Inserted at the request of the Conservation Administrator

Proposal to amend Article IV. Section 40 - Site Plan Review to ensure that project plans address the potential for flooding

In Section 40-3. B.1.a. after the words 'water drainage' insert the words "flood zones,"

In Section 40-3. B.2. after the word 'drainage' insert the words "flooding, including the potential impacts of future sea level rise,"

In Section 40-4. Add a new 8. as follows: "8. Protection against flood damage on site and protection against flood impacts to adjoining properties, taking into consideration current conditions and the potential for future sea level rise."

In Section 40-4. A. Add a new 12. as follows: "12. Flooding: Special attention shall be given to maintaining the natural capacity of the land to prevent or reduce flooding. Structures, including fill, shall be designed with special attention to minimizing the potential for property damage from flooding and the re-direction of flood waters to other locations."

Inserted at the request of the Conservation Administrator

Proposal to prevent flood damage by allowing property owners to apply for a Special Permit to elevate buildings for flood protection.

In Article V. Section 50.2 "Footnotes to Tables in Section 50." add the following as a new footnote (a.a.):

" (a.a.) The special permit granting authority may in its discretion issue a special permit allowing existing buildings within a Special Flood Hazard Area, as defined by the latest edition of 780 CMR, to be elevated beyond the prescribed height limit to provide flood proofing by meeting or exceeding the flood elevation requirements of said CMR. Buildings cannot exceed the elevation required to comply with 780 CMR by more than four (4) feet."

The footnote will be added to Table 50. in the category titled
"Maximum Height of Buildings
No. of Stories
Height in Linear
Feet"

The footnote will be added to each zoning district (Single-family A, B, and C, Multi-family A, and B, Business, Commercial Recreation A, B, and C, and Public Open Space).