

FEMA Information Regarding Proposed Changes

Wednesday, November 20, 2013 at 8:00 AM

PRELIMINARY FLOODPLAIN MAPS NOW AVAILABE FOR REVIEW

The Town of Wells received the *Preliminary Floodplain Map* amendments on November 5, 2013. There have been many changes from the existing maps that could affect you as a property owner.

The *Preliminary Flood Maps* are available on the Town of Wells website www.wellstown.org and go to the menu on the left hand side labeled "FEMA". We have also scanned the existing *Floodplain Maps* so that you can compare the changes.

You can also go on the FEMA website www.msc.fema.gov. The maps that you should look for on the website are:

23031C00579: it includes the areas of Harbor Road, Upperlanding Road to Drakes Island Road

23031C00581: it includes Skinner Mill Road up to Kennebunk town line

23031C00583: it includes the areas of Drakes Island, Jetty area, a small portion of Atlantic Avenue to Starboard Lane

23031C00587: it includes the areas of Atlantic Avenue, Mile Road, Eldridge Road, Ocean Avenue, to Furbish Road

23031C00588: Bourne Avenue to Ogunquit River and the Town limit of Wells

23031C00589: Furbish Road to Ogunquit Parking lot at the end of Ocean Avenue

Property owners will have 30 days until (December 5, 2013) to view the maps. Shortly thereafter, a Community Coordination Meeting with representatives from FEMA will be scheduled; it will explain the map publication and adoption process in detail. This meeting allows local residents/property owners to view and make comments on the maps, ask questions, and find out more information regarding their flood risk.

Community officials and others may object to the information presented in the *Preliminary Floodplain Maps* and FIS reports during the statutory 90 day appeal period provided by FEMA after issuance of the Preliminary materials at the Community Coordination Meeting. Any submitted data indicating that the flood hazard information proposed by FEMA is scientifically or technically incorrect, that meets the data requirements defined in Section 67.6 of the National Flood Insurance Program regulations, and that is submitted during the statutory 90-day appeal period will be considered an appeal. All submitted data or objections that do not meet the data requirements of Section 67.6 are referred to as comments. All appeals and comments must be submitted to the Town Manager.

After completion of the 90-day appeal period, FEMA will resolve all appeals and comments in coordination with the community officials and appellants before finalizing the *Floodplain Maps* and FIS report.

FEMA will then issue a letter of final determination, which establishes that the final flood hazard information is final.

The letter of final determination initiates the 6-month adoption/compliance period during which the community must adopt or amend its floodplain management regulations to reflect the flood hazard information shown on the *Flood Plain Maps* or demonstrate that it has valid floodplain management regulations in place that require no update.

The *Flood Plan Maps* and FIS report become effective at the end of the 6 month adoption/compliance period. The effective date is the date when flood insurance will be required for properties now within the "special flood hazard area" shown on the *Flood Plan Maps*. The final *Floodplain Maps* and FIS report will be available in the Code Enforcement/Planning Office at the Wells Town Hall as well as online through FEMA's Map Service Center at www.msc.fema.gov by the new effective date.

Unfortunately, we will not be sending additional information to you during this process, so please continue to stay active on the Town of Wells website at www.wellstown.org and go to the menu on the left hand side labeled "FEMA" for all updates as they become available to us, including meeting dates, times and locations.

FLOOD MAP CHANGES THAT COULD AFFECT YOUR PROPERTY IN THE FUTURE