



PLANNING & ZONING COMMISSION
Canton, Connecticut Inc. 1806
4 Market Street, Collinsville, Connecticut 06022

PLANNING & ZONING COMMISSION APPROVAL/CERTIFICATE OF ACTION
FILE 156; APLN 2595

September 14, 2026

RE: **File 156; Apln 2605;** Zoning Regulation Amendments; Proposed update to Fence Orientation; Section 470-707B – Fence and walls; Canton Planning and Zoning Commission, owner/applicant

At a Special Meeting on Wednesday, August 26, 2026, the Canton Planning and Zoning Commission voted on the above referenced item.

MOTION: Commissioner Vogel **MOVED**, that the Canton Planning and Zoning Commission does hereby **APPROVE File 156; Apln 2595;** Zoning Regulation Amendments; Proposed update to Floodplain Management Regulations to meet FEMA Standards; Section 470-602.C – Applicability, Section 470-602.D – Definitions, Section 470-602.H(2)(d) – Standards; Canton Planning and Zoning Commission, owner/applicant.

This approval is made, in part, based on the Commission's review of and reliance upon testimony received at a Public Hearing commenced on August 26th, 2026, and closed on that date, and the following documentation submitted by the applicant or others during the proceedings on the application:

Exhibits #

1. Zoning Text Amendment Application – **File 156; Apln 2595;** Zoning Regulation Amendments; Proposed update to Floodplain Management Regulations to meet FEMA Standards; Section 470-602.C – Applicability, Section 470-602.D – Definitions, Section 470-602.H.(2)(d) – Standards; Canton Planning and Zoning Commission, owner/applicant
2. CTDEEP Flood Regulations Canton Letter, dated 5/13/26
3. FEMA Notice with Map Actions, dated 5/13/26
4. FEMA Notice. Dated 5/13/26
5. Email from Diane Ifkovic, CTDEEP, dated 5/19/26
6. CRCOG Referral Form, dated 7/27/26
7. CRCOG Referral Form receipt, dated 7/27/26
8. NHCOG Referral Email and Receipt, dated 7/27/26
9. Town Clerk Letters, dated 7/27/26
10. 8/26/26 Special Public Hearing Notice
11. NHCOG Regional COG Land Use Referral Response, dated 8/10/26
12. FEMA Letter from Rachel Sears, Director, dated 8/5/26
13. Staff Report from Neil S. Pade AICP, dated 8/19/26

This approval is granted because the Commission finds that the application, as modified by this approval, results in regulation's that are consistent with the requirements of CGS § 8-2, and does not conflict with the comprehensive plan of the community, or Plan of Conservation and Development.

As part of the granting of this approval the following modifications to the text, that were raised and evaluated as part of the public hearing, are hereby approved:

1. Amend proposed Section 470-602.D Definitions amend Substantial Improvement - to read, **"SUBSTANTIAL IMPROVEMENT"** removed text "Any alteration of a "historic structure," and capital Provide.
2. Amend proposed Section 470-602.H(2)(d) "provided," from the 5 line from the bottom to read "provided".

This approval is effective November 13th, 2026.

SECONDED BY: Commissioner Trionfini

VOTE: Passed unanimously.

Adopted on August 26, 2026
Effective on November 13, 2026

Article 6:

Existing 470-602C. Applicability:

- (1) General provisions. The establishment of the Floodplain Overlay District is based the identification of the areas of special flood hazard by the Federal Emergency Management Agency (FEMA) in its Flood Insurance Study (FIS) for Hartford County, Connecticut, dated September 28, 2008, with accompanying Flood Insurance Rate Maps (FIRM) and other supporting data, and adopted into the Zoning Regulations of the Town of Canton on September 26, 2008.
- (2) This regulation shall apply to all areas of special flood hazard (SFHA) within the jurisdiction of the Town of Canton.
- (3) The FIRM and the FIS for Canton, as defined in § 470-602D, including any subsequent revisions thereto, are made a part of these regulations by reference.
- (4) The FIRM panels that apply to Canton include the following: 09003C0167F; 09003C0168F; 09003C0169F; 09003C0301F; 09003C0304F; 09003C0306F; 09003C0307F; 09003C0308F; 09003C0309F; 09003C0315F; 09003C0316F; 09003C0317F; 09003C0326F; and 09003C0328F.
- (5) Copies of the aforementioned FIS and its accompanying FIRM are on file in the office of the Town Clerk, Town of Canton.
- (6) All floodway-related information, including floodway limit lines, and all elevation-related information, including base flood elevations (BFE), presented in the FIS or on the FIRM, including any revisions or amendments thereto duly issued by FEMA, shall take regulatory precedence over all other related information (until such time as FEMA may duly issue an amendment or revision based on, incorporating, or otherwise relating to any such other related information, should such issuance occur). In general, BFE data contained in the FIS shall have precedence over BFE data shown on the FIRM.
- (7) SFHA limits as presented on the FIRM, or as may be or have been subsequently revised by FEMA, shall take regulatory precedence over all other related information for all matters relating to structures and insurance (until such time as FEMA may duly issue an amendment or revision based on, incorporating, or otherwise relating to any such other related information, should such issuance occur). The same shall apply to other applications of the SFHA limits under these floodplain management regulations except, and only to the extent any such exception may be applicable, in particular situations where SFHA data may be incomplete or information used to derive such data may have been rendered inaccurate or superseded by more accurate information. Section 470-602E of these regulations sets forth the situations where such exceptions may be applicable and the provisions associated therewith.

Proposed 470-602C. Applicability:

- (1) General provisions. The establishment of the Floodplain Overlay District is based the identification of the areas of special flood hazard by the Federal Emergency Management Agency (FEMA) in its Flood Insurance Study (FIS) for Hartford County, Connecticut, dated November 13, 2026, with accompanying Flood Insurance Rate Maps (FIRM) and other supporting data, and adopted into the Zoning Regulations of the Town of Canton on November 13, 2026.

(2) This regulation shall apply to all areas of special flood hazard (SFHA) within the jurisdiction of the Town of Canton.

(3) The FIRM and the FIS for Canton, as defined in § 470-602D, including any subsequent revisions thereto, are made a part of these regulations by reference.

(4) The FIRM panels that apply to Canton include the following: 09003C0164G; 09003C0166G; 09003C0167G; 09003C0168G; 09003C0169G; 09003C0302G; 09003C0304G; 09003C0306G; 09003C0307G; 09003C0308G; 09003C0309G; 09003C0315G; 09003C0316G; 09003C0317G; 09003C0326G; and 09003C0328G.

(5) Copies of the aforementioned FIS and its accompanying FIRM are on file in the office of the Town Clerk, Town of Canton.

(6) All floodway-related information, including floodway limit lines, and all elevation-related information, including base flood elevations (BFE), presented in the FIS or on the FIRM, including any revisions or amendments thereto duly issued by FEMA, shall take regulatory precedence over all other related information (until such time as FEMA may duly issue an amendment or revision based on, incorporating, or otherwise relating to any such other related information, should such issuance occur). In general, BFE data contained in the FIS shall have precedence over BFE data shown on the FIRM.

(7) SFHA limits as presented on the FIRM, or as may be or have been subsequently revised by FEMA, shall take regulatory precedence over all other related information for all matters relating to structures and insurance (until such time as FEMA may duly issue an amendment or revision based on, incorporating, or otherwise relating to any such other related information, should such issuance occur). The same shall apply to other applications of the SFHA limits under these floodplain management regulations except, and only to the extent any such exception may be applicable, in particular situations where SFHA data may be incomplete or information used to derive such data may have been rendered inaccurate or superseded by more accurate information. Section 470-602E of these regulations sets forth the situations where such exceptions may be applicable and the provisions associated therewith.

Existing 470-602 D. Definitions:

Substantial Improvement-

Any alteration of a "historic structure," provided that the alternation will not preclude the structure's continued designation as a "historic structure."

Any combination of repairs, reconstruction, or improvement of a structure, taking place during a ten-year period, in which the cumulative cost equals or exceeds 50% of the market value of the structure as determined at the beginning of such ten-year period, before the "start of construction" of the improvement. This term includes structures that have incurred "substantial damage" regardless of the actual repair work performed. For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. This term does not include either:

(1) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or

(2) Any alteration of a "historic structure," provided that the alternation will not preclude the structure's continued designation as a "historic structure."

Proposed 470-602 D. Definitions:

SUBSTANTIAL IMPROVEMENT

Provided that the alternation will not preclude the structure's continued designation as a "historic structure."

Any combination of repairs, reconstruction, or improvement of a structure, taking place during a ten-year period, in which the cumulative cost equals or exceeds 50% of the market value of the structure as determined at the beginning of such ten-year period, before the "start of construction" of the improvement. This term includes structures that have incurred "substantial damage" regardless of the actual repair work performed. For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. This term does not include either:

- (1) 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 assure safe living conditions; or
- (2) Any alteration of a "historic structure," provided that the alternation will not preclude the structure's continued designation as a "historic structure."

Existing 470-602 H.(2)(d) Standards:

Constructed with electrical, heating, ventilation, plumbing, air conditioning equipment, HVAC ductwork, and other service facilities, or any machinery or utility equipment or connections servicing a structure shall be elevated to or above the base flood elevation (BFE) to prevent water from entering or accumulating within the components during conditions of flooding. This includes, but is not limited to, furnaces, oil or propane tanks, air conditioners, heat pumps, hot water heaters, ventilation ductwork, washer and dryer hook-ups, electrical junction boxes, and circuit breaker boxes.

Proposed 470-602 H.(2)(d) Standards:

Constructed with electrical, heating, ventilation, plumbing, air conditioning equipment, HVAC ductwork, and other service facilities, or any machinery or utility equipment or connections servicing a structure shall be elevated to one foot (1.0 ft) above the base flood elevation (BFE) to prevent water from entering or accumulating within the components during conditions of flooding. This includes, but is not limited to, furnaces, oil or propane tanks, air conditioners, heat pumps, hot water heaters, ventilation ductwork, 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 foot (1.0ft) 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 buoyancy, during the occurrence of the base flood event. Electrical wiring systems that must be located below the BFE plus one foot (1.0 ft) shall conform to the standards for wet locations.