

Greensboro, Vermont

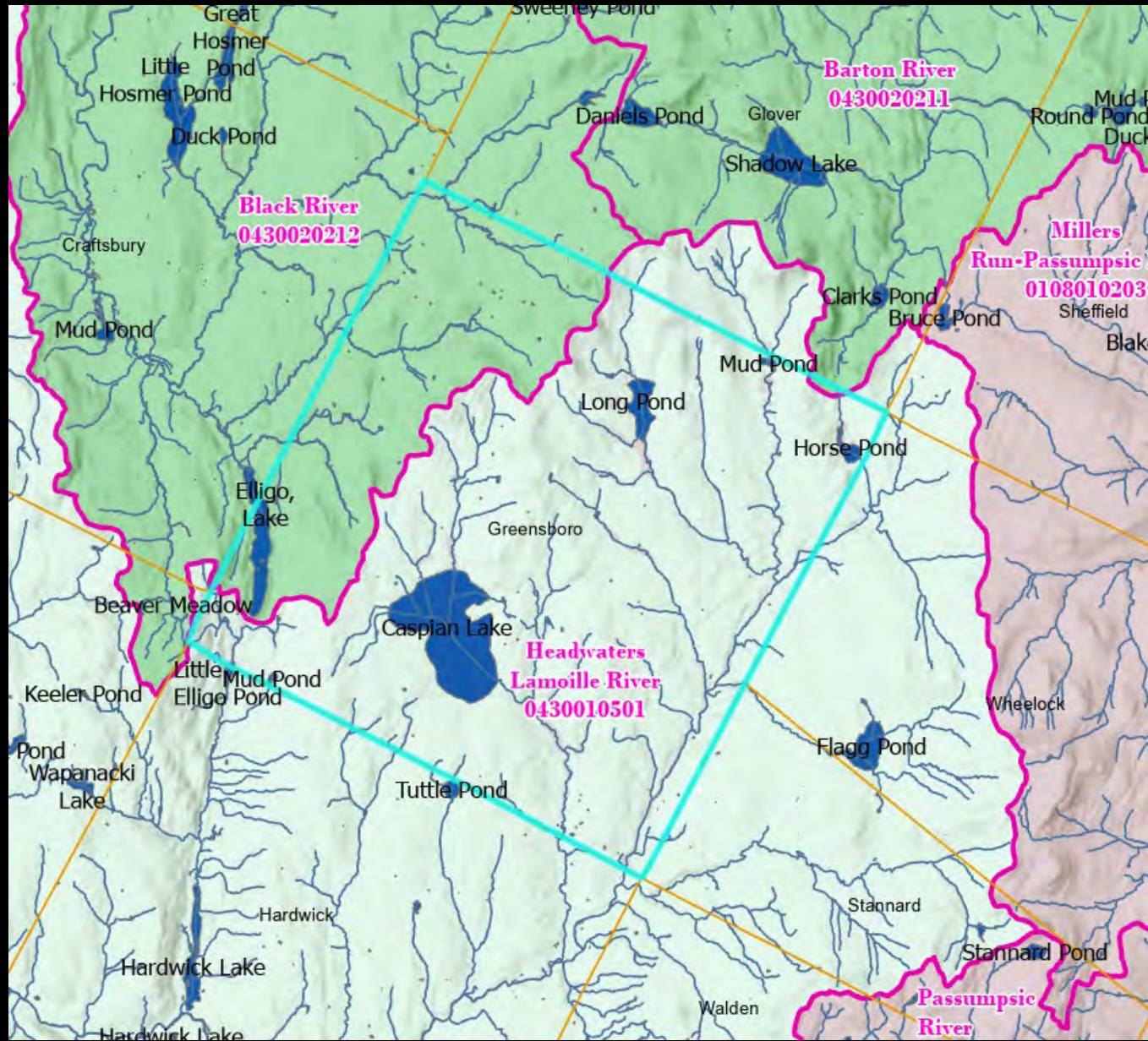
May 18, 2026

Choosing Flood Resilience

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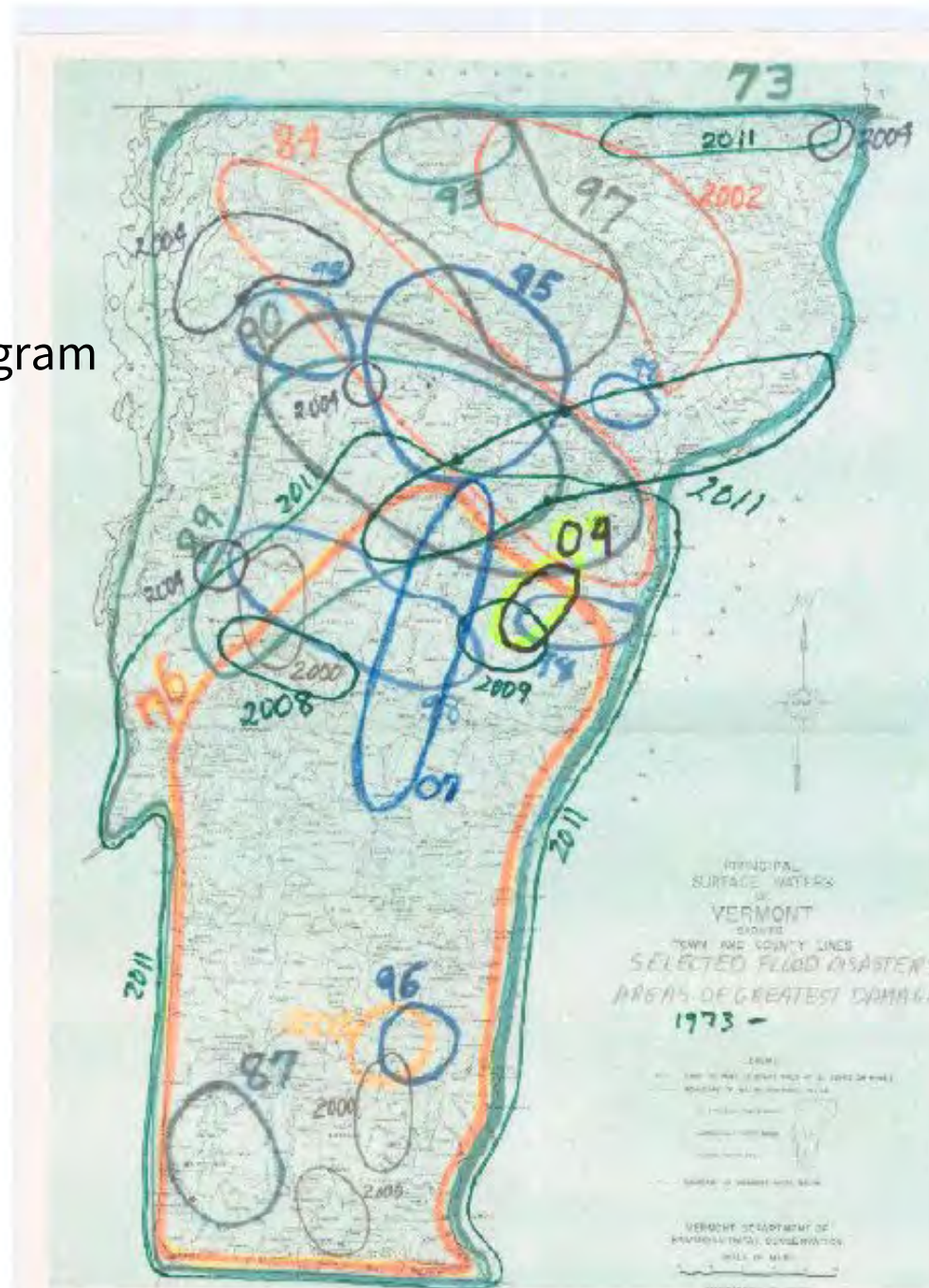




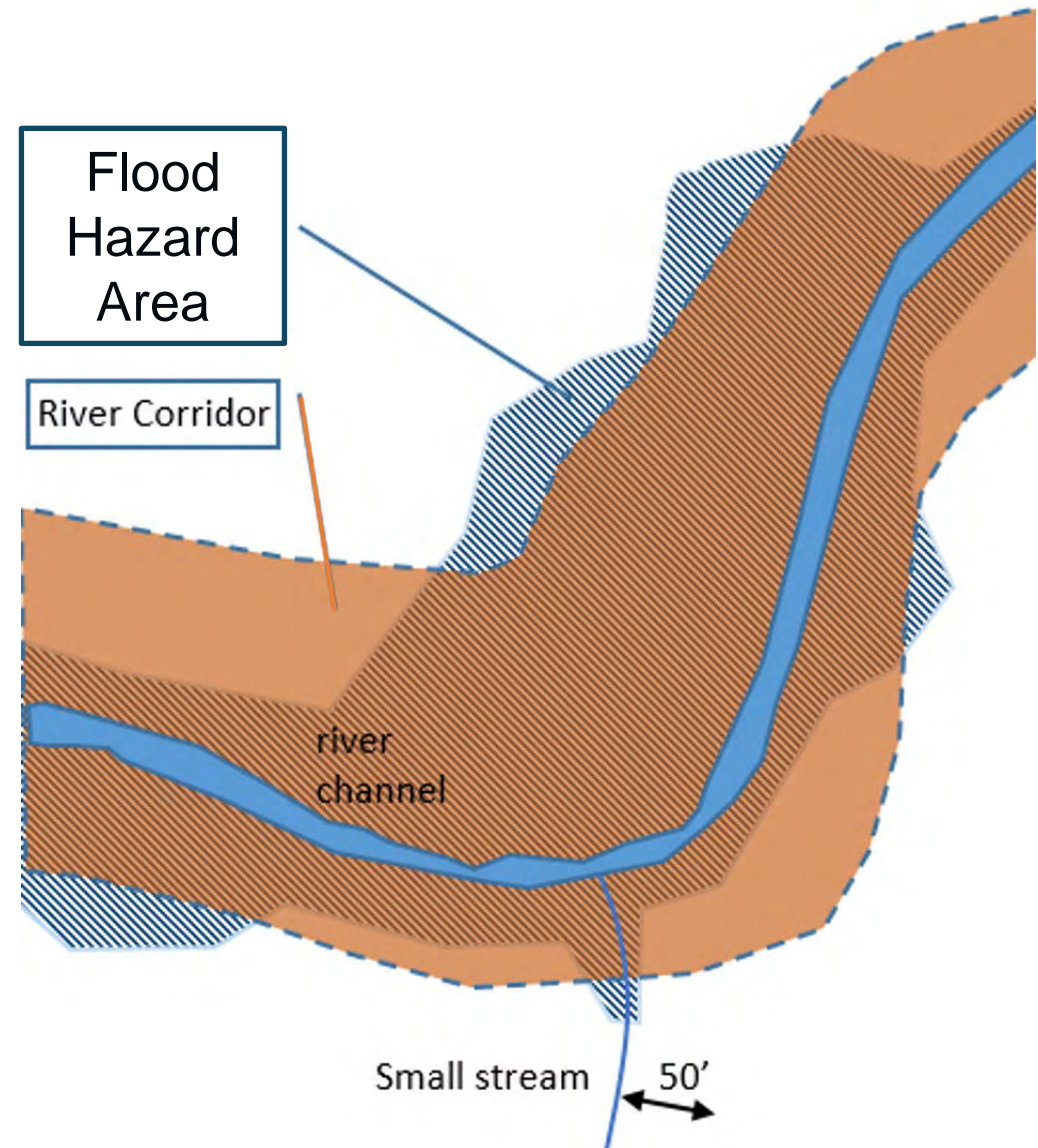
Greensboro

7/19/1974 – Flood Hazard Boundary Map

9/27/1985 – Joined National Flood Insurance Program



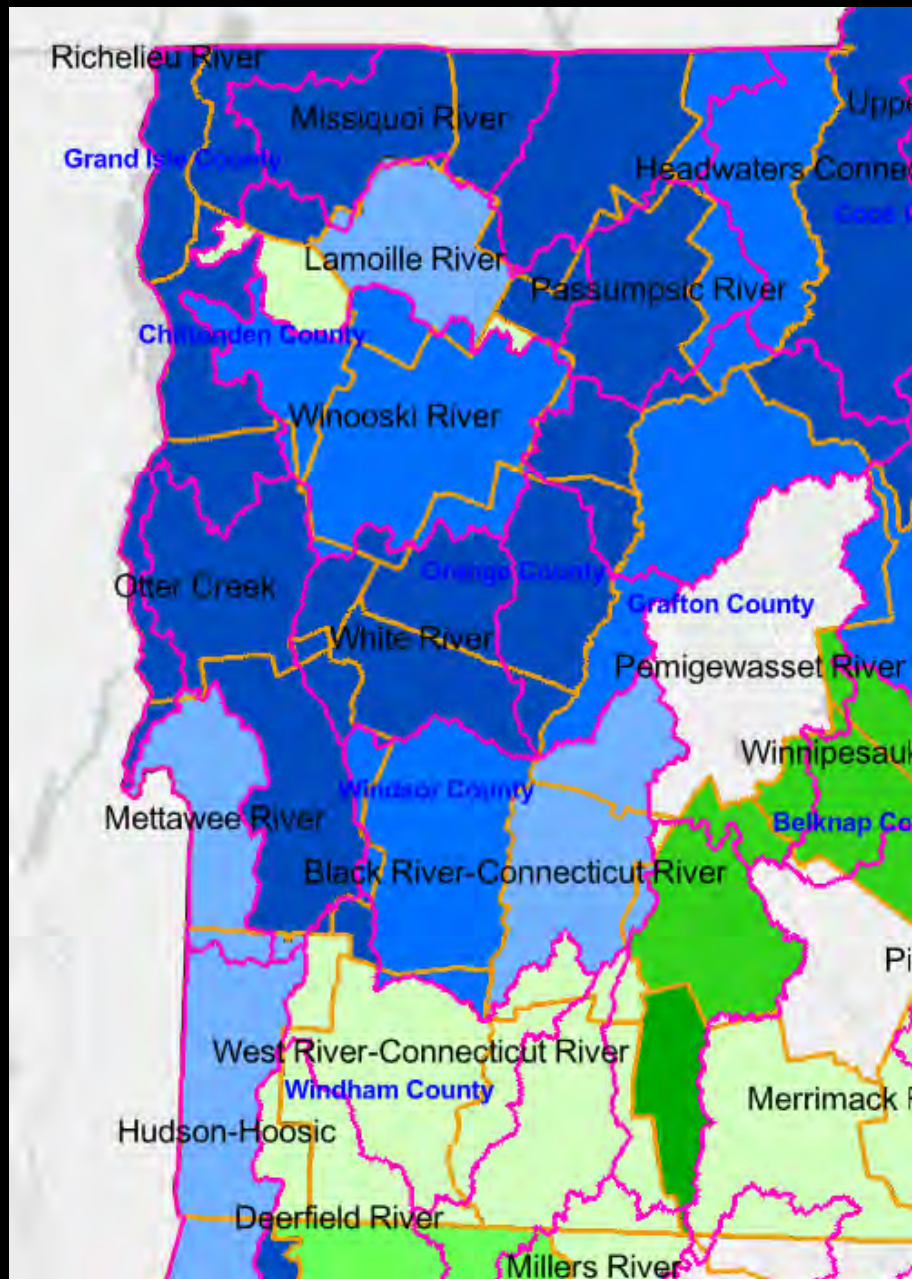
- *Protect our communities*
- *Protect the room needed by the river*
- *Protect floodplain functions*
- ***No adverse impact***



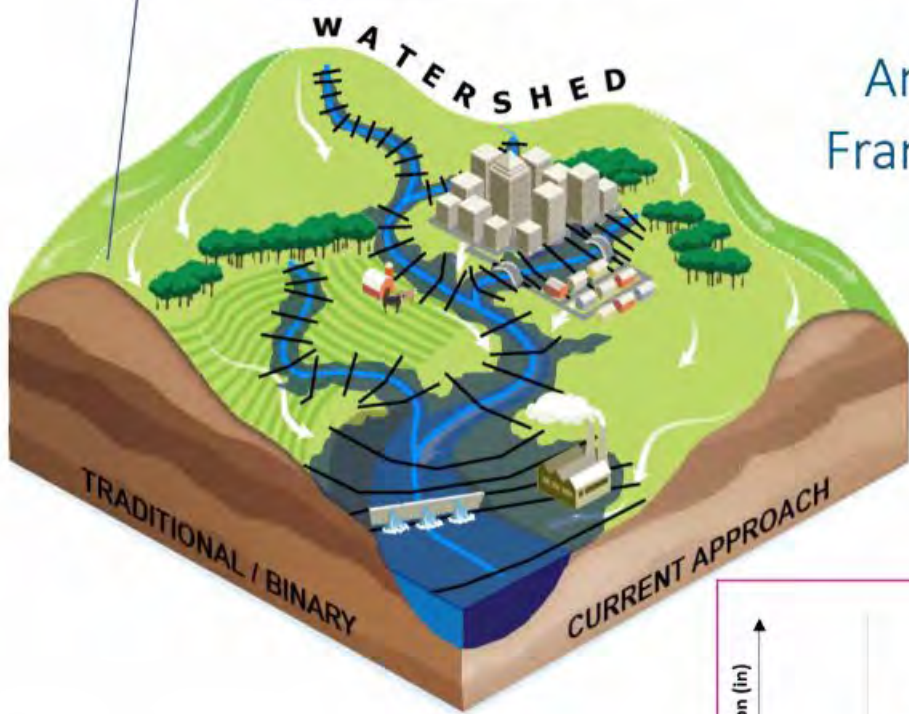


Terry Allen

Terry I. Allen

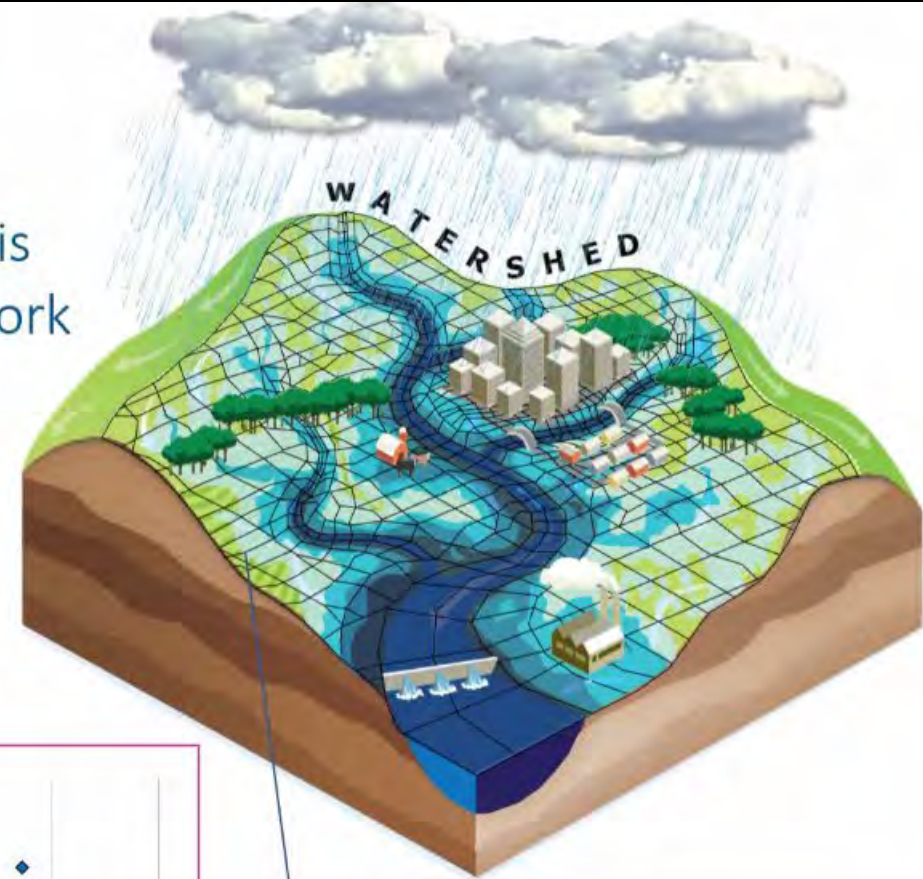


- 1D Modeling
- Fluvial flooding only
- Event-based analyses

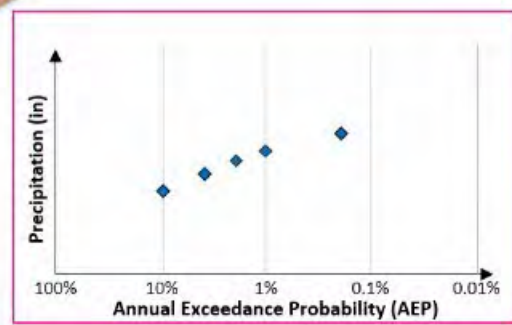


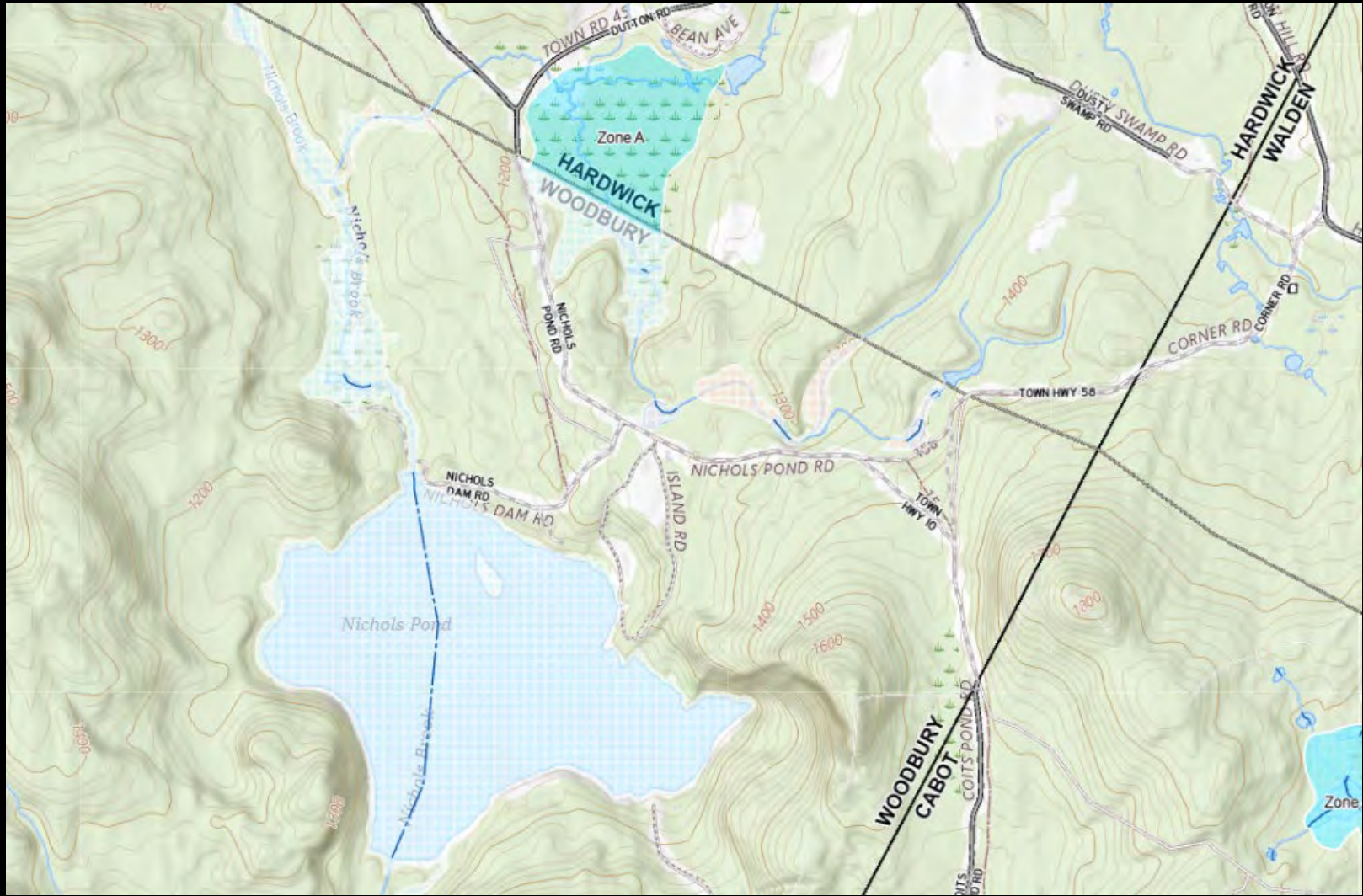
Inland/Riverine Flooding Examples

Analysis Framework



- 2D Modeling
- Fluvial and pluvial flooding







Base Flood Elevation?



A restricted or straightened river becomes deeper, more powerful, and destructive.



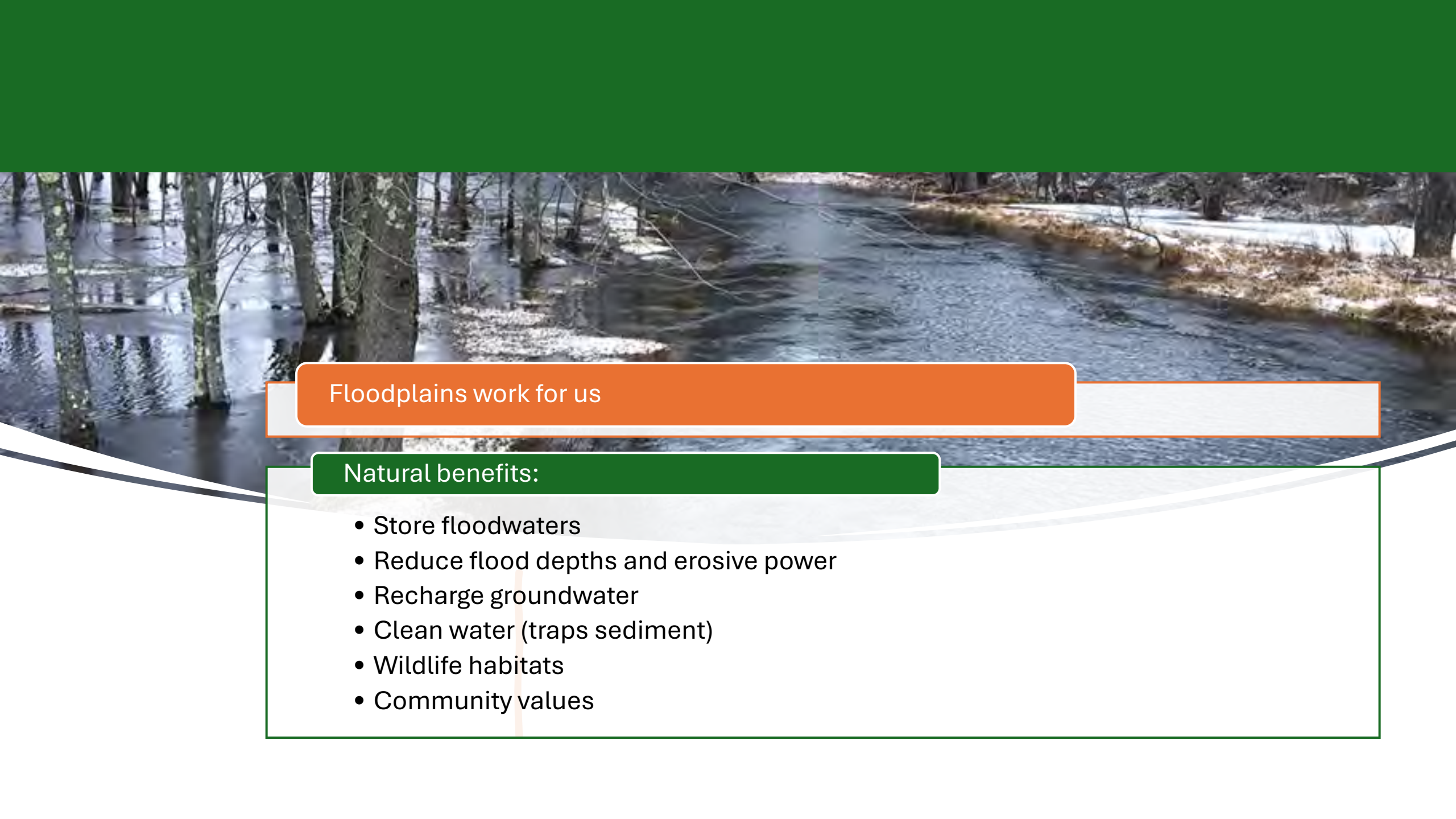
A protected River Corridor allows the river to move over time, maintaining the slowest, least erosive path.

River Corridors protect us.



Why Protect River Corridors?

1. Avoid the liability of putting people in harm's way in a known hazard area.
2. Avoid new encroachments that will require bank armoring, and result in straightening the channel, increasing the erosive power of floodwater and delivering deeper water sooner downstream.
3. Avoid forcing the channel to cut down until the nearby riverbanks fail along with adjacent town roads, residences, workplaces and critical services.
4. Avoid increasingly costly damages to town roads, culverts, bridges and services.



Floodplains work for us

Natural benefits:

- Store floodwaters
- Reduce flood depths and erosive power
- Recharge groundwater
- Clean water (traps sediment)
- Wildlife habitats
- Community values

Flood Hazard and River Corridor Bylaw

I. Statutory Authorization and Effect

II. Purpose

III. Summary Table: Development Review in Hazard Areas

IV. River Corridor Protection

V. Flood Hazard Area Protection

VI. Other Provisions

VII. Administration

VIII. Definitions

No Adverse Impact

bit.ly/model-regulations

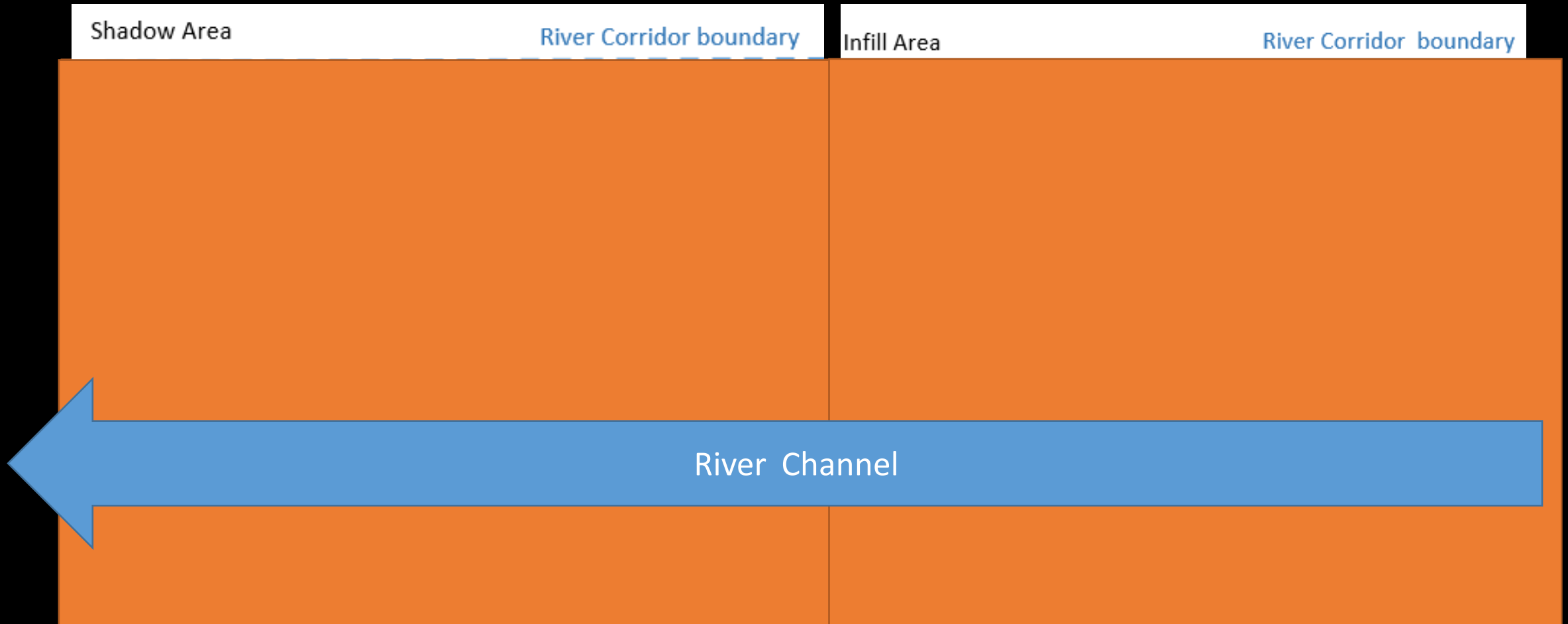
**Within the River Corridor
don't build closer than
what's already there.**

**No new fill in the mapped
Flood Hazard Areas.**

**Lowest Floor Elevation at least
two feet above the base flood.**

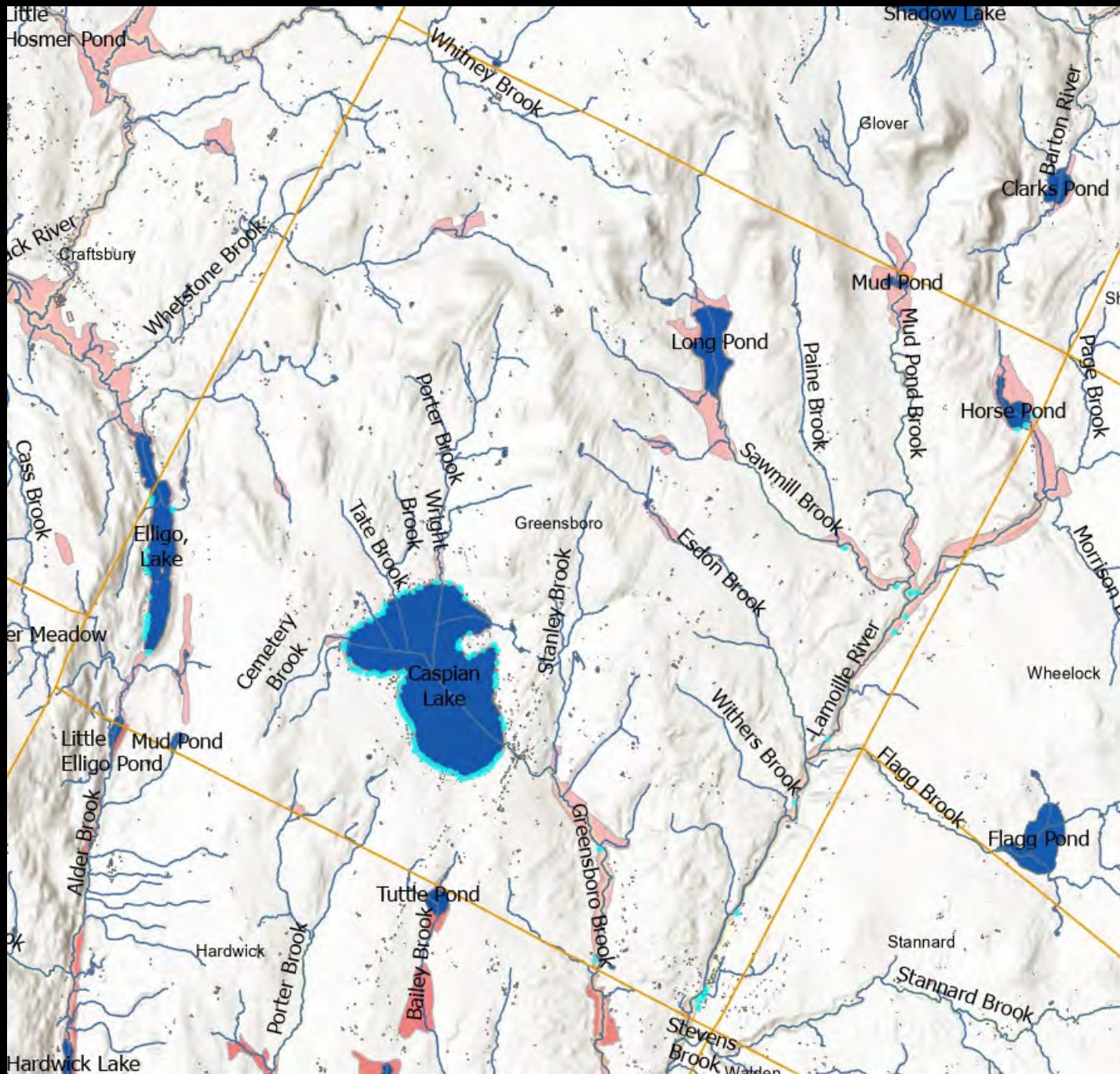


No Adverse Impact on River Corridor Functions



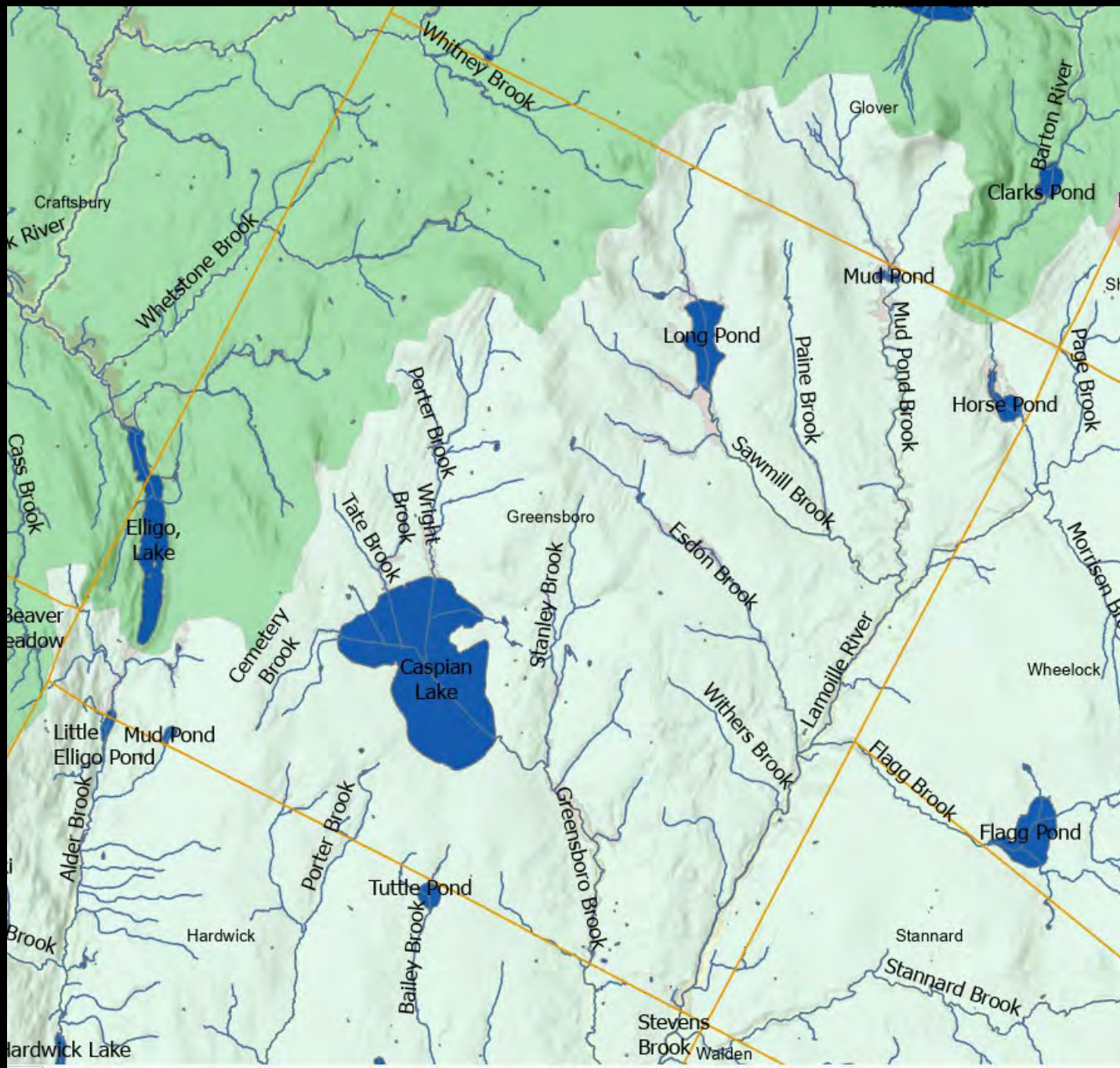


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Rough Current/ Effective
FIRM 1985, (FHBM 1974)

River Corridors (2019)



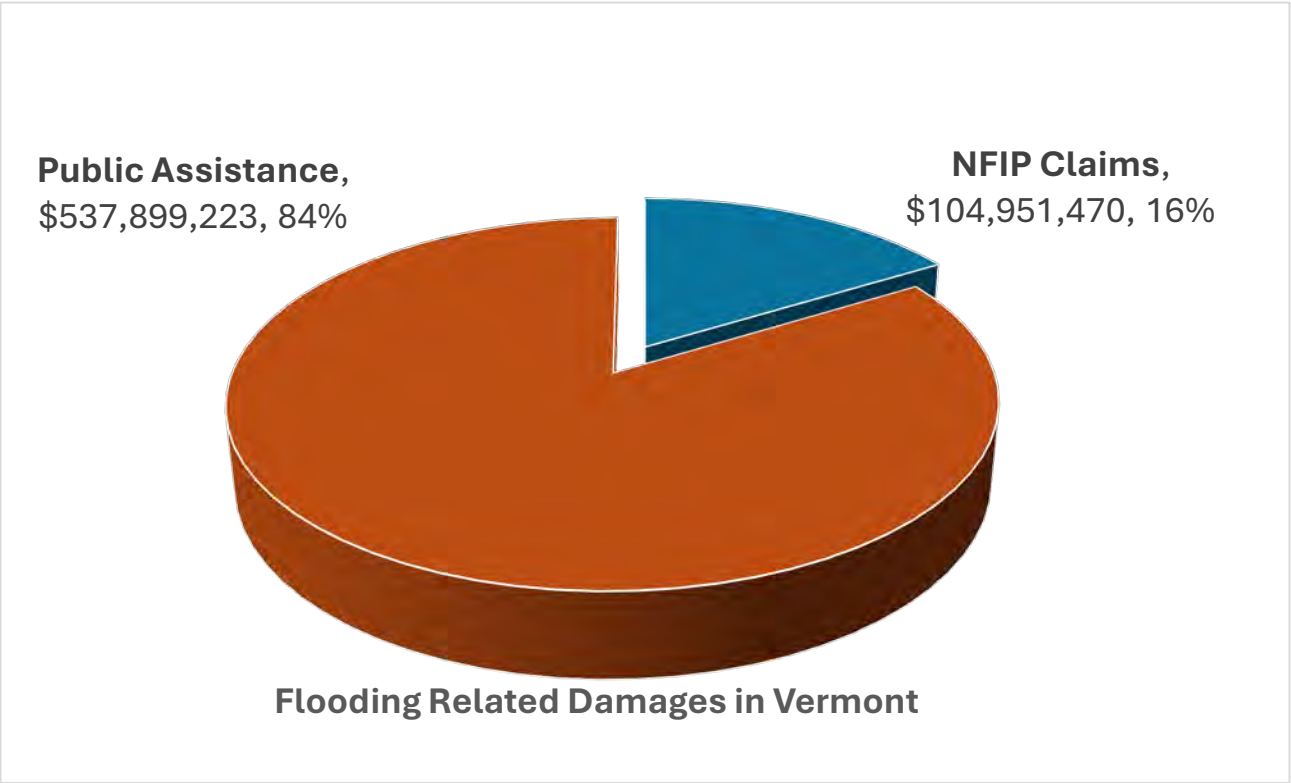
Draft Work Map FIRM (4/2025)

River Corridors (2019)

On the (very rough) effective FIRM there are about 174 structures in Special Flood Hazard Areas in Greensboro.

Three Quarters (127) are by Caspian Lake.

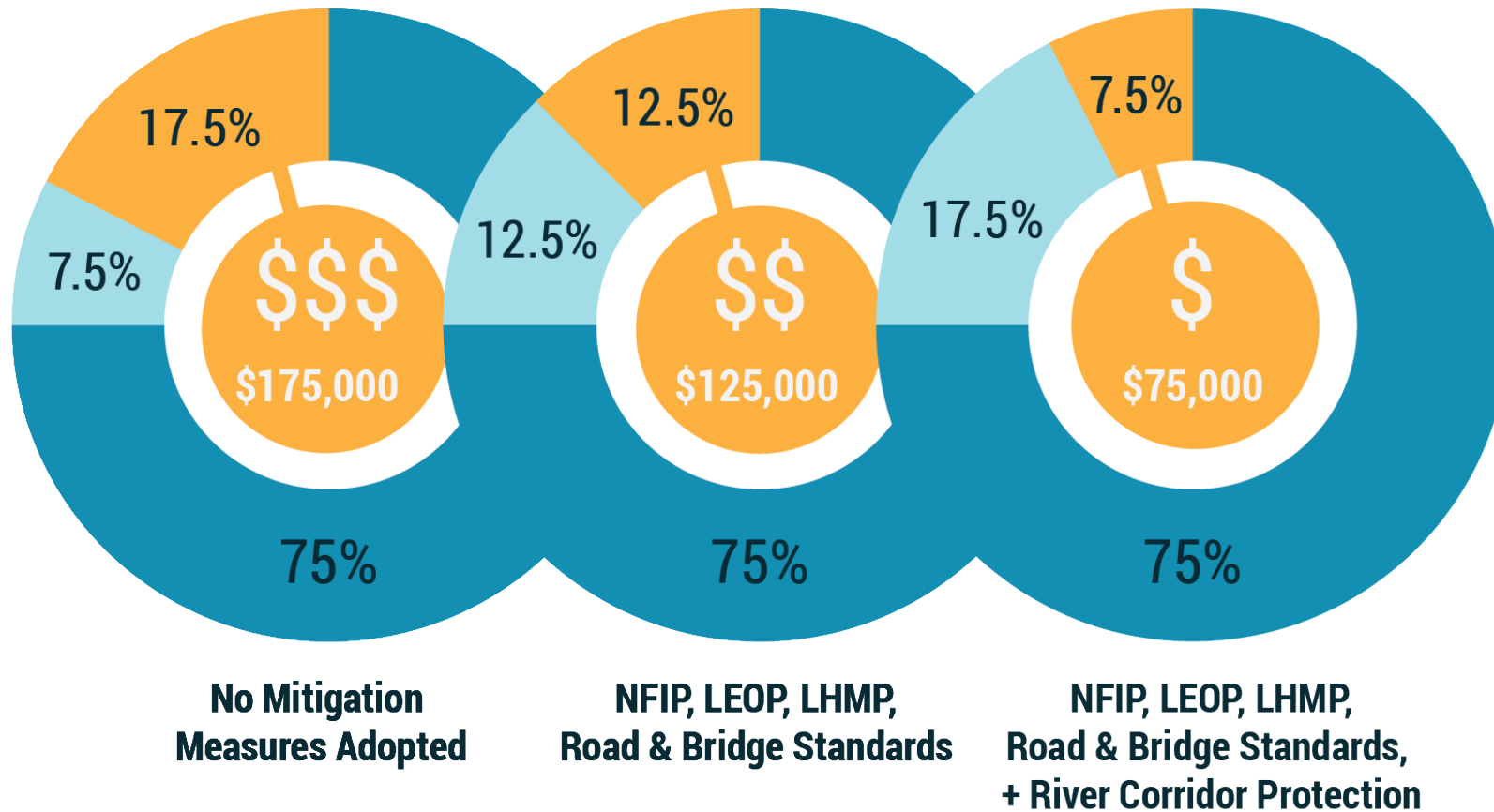
On the new draft Work Maps there are 31 in total. 16 by Caspian Lake.



Data as available: PA data (12/2010 to 9/2024 for Flooding, Severe Storms, Hurricane) and NFIP data from 1970 to 12/2/2025

Emergency Relief and Assistance Fund (ERAF) Rates

Local State Federal



In the event of a \$1,000,000 recovery project, the dollar value shown would be the town's responsibility.



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Flood Safety Act of 2024

River Corridors and Floodplains

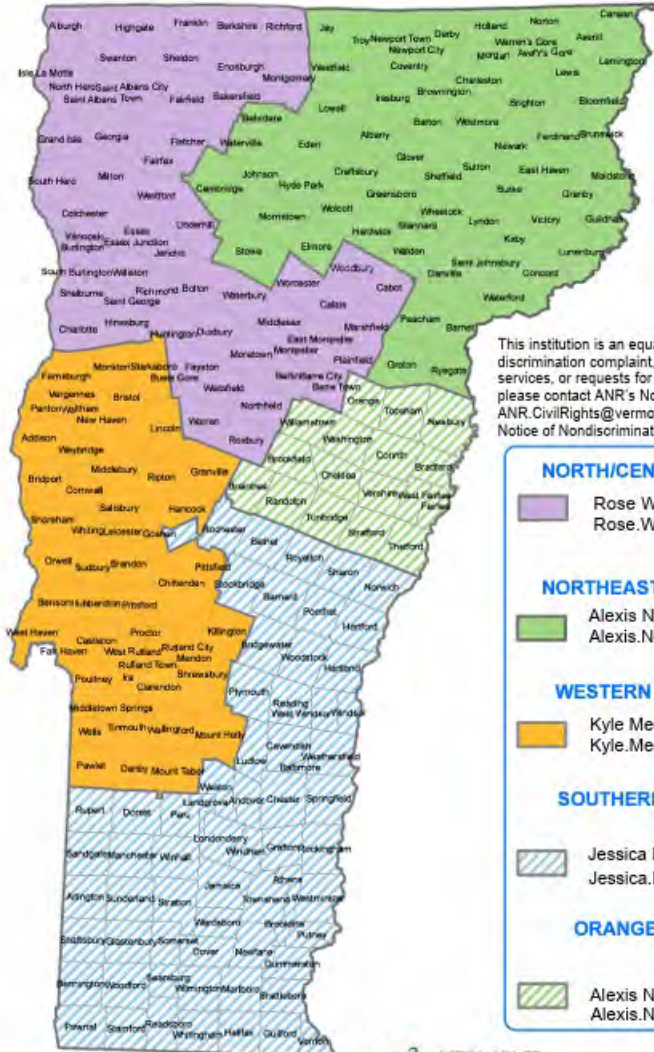
1. Protect Mapped River Corridors

- State permit for development in Mapped River Corridors
- January 1, 2028

2. Stronger minimum standards for development in floodplains

- No adverse impact standards
- Municipal permit
- January 1, 2028

VT DEC River & Floodplain Managers



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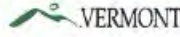
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