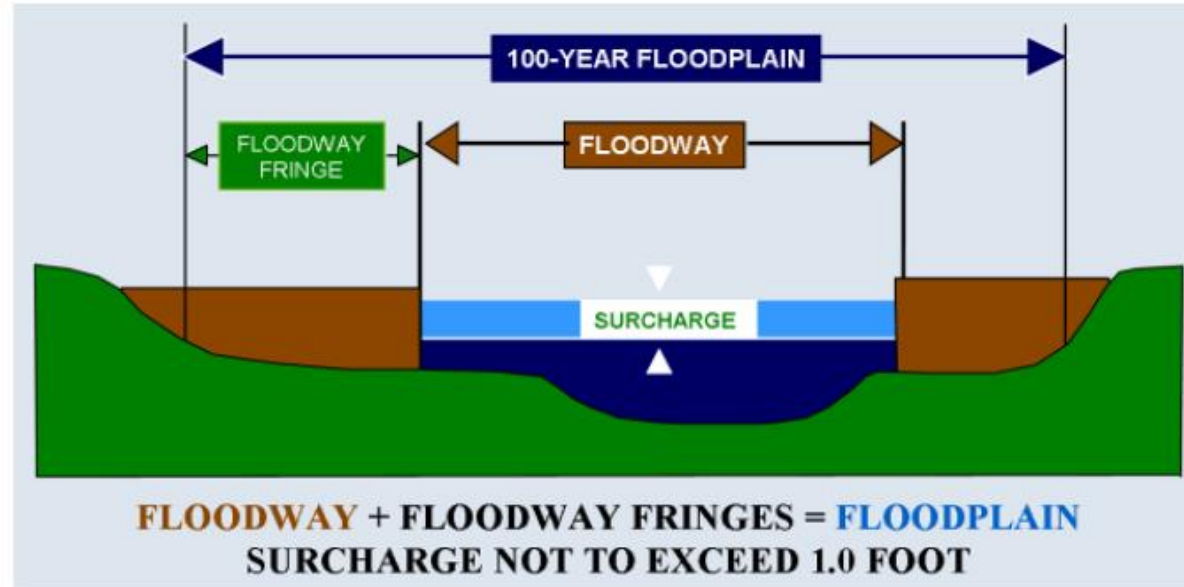
§ 109 Conditional Use Review Procedures

- Guidance for the Board of Adjustment to use in the decision making process

§ 110 Development Standards

- The “conditions” to potentially put in a Conditional Use Permit
- Floodway vs. Fringe Area

Definitions from FEMA



Flood Fringe

Flood Fringe is:

- The portion of the floodplain outside of the floodway
- Usually contains slow-moving or standing water
- Occasionally referred to as "floodway fringe"

Development in the flood fringe typically does not interfere with the flow of water.

What's next?

- The Board of Adjustment sets a date for the hearing. This must be far enough out that the Zoning Administrator can post it with at least a 15-day warning period, but held before May 7, 2022.
- The Board of Adjustment holds the hearing – it could be in conjunction with a regular Planning Commission meeting, or a separate meeting.
- During the hearing the Board of Adjustment normally holds a deliberative session, and may announce its decision(s) in writing at a later time and/or date but within 30 days of the hearing.

Questions?