

# City of Auburn, Maine

*"Maine's City of Opportunity"*

## Office of Planning & Permitting

April 23, 2013

Dear Property Owner,



The Federal Emergency Management Agency (FEMA) published revised floodplain maps for Androscoggin County in June of 2012. As a result, proposed floodplain designations for some properties in Auburn were reclassified on the draft maps. Some properties now fall within a more stringent floodplain zone, while others may have been removed from previously identified floodplain areas. One substantial change is an approximately 1 foot lower flood elevation around Taylor Pond. This letter is being sent to you because City records indicate that you own property that is currently mapped as being located within or proposed to be mapped within the 100-year flood zone. Last summer a notice was sent to property owners and was followed by a number of public meetings to provide local comments and information for FEMA to consider in revising the maps. Those maps have been finalized by FEMA and will become effective in July 2013. The next phase of this process is for local adoption of the flood maps by the City. If we wish to continue to participate in the National Flood Insurance Program (NFIP), the local adoption of the maps is mandatory. This letter is being sent to over 1400 property owners. Due to the large number of property owners we have created a web page to help you access the information you need to determine how the map changes affect your property (ies).

The proposed FEMA Flood Insurance Rate (FIRM) maps are posted for viewing on the City's website at <http://www.auburnmaine.gov/Pages/Government/Floodplain-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 spread sheet with the changes to each property estimated based on mapping information. We made every effort to provide an accurate analysis on that list, but property owners need to view the maps to be sure of the changes. The maps may also be accessed in the City's Planning and Permitting Department, located on the 1st floor of Auburn City Hall between 8am and 4:30pm, M-F. If the maps indicate that the floodplain is close to any structures on your property you are encouraged to view the official paper copies of the maps. Additional information and resources are also linked to the web page to help answer any questions.

FEMA published notices in the local newspaper as required by law, but City Council and staff wanted to mail an additional notice ensure awareness of the changes. FIRMs are used to determine if flood insurance is required for loans and to set insurance rates. The City of Auburn participates in the NFIP to ensure that property owners have access to the Federal Insurance Program. The City also participates in the Community Rating System program to allow for discounted insurance rates throughout the City by meeting Federal flood damage prevention and education requirements.

The process for the current and final phase of the map adoption process will be as follows. You are invited to participate in any of the public meetings or contact the Planning and Permitting Office or State Floodplain Management Program Office for information or questions.

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**May 2, 2013 at 6PM**

Community Room, 2<sup>nd</sup> Floor of Auburn City Hall, 60 Court Street Auburn, Maine 04210  
Joint Auburn/Lewiston and surrounding communities of Androscoggin County Public Outreach Meeting hosted by State and FEMA Staff to cover the following topics and answer questions:

- Insurance availability and policy changes
- Community resilience and hazard mitigation
- Floodplain map availability
- Letters of Map amendment

**May 14, 2013 6PM Auburn Planning Board Meeting**

City Council Chambers at Auburn City Hall, 60 Court Street, Auburn Maine 04210  
Public discussion and public hearing regarding proposed floodplain zoning map changes and forward a recommendation to the Auburn City Council.

**May 20, 2013 5:30PM City Council Workshop**

City Council Chambers at Auburn City Hall, 60 Court Street, Auburn Maine 04210  
Workshop with Council to discuss the proposed maps and the Planning Board Recommendation. This is just an introduction to the subject and no action expected at this meeting. Workshops don't provide an opportunity for public input but the meeting following the workshop at 7pm will have an open session for anyone wishing to speak to the Council.

**June 3, 2013 7pm City Council Meeting**

City Council Chambers at Auburn City Hall, 60 Court Street, Auburn Maine 04210  
The Council will discuss the proposed maps and the Planning Board Recommendation. This is a public reading and public input is requested from anyone wishing to speak to the Council about this subject to help the Council make a decision.

**June 17, 2013 7pm City Council Meeting**

City Council Chambers at Auburn City Hall, 60 Court Street, Auburn Maine 04210  
The Council will discuss the proposed maps and the Planning Board Recommendation. This is a second and final public reading, public hearing and public input is requested from anyone wishing to speak to the Council about this subject to help the Council make a decision.

Please feel free to call or email Sue Baker or myself with any questions.

Sincerely,



Eric Cousens, City Planner / Director of Planning and Permitting

## As someone who owns property in a Flood Zone, you should be aware of the special risks to your property!

While most people understand the risk of damage to their contents and belongings from high water levels present during a flood, many overlook the possibility of structural damage to buildings from rapidly flowing waters, damage to electrical and heating systems from basement flooding, and the damage associated from waterborne contamination and/or sewerage.

Many property insurance policies do not cover the cost of damage caused by flooding. Double check your insurance coverage if you have any questions.

Below are tips for both the owners of property within the Flood Zone and for the families residing in those properties.

**Landowners: Please distribute this information to your tenants.**

### Tips for Owner Occupants and Tenants

#### **Basic Preparation:**

- Confirm insurance coverage.
- Inventory (photograph) belongings.

#### **Get a Kit:**

- Personal papers, medications, cash, etc.
- Family Evacuation Go-Kit.
- Pet Evacuation Kit.

#### **Make a Plan:**

- As feasible, move belongings to higher floor or to a secure off-site location.
- Fuel all vehicles in case you have to evacuate suddenly.
- Family Communications Plan.
- Get away plans:
  - Escape Routes.
  - Location of opened Emergency Shelters.
  - Family, friends, other private accommodations where you may stay.
- School/Daycare disaster plans:
  - Where and when to pick up kids.

#### **Stay Informed:**

- Battery operated radio.
- Community Access TV.
- City web site.

### Tips for Building Owners

#### **Basic Preparation:**

- Know your legal responsibilities to your tenants.
- Confirm insurance coverage.
- Inventory (photograph) property and infrastructure.
- Secure, and wherever feasible raise hot water heaters, fuel tanks, furnaces, electrical panels and other infrastructure

#### **Organize all of your documents:**

- Current updated tenant contact information.
- Insurance contracts and contact information.
- Inventory of property and infrastructure.

#### **Make a Plan:**

- Inspect properties.
  - Note/photograph recent improvements
  - Secure/remove any found hazards (fuel cans, paints, insecticides, etc.)
- List of contractors qualified to do any necessary repairs.

#### **Stay Informed:**

- Monitor access to property.
- Battery operated radio.
- Community Access TV.
- City web site.

For more information about Flood Safety contact:

**Androscoggin Unified Emergency Management Agency**

207-784-0147 [www.androscogginema.org](http://www.androscogginema.org)