

South Bethany Charter and Code Committee Report
March 2, 2024
Submitted By Robert Biciocchi, Chair

On February 22, 2024 the Committee met to discuss at the direction of Council the topic of Inconsistencies in the Code wrt the Flood Plain Ordinance. The Town was advised by FEMA of the reporting requirements in order to secure continued FEMA Flood Insurance coverage eligibility.

The purpose of our session was to review and advise on submitted language changes to the Code Building Permits requirements in order to comply with the current FEMA mandate. The proposed language change to the Town Code would require filing and approval of a Town Permit for any Building related activity to homeowners residences by the homeowner or hired contractor. This would apply to both remedial repairs and new construction of all kinds pertaining to the residential property in the entirety. The Town would then have a record of these repairs by Permit for each residential property available to FEMA upon request.

Additionally, the proposed language changes would remove areas of conflicting instructions that exist in the Code on this topic of when a Building Permit is required.

The Code changes were reviewed by the Committee and submitted for the planned 1st Reading to Council in the upcoming March 7, 2024 session.