

BOLTON PLANNING COMMISSION
PUBLIC HEARING

**PROPOSED UPDATES TO BOLTON'S
FLOOD HAZARD AREA REGULATIONS
and REVIEW OF THE DEPARTMENT OF HOMELAND
SECURITY'S FEDERAL EMERGENCY MANAGEMENT AGENCY
(FEMA) DIGITAL FLOOD INSURANCE RATE MAP (DFIRM)**

The Bolton Planning Commission invites the entire Bolton community, and especially those landowners whose property lies along the Winooski River corridor to comment and ask questions about proposed updates to the Bolton Flood Hazard Area Regulations and the DFIRMs at a public hearing on:

**Thursday
January 21, 2010
7 p.m.
At the Bolton Town Office**

The Bolton Planning Commission has reviewed and updated Bolton's Flood Hazard Area Regulations to meet the mandated federal and state standards in order for the town of Bolton to continue participation in the National Flood Insurance Program, and be eligible for state and federal emergency funding.

This review and update process is required to meet a March 2010 deadline; the Select Board will be responsible for a second public hearing and the legal adoption of the regulations by March 2010.

Landowners whose property lies along the Winooski River corridor may be affected by updates to the Flood Hazard Area Regulations and changes to the DFIRMs, including changes to insurance rates and future property development.

The draft of proposed updates (which are highlighted in yellow) to Bolton's Flood Hazard Area Regulations is available on the town of Bolton's website @ <http://www.boltonvt.com>

HAS YOUR PROPERTY BEEN AFFECTED?

Questions? Contact Bolton Planning Commission Clerk, Amy Grover, at 434-410 or tagrover@yahoo.com

Town of Bolton
Planning Commission Public Hearing:
Proposed Flood Hazard Area Regulation Amendments

The Bolton Planning Commission will hold a public hearing **on January 21, 2010, 7:00 pm at the Bolton Town Office** to receive public comments on proposed amendments to the 2005 Bolton Land Use and Development Regulations for regulating development within federally designated flood hazard areas. Proposed regulations will affect all property owners within the Flood Hazard Area Overlay District, which include Special Flood Hazard Areas identified in and on the Flood Insurance Study and Flood Insurance Rate Maps for the town published by the National Flood Insurance Program.

The primary intent of proposed regulations is to update existing regulations to conform to minimum federal requirements for continued community participation in the National Flood Insurance Program. Community participation is required for the town and affected property owners to obtain federal flood insurance and available hazard mitigation and disaster relief funds.

Proposed amendments affect sections under the following articles of the Bolton Land Use & Development Regulations:

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|------|------------------------|-------|------------------------------|
| I. | Authority & Purpose | VI. | Subdivision Review |
| II. | Zoning Districts | VII. | Subdivision Standards |
| III. | General Regulations | VIII. | Planned Development |
| IV. | Specific Use Standards | IX. | Administration & Enforcement |
| V. | Development Review | X. | Definitions |

Substantive changes are proposed to the Flood Hazard Area Overlay (FHO) District (Table 2.8), and related development standards (Section 5.5) and definitions (Section 10.3). Copies of proposed amendments, the planning commission report, and federal maps and studies are available for review at the Bolton Town Office during regular business hours.