



Town of Topsham, Maine  
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## Floodplain Management

(Zoning Chapter 225-25)

### ARTICLE I - PURPOSE AND ESTABLISHMENT

Certain areas of the Town of Topsham, Maine are subject to periodic flooding, causing serious damages to properties within these areas. Relief is available in the form of flood insurance as authorized by the National Flood Insurance Act of 1968.

Therefore, the Town of Topsham, Maine has chosen to become a participating community in the National Flood Insurance Program, and agrees to comply with the requirements of the National Flood Insurance Act of 1968 (P.L. 90-488, as amended) as delineated in this Floodplain Management Ordinance.

It is the intent of the Town of Topsham, Maine to require the recognition and evaluation of flood hazards in all official actions relating to land use in the floodplain areas having special flood hazards.

The Town of Topsham has the legal authority to adopt land use and control measures to reduce future flood losses pursuant to Title 30-A MRSA, §§ 3001 through 3007, 4352, 4401 through 4407, and Title 38 MRSA § 440.

The National Flood Insurance Program, established in the aforesaid Act, provides that areas of the Town of Topsham having a special flood hazard be identified by the Federal Emergency Management Agency and that floodplain management measures be applied in such flood hazard areas. This section establishes a flood hazard development permit system and review procedure for development activities in the designated flood hazard areas of the Town of Topsham, Maine.

The areas of special flood hazard, Zones A and AE, are identified by the Federal Emergency Management Agency in a report entitled "Flood Insurance Study - Town of Topsham, Maine, Sagadahoc County," dated October 16, 1987, with accompanying "Flood Insurance Rate Map" dated October 16, 1987, which are hereby adopted by reference and declared to be a part of this section.

### ARTICLE II - PERMIT REQUIRED

Before any construction or other development (as defined in Article XIV), including the placement of manufactured homes, begins within any areas of special flood hazard established in Article I, a flood hazard development permit shall be obtained from the Code Enforcement Officer except as provided in Article VII. This permit shall be in addition to any other permits which may be required pursuant to the codes and ordinances of the Town of Topsham, Maine.

#### ARTICLE IV - APPLICATION FEE AND EXPERT'S FEE

A nonrefundable application fee of \$25 shall be paid to the Town Clerk and a copy of a receipt for the same shall accompany the application.

An additional fee may be charged if the Code Enforcement Officer, Planning Board and/or Board of Appeals need the assistance of a professional engineer or other expert. The expert's fee shall be paid in full by the applicant within 10 days after the town submits a bill to the applicant. Failure to pay the bill shall constitute a violation of the ordinance and be grounds for the issuance of a stop work order. An expert shall not be hired by the municipality at the expense of an applicant until the applicant has either consented to such hiring in writing or been given an opportunity to be heard on the subject. An applicant who is dissatisfied with a decision to hire expert assistance may appeal that decision to the Board of Appeals.

***These are only a few of the Articles within the Floodplain Management chapter, please see chapter 225-25 ; Code of The Town of Topsham, for the complete text.***