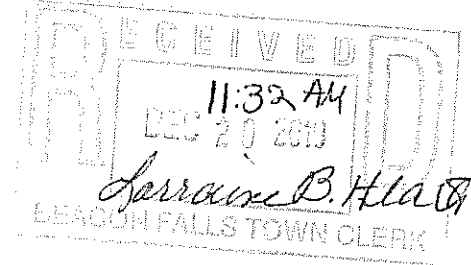


Town of BEACON FALLS Connecticut

Planning and Zoning Commission

Public Hearing Minutes
Flood Plain District
Amendment of Effective Date
Application P-2010-183
Draft Minutes Subject to Modification
Dec 16, 2010



Present: Chairman McDuffie, Commissioners Betkoski, Hinman, Burns, Chadderton
and Fitzpatrick.

Absent: Commissioners Taylor and Trzaski.

I Call to Order

Chairman McDuffie called the public hearing to order at 7:25 P.M.
The legal notice was read into the minutes.

II New Business

Brian Miller, Town Planning Consultant, presented the commission with a memorandum which was read into the minutes. A copy is attached to these minutes. Brian explained that subsequent to the adoption of the zoning regulations, the date was changed to December 17, 2010. Therefore the regulations should be amended again to reflect this effective date. Changes are specified in the memorandum.

Chairman McDuffie asked three time if there were any other comments from the public and no one came forward.

A motion to close the public hearing at 7:30 P.M. was made by Comm. Chadderton and 2nd by Comm. Fitzpatrick. All in favor.

Respectfully Submitted,
Mary Ellen Fernandes
Clerk, 18 Dec 2010



Turner Miller Group
planning consensus community

Land use, economic development, and environmental planning
Facilitating consensus among diverse constituents
Creating sustainable communities

Memorandum

To: Beacon Falls Planning and Zoning Commission
From: Brian J. Miller, AICP, PP, Town Planning Consultant
Subject: Floodplain Regulations
Date: November 5, 2010

The amended floodplain regulations which were adopted this summer were based upon comments submitted from the Connecticut Department of Environmental Protection. One of the provisions was contained within amended Section 53.6.2 which established the reference date of the Flood Insurance Maps as September 29, 2010. Subsequent to the adoption of the zoning regulations, the date was changed to December 17, 2010. Therefore the regulations should be amended again to reflect this date.

Therefore, I proposed the following zone text amendment to Section 53.6.2 of the zoning regulations as follows, with deleted sections in red crossed out and the additions underlined in blue.

Section 53.6.2 - The basis for establishing the areas of special flood hazard:

The areas of special flood hazard are identified by the Federal Emergency Management Agency (FEMA) in its Flood Insurance Study (FIS) for New Haven County Connecticut dated December 17 ~~September 29~~, 2010, accompanying Flood Insurance Rate Maps (FIARM), dated ~~September 29~~ December 17, 2010, and other supporting data applicable to the Town of Beacon Falls, and any subsequent revisions thereto, are adopted by reference and declared to be a part of this regulation. Since mapping is legally adopted by reference into this regulation it must take precedence when more restrictive until such time as a map amendment or map revision is obtained from FEMA. Areas of special flood hazard are determined utilizing the base flood elevations (BFE's) provided on the flood profiles in the Flood Insurance Study (FIS) for a community. BFE's provided on Flood Insurance Rate Map (FIRM) are only approximate (rounded up or down) and should be verified with the BFE's published in the FIS for a specific location.