

PZC# 26-11

PZC Public Hearing Decision

Effective Date: October 16, 2026

To: Christine T. Gallagher, Town Clerk

From: Georgienna Driver, Town Planner (Consulting)

Date: October 6, 2026

Subject: PZC Decision regarding Text Amendment Revisions
For Flood Regulations

Per CGS 8-3, the Planning and Zoning Commission held a special meeting on Wednesday, September 30, 2026 at Noon in East Granby Town Hall Hearing Room and approved PZC# 26-11- Application for text amendments to update the zoning regulations for FEMA flood zone sections per NFIP 44 CFR Part 60.3 (d); Town of East Granby, Applicant;

Here is a copy of the approved wording to be incorporated into the East Granby Zoning Regulations.

The Effective Date of these changes is October 16, 2026.

Georgienna Driver, AZT 

Town Planner (Consulting)

Copy to:

File PZC#26-11

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TOWN CLERK
EAST GRANBY, CT

Approved Wording Changes:

*Color copy
is with Town
Clerk

Section I.C Definitions

Add word to- Substantial Improvement: Any combination... Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been previously identified by the local code enforcement official and which are the minimum necessary to assume safe living conditions;...

Section 111.D Flood Plain Regulations

Section III.D.3 Basis for Establishing the Special Flood Hazard Areas (SFHA)

Add dates- A. The Special Flood Hazard Areas (SFHA) identified by the Federal Emergency Management Agency (FEMA) in its Flood Insurance Study (FIS) for Hartford County, Connecticut dated November 13, 2026, and accompanying Flood Insurance Rate Maps (FIRM), dated November 13, 2026 (Panels 09003C0 182G, 184G, 191G, 192G, 194G, 201 G, 203G, 21 IG, 212G, 213G) and September 26, 2008 (Panels 09003C0 202F, 204F), and other supporting data applicable to the Town of East Granby, and may.....

Second paragraph- B. The SFHA includes area shown on the FIRM as Zones A and AE, including areas designates as a floodway on a FIRM. Areas of special flood hazard are determined utilizing the base flood elevation (BFE) provided on the flood profiles in the FIS for a community. BFEs provided on a FIRM are only approximate (rounded up or rounded down) and should be verified with the BFEs published in the FIS for a specific location. Also included in the SFHAs are areas of potential, demonstrable, or historical flooding, including any area contiguous with, but outside the areas of special flood hazard identified by FEMA, and where the land surface elevation is lower than the BFE as shown on the FIRM or in the FIS, and where the area is not protected from flooding by a natural or man-made feature. The FIRM and FIS are on file available for viewing at

the East Granby Town Clerk's Office located at Town Hall.

Section 12.b

Add wording- b. New construction and substantial improvement of any residential or non-residential structure shall have the lowest floor, including basement, elevated to one (1.0) foot above the BFE.

Complete replacement of subpart d- All new construction and substantial improvements shall have the bottom of all electrical, heating, plumbing, ventilation, and air conditioning equipment, appliances, fixtures and components, HVAC duct work and duct systems, and any other utility service equipment, facilities, machinery, or connections servicing a structure shall be elevated at least one (1.0) foot above BFE. This includes, but is not limited to, furnaces, oil or propane tanks, air conditioners, heat pumps, hot water heaters, ventilation duct work, washer and dryer hook-ups, electrical Junction boxes, and circuit breaker boxes. Connections or other equipment that must be located below the BFE plus one (1.0) foot elevation are permitted only when no other elevation alternative is available and provided they are designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of the base flood event. Electrical wiring systems that must be located below the BFE plus one (1.0) foot shall conform to the standards for wet locations