

ADOPTION OF AMENDMENTS TO SUBDIVISION REGULATIONS

Town of Stratford

NOTICE OF PUBLIC HEARING

Pursuant to RSA 675:6 & 7, the Planning Board will hold a public hearing on 21 May, 2019 at 6:30 pm at Fuller Hall on a proposed amendment to the Subdivision Regulations. The effect of the proposed amendment will be to add language required by the National Flood Insurance Program to the Regulations.

A full copy of the text of the proposed amendment is available for review in the Town Office during regular business hours, and on the Town website.

Per order of the Stratford Planning Board

Rachel O'Meara, Chair

National Flood Insurance Requirements for Subdivision and Site Plan Review Regulations

The language below must be included in the Subdivision Regulations and Site Plan Review Regulations of communities that participate in the National Flood Insurance Program:

For subdivisions and site plans that involve land designated as "Special Flood Hazard Areas" (SFHA) by the National Flood Insurance Program (NFIP):

- A. The Planning Board shall review the proposed development to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334.

- B. The Planning Board shall require that all proposals for development greater than 50 lots or 5 acres, whichever is the lesser, include Base Flood Elevation (BFE) data within such proposals (i.e. floodplain boundary and 100-year flood elevation).

The Planning Board shall require the applicant to submit sufficient evidence (construction drawings, grading and land treatment plans) so as to allow a determination that:

- all such proposals are consistent with the need to minimize flood damage;
- all public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage; and,
- adequate drainage is provided so as to reduce exposure to flood hazards.