

City of Auburn, Maine
"Maine's City of Opportunity"
Office of Planning & Permitting

June 21, 2012

Dear Property Owner,

The Federal Emergency Management Agency (FEMA) recently published revised floodplain maps for Androscoggin County. As a result, floodplain designations for some properties in Auburn have been reclassified. Some properties may now fall within a more stringent floodplain zone, while others may have been removed from previously identified floodplain areas. One substantial change is a lower flood elevation around Taylor Pond (246').

This letter has been sent to 1,400 owners of land in Auburn either currently mapped within or proposed to be mapped within the 100-year flood zone. Due to this large number of property owners, we have created a webpage to help you access the information needed to determine how the map changes may affect your property.

The proposed FEMA Flood Insurance Rate maps (FIRM) are posted for viewing on the City's website at <http://auburnmaine.org/> and by clicking the link under News, entitled: FEMA Flood Map Update & 90 Day Appeal Process Beginning June 7, 2012 - More Info. The directions on that site will help you search for your property and compare the current flood map to the proposed flood map. There is also a spreadsheet with the changes to each property estimated based on mapping information. The City has striven to provide an accurate analysis on that list, but property owners should view the maps to be sure of any changes. Additional information and resources are also linked to the webpage to help answer any questions.

The FIRMs may also be accessed in the City's Planning and Permitting Department, located on the 1st floor of Auburn City Hall.

June 7th, 2012 marked the beginning of a ninety-day period for property owners to appeal FEMA's proposed floodplain designations if they disagree with the map boundaries or Base Flood Elevations (BFEs). FEMA published the notice in the local newspaper as required by law, but the City Council and staff are mailing this notice to ensure awareness of the changes. FIRMs are used to determine if flood insurance is required for loans and to set insurance rates. By federal rule, any appeal must be based on scientific and/or technical information. The criteria for appeals are in a document entitled "Criteria for Appeals of FIRMs" which is available on the above-listed website.

If you determine your property may have been inappropriately included within a floodplain designation, it is incumbent upon you to file an appeal with the City of Auburn no later than

August 22, 2012, and earlier filings are strongly encouraged. For filing an appeal, please click on the [Flood Appeal Form](#) on the website. Completed appeal forms should be filed with:

Eric Cousens
City of Auburn
60 Court Street
Auburn, Maine 04210
(207) 333-6601, ext. 1154

ecousens@auburnmaine.gov

While the City will continue to attempt to determine if FEMA's floodplain designations are accurate, it is critical for individual property owners to assess their own situation in order for any desired appeal to be filed in a timely fashion. Therefore, in order to protect your interests adequately, it is important to identify and review your property's floodplain designation according to the method outlined above.

A **public informational meeting is scheduled for July 11, 2012** in the City Council Chambers of Auburn City Hall, located at 60 Court Street, Auburn, Maine, to discuss FEMA's proposed changes as well as the appeal process. State Officials and FEMA Staff will be in attendance to explain their map changes and how the City and its property owners can ensure that the appeal process meets local needs as based on local knowledge. Please feel free to call or email with questions.

Sincerely,

Eric Cousens, City Planner / Director of Planning and Permitting