



Article 36: Zoning Bylaw Amendment Flood Plain Conservancy District

Planning Board Public Hearing

May 13, 2021

Reasons for Amendment

- State Model Floodplain Bylaw updated in 2020
- Requirement for all communities in the National Flood Insurance Program (NFIP) to adopt the Bylaw updates
- If not adopted, Concord property owners will no longer be able to get flood insurance

Additional Town Changes to Model Bylaw

- Formalizes a 1.5 to 1 compensatory flood storage requirement in place for over 30 years
- Allows the ZBA to grant a waiver to this requirement down to 1 to 1 compensatory storage

Waiver Provision

1. ZBA receives positive recommendation from Natural Resources Commission, and;
2. Finds project allows for an overall improvement to the site, such as reducing the volume of structure in the floodplain, improving stormwater management, or improving the natural environment.

Benefits of Amendments

- Town remains in National Flood Insurance Program
- Property owners can purchase flood insurance
- Provides a margin of error in surveying and construction
- Pro-active step to address increased in frequency and duration of flooding resulting from climate change



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Questions & Comments