

PLANNING & ZONING COMMISSION  
TOWN OF LISBON  
1 Newent Road  
Lisbon, Connecticut 06351

MAR 28 2023

John Filchak  
Executive Director  
Northeastern Connecticut Council of Governments  
125 Putnam Pike  
PO Box 759  
Dayville, CT 06241

March 27, 2023

SUBJECT: Referral of Proposed Zoning and Subdivision Regulations Text Amendments

Dear Mr. Filchak:

Please be advised that the Town of Lisbon Planning and Zoning Commission is proposing to amend the following sections of the Zoning Regulations relating to its flood protection regulations: Sections 10.15 (Special Flood Hazard Area Regulations) to include 10.15.3 (Definitions and Cost); 10.15.4 (General Provisions) to include Section 10.5.4.b. Basis for Establishing the Special Flood Hazard Areas (see attached). The public hearing to consider such application is to be held at Lisbon Town Hall at 6:30 pm on May 2, 2023.

This referral is being made in accordance with Section 8-3b of the Connecticut General Statutes which requires us to notify the applicable Council of Governments if the proposal affects the use of a zone or any portion of a zone that is within 500 feet of an adjacent municipality.

Also, as a matter of courtesy, the Commission hereby advises you that it is proposing to amend the Subdivision Regulations to Section 6.10 (Flooding Considerations) to include: Sections 6.10.1-7; Section 6.11 (Flood Elevations); and 6.12 (Floodway Encroachments). The public hearing to consider such application is to be held at Lisbon Town Hall at 6:45 pm on May 2, 2023.

If you have any questions on this matter, please do not hesitate to contact Michael J. Murphy, AICP, Lisbon Town Planner at [mmurphy@seccog.org](mailto:mmurphy@seccog.org) and/or 860-885-8697.

Sincerely,

Robert Adams  
Chair, Lisbon Planning and Zoning Commission

RA:ej

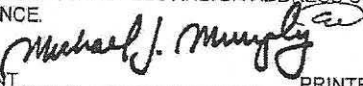
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**TOWN OF LISBON  
REGULATION AMENDMENT APPLICATION**

CORRESPONDENCE WILL BE SENT TO APPLICANT OR DESIGNATED AGENT. ALSO SEE NOTES 1, 2 AND 3 BELOW:

➤ APPLICANT: Town of Lisbon Planning and Zoning Commission	TELEPHONE: 860-376-3400
ADDRESS: 1 Newent Road, Lisbon, CT 016351	EMAIL: ejoseph@lisbonct.com
➤ APPLICANT'S AGENT (IF ANY): Michael J. Murphy, AICP, Lisbon Town Planner	TELEPHONE: 860-376-3400
➤ ADDRESS: 1 Newent Road, Lisbon, CT 06351	EMAIL: mmurphy@seccog.org
➤ OWNER / RUSTEE: _____	TELEPHONE: _____
ADDRESS: _____	EMAIL: _____
➤ ENGINEER/ SURVEYOR/ ARCHITECT: _____	TELEPHONE: _____
➤ ADDRESS: _____	EMAIL: _____

1. TO BE ACCEPTED BY THE PLANNING AND ZONING COMMISSION, THIS ENTIRE APPLICATION MUST BE COMPLETED, SIGNED BY THE PARTIES LISTED BELOW, AND SUBMITTED WITH THE REQUIRED FEE(S).
2. THE SUBMITTAL OF THIS APPLICATION CONSTITUTES THE PROPERTY OWNER'S PERMISSION FOR THE COMMISSION, ITS STAFF, AND/OR ITS CONSULTANT(S) TO ENTER PROPERTY FOR THE PURPOSE OF INSPECTION IF PERTINENT TO THE APPLICATION.
3. I HEREBY, AGREE TO PAY ALL ADDITIONAL FEES AND/OR ADDRESS SUCH COSTS DEEMED NECESSARY BY TOWN STAFF UNDER THE LISBON LAND USE FEES ORDINANCE.

SIGNATURE OF APPLICANT/AGENT  PRINTED NAME OF APPLICANT/AGENT: Michael J. Murphy, AICP

DATE: 3/24/2023

SIGNATURE/RECORD OWNER \_\_\_\_\_ PRINTED NAME/RECORD OWNER \_\_\_\_\_

DATE: \_\_\_\_\_

**REGULATIONS PROPOSED FOR AMENDMENT:**

ZONING   X   SUBDIVISION           

PROPOSED AMENDMENT(S) (Section, title, and text-attach sheets as necessary):

Zoning Regulations Changes to Section 10.15 (Special Flood Hazard Area Regulations) to include: Section 10.15.3 Definitions and Cost; Section 10.15.4 (General Provisions) to include Section 10.15.4.b. Basis for Establishing the Special Flood Hazard Areas (Please see attached).

**REASONS FOR EACH AMENDMENT REQUEST:**

These zoning regulation amendments are required by FEMA to address flood hazards, and must be adopted by the effective date of the new flood maps (8/1/2023).

APPLICATION SUBMITTAL DATE: \_\_\_\_\_ FEE(S) PAID: \_\_\_\_\_

OFFICIAL DAY OF RECEIPT: \_\_\_\_\_

P & Z COMMISSION ACTION: \_\_\_\_\_ DATE: \_\_\_\_\_

CHAIR'S SIGNATURE: \_\_\_\_\_

Adopted \_\_\_\_\_ Modified and Adopted \_\_\_\_\_ Denied \_\_\_\_\_

## ZONING REGULATIONS

### 10.15 Special Flood Hazard Area Regulations

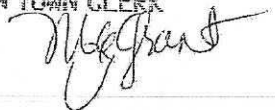
- 10.15.3 Definitions – Unless specifically defined below, words or phrases used in this section shall be interpreted as to give them the meaning they have in common usage and to give these Regulations the most reasonable application.

Cost. – As related to substantial improvements, the cost of any reconstruction, rehabilitation, addition, alteration, repair or other improvement of a structure shall be established by a detailed written contractor's estimate. The estimate shall include, but not be limited to: the cost of materials (interior finishing elements, structural elements, utility and service equipment); sales tax on materials, building equipment and fixtures, including heating and air conditioning and utility meter; labor; built-in appliances; demolition and site preparation; repairs made to damaged parts of the building worked on at the same time; contractor's overhead; contractor's profit and grand total; and the cost of septic systems and water supply wells. Items to be excluded include: cost of plan specifications, survey costs, permit fees, water-supply wells, landscaping, sidewalks, fences, yard lights, irrigation systems, and detached structures such as garages, sheds, and gazebos.

### 10.15.4 General Provisions

- 10.15.4 b Basis for Establishing the Special Flood Hazard Areas: The Special Flood Hazard Areas (SFHA) includes all areas identified by the Federal Emergency Management Agency (FEMA) in its Flood Insurance Study (FIS) for New London County, Connecticut, dated July 18, 2011 August 1, 2023, and accompanying Flood Insurance Rate Maps (FIRM), dated July 18, 2011 (panels 09011C0 068G, 206G, 207G, 208G) and August 1, 2023 (panels 09011C0 088H, 209H, 216H, 217H, 226H, 228H), and other supporting data applicable to the Town of Lisbon, and any subsequent revisions thereto, are adopted by reference and declared to be a part of these regulations. 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. The area of special flood hazard includes any area shown on the FIRM as Zones A and AE, including areas designated as a floodway on a FIRM. Areas of special flood hazard are determined utilizing the base flood elevations (BFE) provided on the flood profiles in the Flood Insurance Study (FIS) for a community. BFEs provided on a Flood Insurance Rate Map (FIRM) are only approximate (rounded up or down) and should be verified with the BFEs published in the FIS for a specific location

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RCV LISBON TOWN CLERK



**TOWN OF LISBON  
REGULATION AMENDMENT APPLICATION**

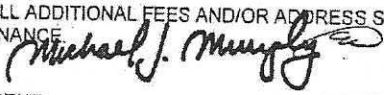
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DATE: 3/24/2023

SIGNATURE/RECORD OWNER \_\_\_\_\_ PRINTED NAME/RECORD OWNER \_\_\_\_\_

DATE: \_\_\_\_\_

**REGULATIONS PROPOSED FOR AMENDMENT:**

ZONING \_\_\_\_\_ SUBDIVISION X \_\_\_\_\_

PROPOSED AMENDMENT(S) (Section, title, and text-attach sheets as necessary):

Subdivision Regulations Changes to Section 6.10 (Flooding Considerations) to include: Sections 6.10.1-7; Section 6.11 (Flood Elevations); and 6.12 (Floodway Encroachments).

(Please see attached).

**REASONS FOR EACH AMENDMENT REQUEST:**

These subdivision regulation amendments are required by FEMA to address flood hazards, and must be adopted by the effective date of the new flood maps (8/1/2023).

APPLICATION SUBMITTAL DATE: \_\_\_\_\_ FEE(S) PAID: \_\_\_\_\_

OFFICIAL DAY OF RECEIPT: \_\_\_\_\_

P & Z COMMISSION ACTION: \_\_\_\_\_ DATE: \_\_\_\_\_

CHAIR'S SIGNATURE: \_\_\_\_\_

Adopted \_\_\_\_\_ Modified and Adopted \_\_\_\_\_ Denied \_\_\_\_\_

Rev. 4/2020



## SUBDIVISION REGULATIONS

**6.10 Flooding Considerations.** The Commission shall determine that proposed subdivisions are reasonably safe from flooding. When a subdivision is proposed in an A zone on the Town's Flood Insurance Rate Map, dated July 18, 2011 (panels 09011C0 068G, 206G, 207G, 208G) and August 1, 2023 (panels 09011C0 088H, 209H, 216H, 217H, 226H, 228H), or any subsequent revisions thereof, it shall be reviewed to assure the following:

- 6.10.1 That all proposals are consistent with the need to minimize flood damage within flood-prone areas.
- 6.10.2 That all public utilities and facilities, such as sewer, gas, electrical and water systems are located and constructed to minimize or eliminate flood damage.
- 6.10.3 That adequate drainage is provided to reduce exposure to flood hazards.
- 6.10.4 That new and replacement water supply systems are designed to minimize or eliminate infiltration of flood waters into the systems.
- 6.10.5 That new and replacement sanitary sewer systems are designed to minimize or eliminate infiltration of flood waters into the systems or discharge from the systems into the flood waters.
- 6.10.6 That on-site sewage disposal systems are located to avoid impairment of them or contamination from them during flooding.
- 6.10.7 That the flood-carrying capacity is maintained within any altered or relocated portion of any watercourses.

**6.11 Flood Elevations.** All applications for subdivisions greater than five (5) acres or fifty (50) lots (whichever is less) shall include with such applications base flood (100-year flood) elevation data for that portion of the subdivision which permits development, including fill within A Zones on the Town's Flood Insurance Rate Map, dated July 18, 2011 (panels 09011C0 068G, 206G, 207G, 208G) and August 1, 2023 (panels 09011C0 088H, 209H, 216H, 217H, 226H, 228H), or any subsequent revision thereof.

**6.12 Floodway Encroachments.** Within the floodway, designated on the Flood Insurance Rate Map for New London County, dated July 18, 2011 (panels 09011C0 068G, 206G, 207G, 208G) and August 1, 2023 (panels 09011C0 088H, 209H, 216H, 217H, 226H, 228H), or any subsequent revision thereof, a copy of which is on file with the Commission, all encroachments, including fill, new construction, substantial improvements to existing structures, and other development, are prohibited unless certification, with supporting technical data, by a Connecticut registered professional engineer is provided by the applicant demonstrating, through hydraulic and hydraulic analyses performed in accordance with standard engineering practice, that such encroachment shall not result in any (0.00 feet) increase in flood levels during occurrence of the base flood discharge.

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RCV LISBON TOWN CLERK

