

Town of Jamaica



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Pursuant to the authority granted by 24 V.S.A. Chapter 117, and the Town of Jamaica Flood Hazard Area Regulations, the Town of Jamaica Flood Hazard Area Zoning Administrator hereby issues a Conditional Use Flood Hazard Permit 2018-03. This permit applies to the lands identified in Book 96, pages 516 to 518 of the land records of the Town of Jamaica, Vermont, as the subject of a deed to Andrew G. and Beata E. Hasaj.

This permit specifically authorizes the permittee to build a residential home within the SFHA, in accordance with the plans, drawings, specifications and statements provided in the application documentation, with the lowest floor at or above the defined Base Flood Elevation (BFE) for the site. The proposed Finished Floor Elevation (FFE) of 972.4' is higher than the BFE of 964.4' thereby meeting the standards within the regulations. That portion of the building which occurs below the BFE is a floodable enclosure and shall only be utilized for building access, storage, or parking. Any floodable enclosure will need to meet the standards found within Section 220 (11) of the regulations.

Specific Permit Conditions: After construction is complete, a post construction certification by a registered civil engineer be submitted to the Flood Hazard Area Administrator ensuring that construction meets or exceeds the standards within the regulations. No additional fill may be brought onto the property without applying for an additional permit.

It should be noted by the applicant that the proposed building area at 1973 Pikes Falls Road in Jamaica, VT is within the VT ANR mapped River Corridor; an area which represents the lateral land space needed for Ball Mountain Brook to achieve and maintain an equilibrium state. While allowable under the Town of Jamaica regulations, the redevelopment of the property represents additional investment in an area which is known to be hazardous. The areas immediately surrounding Pikes Falls Road were subject to destructive flooding during Tropical Storm Irene and additional investments should be made cautiously.

This permit is issued pursuant to ZBA conditional use determination for case 02-08. That decision may be appealed in accordance with provisions of 24 V.S.A., section 4471. This permit shall not become effective until the 15 day appeal period has passed or, if an appeal is properly filed, until the appeal has been adjudicated.

Dated at Jamaica, Vermont on 12/27/2018
By Louis A. Brusso, Jr.
Louis A. Brusso, Jr.
Flood Hazard Area Administrator

Cc: Andrew and Beata Hasaj