

TOWN OF LEMINGTON

All-Hazards Mitigation Plan



Town of Lemington
Selectboard
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Prerequisites

Certificate of Local Adoption

Town of Lemington

A Resolution Adopting the All-Hazards Mitigation Plan

WHEREAS, the Town of Lemington has worked with the Northeastern Vermont Development Association to identify hazards, analyze past and potential future losses due to natural and human-caused disasters, and identify strategies for mitigating future losses; and

WHEREAS, the Lemington All-Hazards Mitigation Plan contains recommendations, potential actions and future projects to mitigate damage from disasters in the Town of Lemington; and

WHEREAS, a meeting was held by the Lemington Selectboard to formally approve and adopt the Lemington All-Hazards Mitigation Plan as an annex to the Northeastern Vermont Development Association's (NVDA) All-Hazards Mitigation Plan.

NOW, THEREFORE BE IT RESOLVED that the Lemington Selectboard adopts The Lemington All- Hazards Mitigation Plan Annex as well as the associated NVDA All-Hazards Mitigation Plan.

Date

Selectboard Chair

Selectboard Member

Selectboard Member

Selectboard Member

Selectboard Member

Attested to by Town Clerk

Section One - Planning Process

1.1 Introduction and Purpose

This Annex, when used with the appropriate sections of the basic NVDA All-Hazards Plan, is an All-Hazards Mitigation Plan for the Town of Lemington. The purpose of this plan is to assist the Town of Lemington to identify all hazards facing the community and identify strategies to begin reducing risks from identified hazards. A Pre-Disaster Mitigation Planning Grant to the Northeastern Vermont Development Association (NVDA) assisted the Town of Lemington in preparing this plan.

The impact of expected, but unpredictable natural and human-caused events can be reduced through community planning. The goal of this plan is to provide all-hazards local mitigation strategies that make the communities in northeastern Vermont more disaster resistant.

Hazard mitigation is any sustained action that reduces or eliminates long-term risk to people and property from natural and human-caused hazards and their effects. Based on the results of previous efforts, FEMA and state agencies have come to recognize that it is less expensive to prevent disasters than to get caught in a repetitive repair cycle after disaster have struck. This plan recognizes that communities have opportunities to identify mitigation strategies and measures during all of the other phases of Emergency Management – Preparedness, Response, and Recovery. Hazards cannot be eliminated, but it is possible to determine what they are, where they might be most severe and identify local actions that can be taken to reduce the severity of the hazards.

Hazard mitigation strategies and measures alter the hazard by eliminating or reducing the frequency of occurrence, avert the hazard by redirecting the impact by means of a structure or land treatment, adapt the hazard by modifying structures or standards or avoid the hazard by stopping or limiting development and could include projects such as:

- Flood proofing structures
- Tying down propane/fuel tanks in flood prone areas
- Elevating structures
- Identifying high accident locations
- Monitor and protect drinking water supplies
- Enlarge or upgrade culverts and road standards
- Proactive local planning
- Ensuring that critical facilities are safely located
- Providing public information

1.2 About Lemington

Population: 109
Median Housing Value: \$71,887

Essex County
Chartered: June 29, 1762
Area: 22,336 Acres
Coordinates (Geographic Center): 71°33'W 44°51'N
Altitude ASL: 1,015 feet
Population Density (persons per square mile):
Tax Rate: \$1.2682 ('98)
Equalized Value: \$9,274,219 (03)

1.3 Community Background and History¹

The Town of Lemington is located in the Connecticut River Valley in northeastern Essex County and has a total area of 22,336 acres. It is bordered on the east by the Connecticut River and Colebrook, New Hampshire, on the north by Canaan, Vermont, on the west by Averill, Vermont, and on the south by Bloomfield, Vermont. It is located approximately seven miles south of Lemington Village, and eight miles south of the Canadian border.

Most of the land area in Lemington is hilly and forested with the exception of the lands bordering Route 102 and the Connecticut River. It is sparsely settled, with a population of 109 (2003 Estimate). Most of the residents of Lemington work and shop in the neighboring communities of Canaan and Colebrook, NH. Agriculture and forestry are the primary economic activities.

The Town of Lemington is particularly noted for Mt. Monadnock, the Columbia Covered Bridge, and a natural beauty, which is typical of the communities in the Upper Connecticut River Valley.

Almost 95% of the land in Lemington is forested, being mostly hardwood with an occasional stand of softwood. Most of this land is owned by a paper company or in conservation, and is in various stages of growth and harvest. Harvesting practices have been conducted in such a way as to allow multiple uses of the forests for activities such as hunting, hiking and fishing. Continued use of Lemington's woodlands for commercial forestry purposes is in the best interest of the town. However, certain forested lands, particularly those with moderate slope and adjacent to existing town roads, are suitable for scattered year round dwelling units and hunting and fishing camps.

There are approximately 40 families residing permanently in Lemington in single-family detached dwellings. The largest concentration of dwellings is along Route 102 in the vicinity of the Colebrook Bridge. The remainder of the dwelling units are scattered throughout the eastern and central portions of the town. The western portion of Lemington lacks access and is uninhabited. There are also approximately fifteen camps generally located in isolated areas throughout the town used for seasonal occupancy.

Due to the fact that Lemington is a small community, it has no schools of its own. Both elementary and secondary school students attend school in Colebrook, NH or Canaan. Presently, there are approximately 15-20 students in elementary and secondary grades. Lemington pays

¹ Excerpts from the Lemington Town Plan 1995

tuition for each of its' school children. Lemington is also responsible for the cost of transporting students to school.

There are 16.2 miles of public road in the Town of Lemington, 7.3 miles of which are Vermont State Highway Route 102 and 3 miles are Class IV roads that are not maintained. Since Lemington has only 5.9 miles of road to maintain, it contracts on a yearly basis for plowing and grading. This arrangement has proved satisfactory, and will probably continue into the foreseeable future.

There are no central water supply or sewage disposal systems in Lemington. Individual homeowners rely on springs and/or wells for their water. Specifically, 24 families have springs, 13 have dug or driven wells, and two use a combination of spring and well water. Residents dispose of their sewage by the septic tank/leach field method.

Only one or two minor water supply or sewage disposal problems have been experienced. It is expected that present and future residents of Lemington will continue to rely on individual springs or wells for their water supply, and on site sub-surface disposal for their sewage.

Lemington has an arrangement with the Colebrook Volunteer Fire Department for fire protection. The Colebrook Department has approximately 30 volunteers and five trucks; three pumpers, one ladder truck and one water truck. The cost of fire protection is borne by the town, and is paid by an initial fee and on an hourly rate basis. Present arrangements for fire protection are judged to be excellent. The only possible improvement could be to insure adequate water supplies in the remote parts of Lemington. Canaan also provides for backup mutual aid.

Police protection is provided by the Essex County Sheriff's Department.

Residents use the Upper Connecticut Hospital in Colebrook, NH as their primary health service. There are no day care centers, nursing homes or special needs populations at this time.

The shelter for the community is at the Town Clerk's Office.

Section Two - Risk Assessment

2.1 Identify Hazards

Meeting Date: 8/18/04

Meeting Attendees: Norman Tallmage - Town Clerk, Murray Duke – Local Emergency Management Coordinator, Joe Daley- (Local Emergency Management Coordinator, Fire Warden, Selectboard Chair, and Road Foreman)

Lemington local officials have identified several hazards that are addressed in this Annex. These were identified through interviewing the Town Clerk and the Selectboard/Road Commissioner/Local Emergency Management Coordinator. These individuals have a thorough knowledge of the community through many years of direct involvement in community issues. Reviewing the past history was instrumental in determining the vulnerability of the community.

Table 2-A Hazard Inventory and Risk Assessment

Possible Hazard	Likelihood	Impact	Community Vulnerability	Most Vulnerable
Tornado	Low	Low	Low	Structures
Flood	Low	Low	Low	Infrastructure.
Flash Flood	Low	Low	Low	Erosion on roads
Hazardous Materials	Low	Low	Low	Roads, water supply
Radiological Incident	Low	Low	Low	Residents
Structure Fire	Low	Low	Low	Residences
Power Failure	Low/Med	Medium	Low	Residences, approx. < 1 hour
Winter Storm/Ice	Low	Low	Low	Residences, businesses
High Wind	Low	Low	Low	Trees down, loss of power
Aircrash	Low	Low	Low	Site specific
Water Supply Contamination	n/a			Rivers.
Hurricane	Low	Low	Low	Power lines, residences
Earthquake	Low	Low	Low	Site specific
Dam Failures	Low	High *	High *	Residences (*Murphy Dam)
Drought	Low	Low	Low	Water supply
Chemical or Biological Incident	Low	Low	Low	Site specific
Highway Incidents	Low	Low	Low	Site specific
Wildfire/Forest Fire	Low	Low	Low	Farms, sugarbushes, residences
Landslide	Low	Low	Low	Site specific
School Safety Issues	Low	Low		Students, teachers, hostage issues
Terrorism (Lemington, Colebrook)	Low	Low	Low	Residents, businesses, local officials

The highest risk to Lemington is a potential failure of the Murphy Dam upstream on the Connecticut River.

2.2 Profiling Hazards²

Only those hazards that are considered having the highest vulnerability in Lemington will be profiled below. While those not being profiled are still important, they are considered a lower threat to the community where damage would be minimal.

2.2.1 Flood History

The Town of Lemington does not have a history of flooding in the last 16 years but does have historical flooding experience. The summer of 2004 saw some road damage along Route 102 in Canaan, just north of Lemington. This section of road was repaired through the Vermont Agency of Transportation. The stretch of the Connecticut River which winds slowly past Lemington is particularly scenic. In addition, the Connecticut floods periodically, and much of the land lying to the east of Route 102 is floodplain. Minor flooding due to the spring run-off occurs along the

² Excerpts from the Lemington Town Plan 1995

banks of its tributaries, particularly Mill Brook. Ice jams are frequent along the Connecticut River especially at bridge locations. There is usually no other significant flooding except some erosion on dirt roads. See the dam section below for more discussion on threat from flooding from a possible dam failure from the Murphy Dam in Pittsburg, NH.

Around 1820, a toll bridge was built near the Cone farm in Columbia, but it was swept away by a flood in 1840. In 1844, the Columbia Union Toll Bridge Company, on the basis of a 1799 Charter issued by the legislature to Esquire Eliah DeForest, built a bridge by selling shares from \$11 to \$15 each. The Columbia Union Toll Bridge was destroyed by heavy winds in the early 1890's and another bridge was built by Jonathan Osgood. This bridge burned in 1910 and was replaced by the present bridge built sometime in 1912 by Charles Babbit.

FEMA Declarations and Funding

Town	NFIP
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Lemington	YES
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There has been no FEMA damage in Lemington

2.2.2 Hazardous Materials

The only likely place for a hazardous material incident would be along Route 102. There are no fixed hazardous materials sites in Lemington and there have been no incidents to date.

2.2.3 Structure Fire

Structure fires are rare in Lemington. Colebrook would respond and Canaan would back them up if necessary.

Forest fires are concern. There is a high potential for forest fires due to lack of logging and dead brush in the forested areas.

2.2.4 Power Failure/Severe Weather

Vermont Electric Cooperative is the electric power supplier to the Town of Lemington. Power failures are frequent at about once per month and usually for 1-2 hours. Although this is an inconvenience, it is not a major problem because residents are self-reliant. Most of the power outages are caused by high winds, heavy snow and/or ice.

2.2.5 Dam Failures

Above Lemington and part of the Connecticut River system, is the Murphy Dam, a large earthen dam of Lake Francis, built approximately 70 years ago that impounds a large expanse of the river. This dam is monitored 24 hours per day and is perhaps the highest risk to the communities downstream including Lemington which is just 21.4 miles downstream. An inundation plan is on file with the State of New Hampshire, State of Vermont, and all towns below the dam for 81 miles until the Centennial Mill Dam is reached in Gilman, VT. Should this dam fail, it is estimated that within 3.4 hours to 9 hours would reach Lemington. The peak flow would be 27 feet above the 100-year flood limit. An early warning system is needed to address this potential disaster. Presently, a warning would be dispatched through Derby and there may be a lag time depending on accurate warnings from above the Murphy Dam.

2.3 Vulnerability: Overview

In terms of vulnerability, Lemington rated flooding as the most likely threat to their community. Mitigation strategies are identified for the highest priority projects in Section Three. Only those hazards that were identified as a high risk to the town were profiled. While other types of hazards may cause smaller problems for the community, they are a lower risk.

2.4 Identifying Structures

It is difficult to estimate the total number of structures in the 100-year limit of the FIRM identified floodplain as those maps do not accurately match up to the E911 maps that are based on the structures' geographical location (latitude and longitude). However, it can be estimated that there are approximately 10 structures in or near the flood areas depicted on the NFIP maps. The most vulnerable areas are along the Connecticut River and the bridges that cross over to New Hampshire. In a Murphy Dam failure, there are approximately 25 structures that would be impacted.

2.5 Estimating Potential Losses

Future losses should be lessened through mitigation of the repetitively flooded properties, most of which are roads, bridges and culverts. The FIRM maps are not compatible with the GIS maps containing contour, rivers, roads and structures and it is not possible to estimate the amount of potential loss at this time. It is recommended that the NFIP maps be redone using the Vermont Geographic Information System standards based on orthophoto mapping. The Median Housing Value (MHV) for Lemington in 2003 was \$71,887. The Equalized Value for all properties in Lemington in 2003 was \$9,274,219. If one percent (1%) of all properties in Lemington were damaged, the value would be assessed at \$9,274. There have been no FEMA damages over the past 16 years so the damage is not expected to be large unless the Murphy Dam was to breach. Under this scenario, there would be almost \$2 million dollars worth of private damage to 25 homes. This does not include damage to public infrastructure.

2.6 Analyzing Development Trends

The growth rate of Lemington is 2% or a total population increase of 2 persons between 2000 and 2003. The Town of Lemington has zoning regulations to guard against future development in inappropriate locations such as flood prone areas. Lemington is a member of the National Flood Insurance Program (NFIP). Lemington is not a rapidly developing community and is not expected to have a rapid influx of new development in the near future. All buildings being improved in or near frequently flooded areas are required to elevate or provide additional mitigation measures.

Steep slopes tend to erode once disturbed and present limitations in terms of road construction. They, therefore, are unsuitable for intense development. Since the most steeply sloped areas are relatively remote and inaccessible, it is expected that little development of Lemington will occur in these areas in the future.

Population Increase 2000 to 2003

Town	Estimated Pop 2003	Census Pop 2000	Increase
Lemington	109	107	2 Persons

Section Three - Mitigation Strategy

Hazard Mitigation Strategies and Measures **avoid** the hazard by stopping or limiting new exposures in known hazard areas, **alter** the hazard by eliminating or reducing the frequency of occurrence, **avert** the hazard by redirecting the impact by means of a structure or land treatment, **adapt** to the hazard by modifying structures or standards and could include tools or projects such as:

- **Town Plan** - this document contains goals and objectives for community growth, health, safety and welfare for public and private interests.
- **Zoning Status** – This is a snapshot of the current zoning tools in effect.
- **NFIP** – National Flood Hazard Insurance Program.
- **C & S = Highway Codes and Standards** – Most all Vermont communities have adopted the Vermont Transportation Agencies recommended Highway Codes and Standards. This is perhaps the one most beneficial mitigation program in Vermont and the NVDA region. By adopting these codes, all maintenance and new construction on roads, highways, bridges and culverts must be enhanced to meet the new standards to withstand large flood events.
- **VTRC** – Lemington does not have a Vermont Red Cross Shelter Pre-Agreement. When a Pre-Agreement is in effect, local representatives are trained to open a shelter if needed. This will allow for a more efficient use of the VT Red Cross if and when needed.
- **Emergency Operation Plan (EOP)** – Lemington is in the process of having its EOP updated to include all-hazards through a Homeland Security Grant to the NVDA. This plan will be substantially completed by July 2005 and will include this Plan as its risk assessment to all-hazards.
- **Rapid Response Plan (RRP)** – Lemington has updated its RRP as of September 13, 2004.
- **Emergency Training** - Fire and rescue personnel continue to participate in training offered for its volunteers, particularly with the equipment upgrades through the Dept. of Homeland Security.

Table 3-A Development Tools

Town	Town Plan	Zoning	NFIP	Flood Regs	Codes & Standards	Culvert Inv.	VT Red Cross	Maps FIRM
Lemington	NO	YES	YES	YES	NO	NO	NO	YES

3.1 Regional Hazard Mitigation Goals

- Reduce the loss of life and injury resulting from all hazards.
- Mitigate financial losses incurred by municipal, residential, industrial, agricultural and commercial establishments due to disasters.
- Reduce the damage to public infrastructure resulting from all hazards.
- Recognize the connections between land use, storm-water road design and maintenance and the effects from disasters.
- Ensure that mitigation measures are compatible with the natural features of community rivers, streams and other surface waters; historic resources; character of neighborhoods; and the capacity of the community to implement them.
- Encourage all-hazard mitigation planning as a part of the municipal planning process.

3.2 Community Preparedness Goals

Overall, Lemington is working to decrease its risk to flooding, water supply contamination and hazardous material incidents through proactive planning, policies and mitigation actions. Other lesser risks are being addresses through the same procedures and policies.

- Review this plan with essential town government.
- Review and study the need for additional capacity and capability in the Fire Department to minimize the impact of a HAZMAT incident.
- Ensure that all emergency response and management personnel receive HAZMAT Awareness training as a minimum.

3.3 Existing Hazard Mitigation Programs

Lemington has been proactive in planning its future as well as protecting its citizens from potential disasters. The fire department is well trained although there is a declining volunteer population. The shelter has not been certified by the Vermont Red Cross. Lemington is located in such an area that is rural and not overly susceptible to severe hazards that could impact the community.

3.3.1 Emergency Management Planning

Lemington has recently updated their Rapid Response Plan. Lemington is in the process of having its EOP updated to include all-hazards through a Homeland Security Grant to the NVDA.

This plan will be substantially completed by July 2005 and will include this Plan as its risk assessment to all-hazards.

3.3.2 Codes and Standards

Lemington has not yet adopted the recommended Highway Codes and Standards that require regular upgrades on bridges, highways, ditching and culverts to avoid flood damage. However the Northeastern Vermont Development Association will provide assistance to map the culverts in order for Lemington to adopt the Codes and Standards which they are interested in adopting.

3.3.3 Local Planning and Zoning, NFIP

Lemington's Town Plan has expired but they do have zoning. They are a member of the National Flood Insurance Program. All development in or near the identified flood areas must conform to zoning standards.

3.3.4 Protection of Town Records

The town office has a vault to protect public records from fire, damage or theft/vandalism.

3.4 Preparedness Tools

Public Awareness, Training, Education

- Use this plan for Hazard Identification and Mapping.

Public Protection

- Designate shelters.
- Emergency communications and information systems (NOAA weather receivers, Emergency Alert System (EAS)) are at the Command Center.
- Update Hazard Vulnerability Assessments as needed.
- Review and modify evacuation and sheltering plans based on the results of drills and exercises or procedures implemented in an actual incident.
- American Red Cross chapter may be contacted to assist with community education programs.
- Maintain current Rapid Response Plans and the Emergency Management Operations Plans.
- Regularly scheduled maintenance programs are ongoing (culvert survey & replacement, ditching along roadways, cutting vegetation to allow visibility at intersections).
- The town is proactive in preparing for potential disasters.

Financial and Tax Incentives.

- Use State and Federal funding for mitigation projects and activities.

Hazard Control and Protective Works.

- Utilize regular maintenance programs (culvert survey & replacement, ditching along roadways, cutting vegetation to allow visibility at intersections).

Insurance Programs.

- Participate in NFIP.

Land Use Planning/Management: Flood.

- Lemington has local zoning. They have established Flood Hazard Areas through the NFIP.

Protection/Retrofit of Infrastructure and Critical Facilities.

- A map of Critical Facilities is attached.

3.5 Analysis of Mitigation Actions

Priority Actions:

Local officials in Lemington have identified several mitigation actions to be included in the Hazard Mitigation Plan. Table 3-B, Implementation Strategy contains these actions, along with the responsible agency, the funding source, and implementation timeframe.

The Lemington local officials have prioritized the actions using the STAPLE+E criteria, a planning tool used to evaluate alternative actions. The following table explains the STAPLE+E criteria.

S – Social	Mitigation actions are acceptable to the community if they do not adversely affect a particular segment of the population, do not cause relocation of lower income people, and if they are compatible with the community’s social and cultural views.
T – Technical	Mitigation actions are technically most effective if they provide long-term reduction of losses and have minimal secondary adverse impacts.
A – Administrative	Mitigation actions are easier to implement if the jurisdiction has the necessary staffing and funding.
P – Political	Mitigation actions can truly be successful if all stakeholders have been offered an opportunity to participate in the planning process and if there is public support for the action.
L – Legal	It is critical that the jurisdiction or implementing agency have the legal authority to implement and enforce a mitigation action.
E – Economic	Budget constraints can significantly deter the implementation of mitigation actions. Hence, it is important to evaluate whether an action is cost-effective, as determined by a cost benefit review, and possible to fund.

E – Environmental	Sustainable mitigation actions that do not have an adverse effect on the environment, that comply with Federal, State, and local environmental regulations, and that are consistent with the community’s environmental goals, have mitigation benefits while being environmentally sound.
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3.6 Implementation of Mitigation Actions

The potential for flooding is the main threat to Lemington. Local officials are proactive in preparing for the hazards for which they are most vulnerable. Their highest priority concern is the health safety and welfare of the local citizens and businesses. Local officials have concerns that center around a catastrophic flood event with the Connecticut River. The mitigation action determined to have the highest priority was the most cost effective alternative to the community. Readiness and timeliness of project was also important.

The evaluating of the STAPLEE criteria is takes into consideration the best available information, any engineering evaluations, and best judgment. The action listed in Table 3-B is important to community, cost effective and feasibility to the community.

Table 3-B Mitigation Projects by Priority

Project/Priority	Mitigation Action	Who is Responsible	Time Frame and Potential Funding	Initial Implementation Steps
Adopt Vtrans Codes and Standards for policies on upgrading roads, bridges and culverts HIGH	Assure that road, bridge and culvert upgrades conform to Vermont Transportation standards.	The Selectboard and Road Commissioner	2005/6 - no funding needed	Contact the Vtrans District Manager to begin the process.
Develop an early warning system in the event the Murphy Dam fails - HIGH	Will provide an early warning system for flooding.	Fire Chief and Selectboard	ASAP pending funding. FEMA – FMA, HMGP	Seek policy options and cost of implementation, public education.
GIS mapping of NFIP areas	Identify flood areas with vulnerable structures consistent with Vermont GIS mapping effort.	Northeastern Vermont Development Association	2006/7 – FEMA FMA funds, HMGP or EMPG funds	Coordinated statewide NFIP mapping effort for all towns.

Section Four - Plan Maintenance Process

4.1 Initial Approval Process

In addition to public involvement in the initial development of the plan, opportunities for public comment will include a warned adoption to review the plan prior to final adoption. The fire chief has been instrumental in participating in the review of the document with the local officials.

After local review and comment, the draft local annex is presented to the State Hazard Mitigation Committee through the State Hazard Mitigation Officer (SHMO) for review and comment. The

SHMO will issue a recommendation for forwarding the plan to the FEMA Region I. After receipt of comments from FEMA Region I staff, final changes will be made and the resulting document adopted by the Lemington Selectboard. The final plan will be returned to FEMA Region I for formal approval.

4.2 Routine Plan Maintenance

The Hazard Mitigation Plan is dynamic and changing. To ensure that the plan remains current it is important that it be updated periodically. The plan shall be updated every five years, pending ongoing financial resources, in accordance with the following procedure:

- 4.2.1 The Lemington Selectboard will either act as the review committee or appoint a review committee.
- 4.2.2 The committee will discuss the process to determine if the evaluation criteria is still appropriate or modifications or additions are needed to the mitigation strategies based on changing conditions since the last update occurred. Data needs will be reviewed, data sources identified and responsibility for collecting information will be assigned to members.
- 4.2.3 A draft report will be prepared based on the evaluation criteria and in conformance with the FEMA Region I Local Hazard Mitigation Plan Crosswalk document.
- 4.2.4 The Selectboard will have the opportunity to review the draft report. Consensus will be reached on changes to the draft.
- 4.2.5 Changes will be incorporated into the document.
- 4.2.6 The plan will be reviewed by Vermont Emergency Management (SHMO) staff and then FEMA Region I staff.
- 4.2.7 VEM and FEMA comments will be incorporated into the plan.
- 4.2.8 The Selectboard will warn the plan for approval at its regular meeting.
- 4.2.9 The Selectboard will incorporate any community comments into the plan.
- 4.2.10 The Selectboard will finalize and adopt the plan and distribute to interested persons.

4.3 Programs, Initiatives and Project Review

Although the plan will be reviewed, pending ongoing financial resources, in its entirety every five years the town may review and update its programs, initiatives and projects more often based on the above procedure as changing needs and priorities arise.

4.4 Post-Disaster Review Procedures

Should a declared disaster occur, a special review will occur in accordance with the following procedures:

1. Within six (6) months of a declared emergency event, the town will initiate a post-disaster review and assessment.

2. This post-disaster review and assessment will document the facts of the event and assess whether existing Hazard Modification Plans effectively addressed the hazard.
3. A draft report After Action Report of the assessment will be distributed to the Review/ Update Committee.
4. A meeting of the committee will be convened by the Selectboard to make a determination whether the plan needs to be amended. If the committee determines that NO modification of the plan is needed. Then the report is distributed to interested parties.
5. If the committee determines that modification of the plan IS needed, then the committee drafts an amended plan based on the recommendations and forwards it to the Selectboard for public input.
6. The Selectboard adopts the amended plan.

Section Five - Maps

Tab a - Critical Facilities and Local Areas of Concern Map

