

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 an Administrative Flood Hazard Permit 2020-01. This permit applies to the lands identified in Book 121, page 373 of the land records of the Town of Jamaica, Vermont, as the subject of a deed to Tara Cosgriff and Jason Herrmann.

This permit specifically authorizes the permittee to build a Garage and Attached Porch on property located on 80 Town Shed Road in Jamaica, Vermont.

General

The structure is to be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the Structure during the occurrence of the base flood; see FEMA guidance "Managing Floodplain Development Through the NFIP":

<https://www.fema.gov/media-library/assets/documents/6029>.

Constructed with materials resistant to flood damage such as pressure treated lumber, see FEMA Technical Bulletin 2-08: Flood Damage Resistant Materials Requirements

<https://www.fema.gov/media-library/assets/documents/2655>

Constructed by methods and practices which will minimize flood damage

The permittee is not to bring any additional fill on to the property.

Attached Porch

The 2007 Jamaica Floodplain Regulations require that the attached porch meet the 'all development' standards found above including being adequately anchored to cement filled sono tubes to prevent flotation and constructed with materials resistant to flood damage. The area beneath the porch is to be kept open to allow for floodwater storage. Screening materials such as lattice would still allow for floodwaters to enter and exit the area beneath the porch.

Garage

Utilizing the guidance materials found in FEMA Technical Bulletin 7 (<https://www.fema.gov/media-library/assets/documents/3503>), a detached garage may be considered a low-cost accessory structure and can therefore be built with the lowest floor under the determined Base Flood Elevation (BFE) (a FEMA cross-section with a published BFE of 744.6' passes immediately east of the structure). The accessory structure should be built in compliance with the 'all development' standards listed above and should include louvered flood openings to allow for floodwaters to enter and exit the structure. The flood openings should be installed in compliance with FEMA and have the openings in line with the flow of water and on multiple walls when practical. The sill of the garage and all materials below the louvered flood openings should be built with materials resistant to flood

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damage such as pressure treated lumber. No water is to be brought to the garage. The Garage shall be used solely for the parking of vehicles and Storage, not for uses such as a workshop.

Much of the land area surrounding 80 Town Shed 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 additional development on the property represents additional investment in an area which is known to be hazardous. The area upstream was subject to destructive flooding during Tropical Storm Irene and additional investments should be made cautiously.

Please be aware that where local flood hazard regulations exceed the minimum NFIP requirements, the more restrictive regulations will apply. Additional federal, state, and local permits may be required; please contact a VT Agency of Natural Resources Permit Specialist for more information on other applicable environmental permits.

The decision of the Flood Zone Administrator may be appealed to the Jamaica Zoning Board of Adjustment by filing a notice of appeal with the Jamaica Town Clerk within 15 days of the date of issuance. 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 3/30/2020
By Louis A. Brusso, Jr.
Louis A. Brusso, Jr.
Flood Plain Zone Administrator

Cc: Tara Cosgriff and Jason Herrmann