

**Planning Commission Reporting Form for Municipal Bylaw Amendments**  
**Thetford Planning Commission**  
*Proposed 2021 Flood Hazard Area Zoning Bylaw*  
For Hearing on June 1, 2021

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 by-laws, 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 section §4444 of this title:

**The purpose of the proposed 2021 Flood Hazard Area Zoning Bylaw is to minimize and prevent the loss of life and property, the impairment of the tax base, and the extraordinary public expenditures and demands on public services that result from flooding and other flood related hazards by ensuring that the design and construction of development in flood and other hazard areas are accomplished in a manner that minimizes or eliminates the potential for flood and loss or damage to life and property.**

**Further, the proposed 2021 Flood Hazard Area Zoning Bylaw is intended to manage all flood hazard areas designated pursuant to 10 V.S.A. § 753 and make the Town of Thetford and individuals eligible for federal flood insurance and other federal disaster recovery and hazard mitigation funds as may be available.**

(B) And 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 proposed 2021 Flood Hazard Area Zoning Bylaw [“Bylaw”] updates the Thetford Flood Hazard Area Bylaw adopted on July 14, 2008. The Town’s Flood Hazard Area Bylaw sets standards for development in the Town’s floodway and floodway fringe areas. In an effort to help protect structures and road infrastructure, the proposed Bylaw reduces the impact of development within the floodway by preventing the raising of flood height within the floodway, excluding the extension of structures in the flood zone as “minor improvements”, allowing for the development of structures without walls, and requiring septic systems that are subject to the Bylaw to include backflow prevention measures. In addition, existing buildings located in the floodway, to be substantially improved, must be elevated two feet above the base flood elevation.**

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

**The proposed 2021 Flood Hazard Area Zoning Bylaw is compatible with the future land uses and densities of the Thetford Town Plan.**

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

N/A