

ORDINANCE #46 REPEALED BY ORDINANCE #73

46. ORDINANCE CONCERNING FLOOD PLAIN MANAGEMENT FOR THE CITY OF GROTON'S PARTICIPATION IN THE NATIONAL FLOOD INSURANCE PROGRAM

(APRIL 21, 1980)

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GROTON

1. The purpose of this Ordinance is to insure eligibility for continued participation by the City of Groton in the National Flood Insurance Program by establishing policies, permit requirements, and application procedures related to land use and development in all flood zones of the City of Groton, consistent with the regulations of the National Flood Insurance Program, as published in the Federal Register, Volume 41, No. 207, October 26, 1976. Said flood hazard areas shall be those areas designated by the Federal Insurance Administration and shown as A8 and V8 on the Flood Insurance Rate Map (FIRM) for the City of Groton which is on file in the office of the City Clerk.
2. All official boards and commissions of the City of Groton shall take into account flood and flood-related erosion hazards to the extent they are known, in all official actions, relating to land management and use.
3. Before issuing a permit for any new construction or substantial improvements within the A8 and V8 Zones on the Flood Insurance Rate Map (FIRM), the Zoning and Building official shall review the permit application to determine that the proposed building site is reasonably safe from flooding. If a proposed building site is in a flood prone area, all new construction and substantial improvement (including the placement of prefabricated buildings) shall (I) be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure, (II) be constructed with materials and utility equipment resistant to flood damage, and (III) be constructed by methods and practices that minimize flood damage.
4. The Building Official shall: (I) obtain the elevation of all new and substantially improved structures within the A8 and V8 Zones on the Flood Insurance Rate Map (FIRM) and whether or not such structures contain a basement (II) obtain, if the structure has been flood proofed, the elevation (in relation to mean sea level) to which the structure was flood proofed, and (III) maintain a public record of all such information.
5. The Building Official shall, prior to issuing any permit for construction or other development, require evidence from the applicant for such permit 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.

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6. Variances to the provisions of this Ordinance may be granted by majority vote of the Building Code Board of Appeals in accordance with the following:
 - a) Variances shall be issued only upon (I) a showing of good and sufficient cause, (II) a determination that failure to grant the variance would result in exceptional hardship to the applicant, and (III) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
 - b) Variances shall be issued only upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
 - c) The Board shall notify the applicant in writing over the signature of the Building Official that (I) the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (II) such construction below the base flood level increases risk to life and property.
 - d) The Board shall (I) maintain a record of all variance actions, including justification of their issuance, and (II) report such variances issued in its annual report submitted to the Federal Insurance Administrator.

Initially approved: March 17, 1980

Finally approved: April 21, 1980