



TOWN OF DURHAM
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Town Planner's Project Review
Wednesday, March 14, 2018

- XI. **Public Hearing - Amendments to Flood Hazard Overlay District**. Proposed amendments to zoning ordinance to require two feet of freeboard above the base flood elevation, to recommend (but not require) compliance with the standards of the overlay district for areas that are outside of the flood hazard area but within an advisory climate change risk area, and to make other minor changes. *Recommended action*: Initiate amendment if acceptable.
- I recommend that the board hold the public hearing, close the public hearing, determine which level of advisory climate change risk area should be included (low – 1 foot, moderate – 3.9 feet, or high – 6 feet), and vote to formally initiate the amendment, as appropriate.

One minor addition should be made in the section to be added at the beginning of the ordinance. **It is shown like this.** The purpose is to clarify which advisory climate change risk area map is used (whether low, moderate, or high) to facilitate reference in the future. This is a nonsubstantive addition for clarification only so the board may add it even though the public notice was posted earlier.

Advisory Climate Change Risk Areas. As a coastal community with significant waterfront property along Great Bay, Little Bay, and tidal portions of the Oyster River, the Town of Durham recognizes the future threats that climate change and projected sea level rise pose to the health, safety, and general welfare of its citizens. The Town of Durham, in its "Vulnerability Assessment of projected impacts from sea-level rise and coastal storm surge flooding" identified areas likely to be at risk to coastal flooding in the future under projections for rising sea-levels associated with global climate change. These areas may be subject to a higher likelihood of flood damage, and as base flood elevations change over time, may be added to FEMA special flood hazard areas in the future. The map titled "Advisory Climate Change Risk Areas" dated February 21, 2018 (for moderate level projected rise of 3.9 feet, as referred to on the map under Map Feature Notes) is declared to be an advisory and non-binding part of this ordinance and is hereby incorporated by reference. The Town of Durham recommends (but does not require) that landowners, homeowners, developers, and any parties seeking to build in lands designated as advisory climate change risk areas elevate proposed structures to the levels, and follow best practices, as presented herein. See subsection 175-83 C. below.