



APR 14 2023

Town Hall
8 Community Avenue
Plainfield, CT 06374

Telephone (860) 230-3030
Fax (860) 230-3033

THE PLAINFIELD TOWN HALL

PLAINFIELD • CENTRAL VILLAGE • MOOSUP • WAUREGAN

PLANNING AND ZONING COMMISSION

April 12, 2023

RE: Text Amendment, Town of Plainfield – Flood Management, Special Flood Areas/ Flood Ways

In accordance with Connecticut General Statutes, the Town of Plainfield, Planning and Zoning Commission hereby notifies you that the following Zoning Text Amendment application has been received and Scheduled for a Public Hearing:

The Plainfield Planning and Zoning Commission is proposing a Text Amendment to Section 5 of the Zoning Regulations – Floodplain Management. Per DEEP requirement.

The Plainfield Planning and Zoning Commission is proposing a Text Amendment to Section 8 of the Subdivision Regulations – Special Flood Hazard Areas/Flood Ways. Per DEEP requirement.

The Public Hearing is scheduled for:

Tuesday, May 9, 2023, at 7:00 P.M

All parties are urged to attend and be heard. Written testimony will also be accepted up through the closing of the public hearing. The original file is available for review at the Planning and Department, Plainfield Town Hall, 8 Community Avenue, Plainfield, CT 06374, during regular business hours. Please call me if you have any questions, I can be reached at 860-230-3036. Voicemail is available after business hours.

Sincerely yours,

Kate O'Neill

For: Ryan Brais
Assistant Town Planner and ZEO



Town of Plainfield, CT

Town of Plainfield
8 Community Avenue Plainfield, CT 06374
860-230-3028

04/06/2023

Text Amendment/Zone Change Application

23-5TA

Applicant Information:Name: Town of Plainfield, Planning and Zoning CommissionAddress: 8 Community AvePhone: 860.230.3028

Fax: _____

Email: mchinatti@plainfieldct.org

Legal Interest: _____

Owner Information:Name: Town of Plainfield

Address: _____

Phone: 860.230.3028

Fax: _____

Email: mchinatti@plainfieldct.org

____ Attached is documentation verifying ownership of the property. (Required)

Subject Parcel:Address: PlaceholderSize: _____ Assessor's Map and Lot # : MPH 0

Is the subject parcel within 500 ft. of the Town boundary? ____ yes ____ no

Zone Change Requested from _____ to _____

Purpose of Request: Text Amendment

Subdivision Regulation Section 8 - Special Flood Hazard Areas/Floodways

Fees:Zone Change Fee = \$ 0.00 (Payable to the Town)**Signatures:**Signature of Owner(s) Town of Plainfield Date: 04/06/2023Signature of Applicant(s) Department Signed Date: 04/06/2023

PROPOSED AMENDMENTS
TO THE
TOWN OF PLAINFIELD SUBDIVISION REGULATIONS
Text to be added appears as ***bold italics***, text to be deleted appears as ~~strikethrough~~

Section 8 – Special Flood Hazard Areas/Floodways

8.1 When a subdivision includes land in a special flood hazard areas ~~or~~ floodway, the lots, streets, drainage and other improvements shall be reasonably safer from damage and shall conform to the ***floodplain management requirements*** in the Zoning Regulations ~~and Floodplain Management Ordinance~~.

8.2 The lots and such improvements ***on subdivision proposals*** shall be located and constructed to minimize flood damage within the special flood hazard area and shall be capable of use without danger from flooding or flood related damages.

8.3 All ***public*** utilities and facilities ***on subdivision proposals***, such as sanitary sewer systems, water supply systems and electric and gas systems, shall be located, designed and constructed to minimize or eliminate flood damage.

8.4 All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards.

8.5 The Commission or its agent shall require the applicant to provide base flood elevation (BFE) data for all subdivision proposals, including manufactured home parks and subdivisions. In all special flood hazard areas where base flood elevation (BFE) data is not available, the applicant shall provide a hydrologic and hydraulic engineering analysis performed by a registered professional engineer that generates BFEs for all subdivision proposals and other proposed development, including manufactured home parks and subdivisions.



Town of Plainfield, CT
Town of Plainfield
8 Community Avenue Plainfield, CT 06374
860-230-3028

04/06/2023

Text Amendment/Zone Change Application

23-4TA

Applicant Information:

Name: Town of Plainfield Planning and Zoning Commission
Address: 8 Community ave
Phone: 860.230.3023 Fax: _____
Email: mchinatti@plainfieldct.org
Legal Interest: _____

Owner Information:

Name: Town of Plainfield
Address: _____
Phone: 860.230.3028 Fax: _____
Email: mchinatti@plainfieldct.org
____ Attached is documentation verifying ownership of the property. (Required)

Subject Parcel:

Address: Placeholder
Size: _____ Assessor's Map and Lot # : MPH 0
Is the subject parcel within 500 ft. of the Town boundary? ____ yes ____ no
Zone Change Requested from _____ to _____

Purpose of Request: Text Amendment
Section 5 - Flood Plain Management.

Fees:

Zone Change Fee = \$ 0.00 (Payable to the Town)

Signatures:

Signature of Owner(s) Town of Plainfield Date: 04/06/2023
Signature of Applicant(s) Department Signed Date: 04/06/2023

PROPOSED AMENDMENTS
TO THE
TOWN OF PLAINFIELD ZONING REGULATIONS
Text to be added appears as ***bold italics***, text to be deleted appears as ~~strikethrough~~

SECTION 5 – Floodplain Management

The Plainfield Floodplain Management Ordinance contains additional development requirements within the Special Flood Hazard Area (100-year floodplain).

- 5.1 All applications for zoning permits or special exceptions for new development greater than five acres shall include with such applications, base flood (100-year flood) elevation data for that portion of the development located within Zone A of the Town's Flood Hazard Boundary Map ***and AE of the Town's Flood Insurance Rate Map.***
- 5.11 On the basis of any available base flood (100-year flood) elevation data, it is required that within Zone A ***and AE on the Town's Flood Insurance Rate Map,*** ~~on the Town's Flood Hazard Boundary Map,~~ that: all new construction and substantial improvements of residential structures shall have the lowest floor (including the basement) elevated to or above the base flood level ***elevation plus one (1.0) foot*** and all new construction and substantial improvements of non-residential structures shall have the lowest floor (including the basement) elevated or ***dry*** flood-proofed to or above the base flood level ***elevation plus one (1.0) foot.***
- 5.12 Prior to issuing a zoning permit for new development within Zone A ***and AE*** on the ***Town's Flood Hazard Boundary Insurance Rate Map,*** the Planning and Zoning Commission shall review plans for such development and determine that it will be consistent with the need to minimize flood damage within the flood-prone area...
- 5.13 Applicants for development partially or totally within Zone A ***and AE*** on the Town's Flood Hazard Boundary ***Insurance Rate Map*** shall submit with their applications assurances that the...
- 5.14 The Planning and Zoning Commission shall notify, in riverine situations, adjacent communities and the Connecticut Department of ***Energy and*** Environmental Protection (***Land and*** Water Resources Unit ***Division***), prior to approving any alteration or relocation of a watercourse, and shall submit copies of such notices to the Federal Insurance Administrator ***Emergency Management Agency.***