

Appendix B

To see if the Town will vote to amend a portion of section 7 – “Floodplain Overlay District” by replacing the existing FIRM maps with the new data to become effective July 1, 2021 and making the following changes to read as follows. (Only changes are listed below: additions are in underline and italics; deletions are shown with strike-through. All other language not shown is unchanged.)

**SECTION 7
Floodplain Overlay District**

7.2 Floodplain District Boundaries and Floodplain Requirements

A. Floodplain District Boundaries and Base Flood Elevation and Floodway Data

The Floodplain District is herein established as an overlay district. The District includes all special flood hazard areas within the Town of Acushnet designated as Zone A and AE in the Bristol County Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. The map panels of the Bristol County FIRM that are wholly or partially within the Town of Acushnet are ~~panel numbers 25005C0294F, 25005C0377F, 25005C0381F, 25005C0382F, 25005C0384F, 25005C0392F, 25005C0403F and 25005C0411F dated July 7, 2009; panel numbers 25005C0383G and 25005C0391G dated July 16, 2014; and panel number 79 25005C0293G dated July 16, 2015~~ the following:

<u>25005C</u>	<u>0293</u>	<u>H</u>	<u>7/6/2021</u>
<u>25005C</u>	<u>0294</u>	<u>G</u>	<u>7/6/2021</u>
<u>25005C</u>	<u>0377</u>	<u>G</u>	<u>7/6/2021</u>
<u>25005C</u>	<u>0381</u>	<u>G</u>	<u>7/6/2021</u>
<u>25005C</u>	<u>0382</u>	<u>G</u>	<u>7/6/2021</u>
<u>25005C</u>	<u>0383</u>	<u>H</u>	<u>7/6/2021</u>
<u>25005C</u>	<u>0384</u>	<u>G</u>	<u>7/6/2021</u>
<u>25005C</u>	<u>0391</u>	<u>H</u>	<u>7/6/2021</u>
<u>25005C</u>	<u>0392</u>	<u>G</u>	<u>7/6/2021</u>
<u>25005C</u>	<u>0401</u>	<u>G</u>	<u>7/6/2021</u>
<u>25005C</u>	<u>0403</u>	<u>G</u>	<u>7/6/2021</u>
<u>25005C</u>	<u>0411</u>	<u>G</u>	<u>7/6/2021</u>

The exact boundaries of the District may be defined by the 100-year base flood elevations shown on the FIRM and further defined by the Bristol County Flood Insurance Study (FIS) report dated ~~July 16, 2014~~ July 6, 2021. The FIRM and FIS report are incorporated herein by reference and are on file with the Town Building Official and Conservation Commission.

B. Base Flood Elevation and Floodway Data

- ~~1. Floodway Data. In Zones A and AE, along watercourses that have not had a regulatory floodway designated, the best available Federal, State, local, or other floodway data shall be used to prohibit encroachments in floodways which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.~~
- ~~2. Base Flood Elevation Data. Base flood elevation data is required for subdivision proposals or other developments greater than 50 lots or 5 acres, whichever is the lesser, within unnumbered A zones.~~

1. **Abrogation and greater restriction section.** *The floodplain management regulations found in this Floodplain Overlay District section shall take precedence over any less restrictive conflicting local laws, ordinances or codes.*
2. **Disclaimer of liability.** *The degree of flood protection required by this bylaw is considered reasonable but does not imply total flood protection.*
3. **Severability section.** *If any section, provision or portion of this bylaw [ordinance] is deemed to be unconstitutional or invalid by a court, the remainder of the ordinance shall be effective.*
4. **Designation of community Floodplain Administrator.** *The Town of Acushnet hereby designates the position of Conservation Agent to be the official floodplain administrator for the Town.*
5. **Requirement to submit new technical data.** *If the Town acquires data that changes the base flood elevation in the FEMA mapped Special Flood Hazard Areas, the Town/City will, within 6 months, notify FEMA of these changes by submitting the technical or scientific data that supports the change(s.) Notification shall be submitted to:
FEMA Region I Risk Analysis Branch Chief
99 High St., 6th floor, Boston, MA 02110

And copy of notification to:

Massachusetts NFIP State Coordinator
MA Dept. of Conservation & Recreation
251 Causeway Street, Boston, MA 02114*
6. **Variances to building code floodplain standards.** *The Town will request from the State Building Code Appeals Board a written and/or audible copy of the portion of the hearing related to the variance, and will maintain this record in the community's files.*

The Town shall also issue a letter to the property owner regarding potential impacts to the annual premiums for the flood insurance policy

covering that property, in writing over the signature of a community official that (i) the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction below the base flood level increases risks to life and property.

Such notification shall be maintained with the record of all variance actions for the referenced development in the floodplain overlay district.

7. **Variances to local Zoning Bylaws related to community compliance with the National Flood Insurance Program (NFIP).** A variance from these floodplain bylaws must meet the requirements set out by State law, and may only be granted if: 1) Good and sufficient cause and exceptional non-financial hardship exist; 2) the variance will not result in additional threats to public safety, extraordinary public expense, or fraud or victimization of the public; and 3) the variance is the minimum action necessary to afford relief.
8. **Permits are required for all proposed development in the Floodplain Overlay District.** The Town of Acushnet requires a permit for all proposed construction or other development in the floodplain overlay district, including new construction or changes to existing buildings, placement of manufactured homes, placement of agricultural facilities, fences, sheds, storage facilities or drilling, mining, paving and any other development that might increase flooding or adversely impact flood risks to other properties.
9. **Assure that all necessary permits are obtained.** Acushnet's permit review process includes the use of a checklist of all local, state and federal permits that will be necessary in order to carry out the proposed development in the floodplain overlay district. The proponent must acquire all necessary permits, and must submit the completed checklist demonstrating that all necessary permits have been acquired.
10. **Subdivision proposals.** All subdivision proposals and development proposals in the floodplain overlay district shall be reviewed to assure that:
 - Such proposals minimize flood damage.
 - Public utilities and facilities are located & constructed so as to minimize flood damage.
 - Adequate drainage is provided.
11. **Base flood elevation data for subdivision proposals.** When proposing subdivisions or other developments greater than 50 lots or 5 acres (whichever is less), the proponent must provide technical data to determine base flood elevations for each developable parcel shown on the design plans.

12. **Unnumbered A Zones.** *In A Zones, in the absence of FEMA BFE data and floodway data, the building department will obtain, review and reasonably utilize base flood elevation and floodway data available from a Federal, State, or other source as criteria for requiring new construction, substantial improvements, or other development in Zone A as the basis for elevating residential structures to or above base flood level, for floodproofing or elevating nonresidential structures to or above base flood level, and for prohibiting encroachments in floodways.*

13. **Floodway encroachment.** *In Zones A, A1-30, and AE, along watercourses that have not had a regulatory floodway designated, the best available Federal, State, local, or other floodway data shall be used to prohibit encroachments in floodways which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.*

In Zones A1-30 and AE, along watercourses that have a regulatory floodway designated on the Town's FIRM encroachments are prohibited in the regulatory floodway which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.

14. **Watercourse alterations or relocations in riverine areas.** *In a riverine situation, the Conservation Agent (appropriate official in community) shall notify the following of any alteration or relocation of a watercourse:*

- *Adjacent Communities, especially upstream and downstream*
- *Bordering States, if affected*
- *NFIP State Coordinator:*
Massachusetts Department of Conservation and Recreation
251 Causeway Street, 8th floor
Boston, MA 02114
- *NFIP Program Specialist:*
Federal Emergency Management Agency, Region I
99 High Street, 6th Floor
Boston, MA 02110

15. **Recreational vehicles.** *In A1-30, AH, AE Zones, V1-30, VE, and V Zones, all recreational vehicles to be placed on a site must be elevated and anchored in accordance with the zone's regulations for foundation and elevation requirements or be on the site for less than 180 consecutive days or be fully licensed and highway ready.*

16. **Local Enforcement.** *This chapter shall be enforced by the Board of Selectmen and/or their agent, the Building Commissioner, as provided for in MGLA Ch.40A sec.7. or the Conservation Agent. No structure shall be erected, altered, demolished, or moved and no land or structure shall be*

changed in use until and unless a permit has been issued therefore, certifying that the plans and the proposed use of land conforms to this chapter. Whoever violates any provision of this chapter shall be punished by a fine not exceeding three hundred dollars for each offense. Every day that a violation continues after its abatement has been ordered by the Town shall constitute a new offense.

7.3 Definitions

DEVELOPMENT means any man-made change to improved or unimproved real estate, including but not limited to building or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials. [US Code of Federal Regulations, Title 44, Part 59]

FLOOD BOUNDARY AND FLOODWAY MAP means an official map of a community issued by FEMA that depicts, based on detailed analyses, the boundaries of the 100-year and 500-year floods and the 100-year floodway. (For maps done in 1987 and later, the floodway designation is included on the FIRM.)

FLOOD HAZARD BOUNDARY MAP (FHBM) is an official map of a community issued by the Federal Insurance Administrator, where the boundaries of the flood and related erosion areas having special hazards have been designated as Zone A or E. [US Code of Federal Regulations, Title 44, Part 59]

FLOODWAY means the channel of the river, creek or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. [Base Code, Chapter 2, Section 202]

FUNCTIONALLY DEPENDENT USE means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities. [US Code of Federal Regulations, Title 44, Part 59] Also [Referenced Standard ASCE 24-14]

HIGHEST ADJACENT GRADE means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure. [US Code of Federal Regulations, Title 44, Part 59]

HISTORIC STRUCTURE means any structure that is:

- a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

- b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - 1. By an approved state program as determined by the Secretary of the Interior or
 - 2. Directly by the Secretary of the Interior in states without approved programs.

[US Code of Federal Regulations, Title 44, Part 59]

NEW CONSTRUCTION means structures for which the start of construction commenced on or after the effective date of the first floodplain management code, regulation, ordinance, or standard adopted by the authority having jurisdiction, including any subsequent improvements to such structures. New construction includes work determined to be substantial improvement. [Referenced Standard ASCE 24-14]

RECREATIONAL VEHICLE means a vehicle which is:

- a) Built on a single chassis;
- b) 400 square feet or less when measured at the largest horizontal projection;
- c) Designed to be self-propelled or permanently towable by a light duty truck; and
- d) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

[US Code of Federal Regulations, Title 44, Part 59]

REGULATORY FLOODWAY - see FLOODWAY.

SPECIAL FLOOD HAZARD AREA is the land area subject to flood hazards and shown on a Flood Insurance Rate Map or other flood hazard map as Zone A, AE, A1-30, A99, AR, AO, AH, V, VO, VE or V1-30. [Base Code, Chapter 2, Section 202]

START OF CONSTRUCTION means the date of issuance for new construction and substantial improvements to existing structures, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement is within 180 days after the date of issuance. The actual start of construction means the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of a slab or footings, installation of pilings or construction of columns.

Permanent construction does not include land preparation (such as clearing, excavation, grading or filling), the installation of streets or walkways, excavation for a basement, footings, piers or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling

units or not part of the main building. For a substantial improvement, the actual “start of construction” means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building. [Base Code, Chapter 2, Section 202]

STRUCTURE means, for floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home. [US Code of Federal Regulations, Title 44, Part 59]

SUBSTANTIAL REPAIR OF A FOUNDATION means when work to repair or replace a foundation results in the repair or replacement of a portion of the foundation with a perimeter along the base of the foundation that equals or exceeds 50% of the perimeter of the base of the foundation measured in linear feet, or repair or replacement of 50% of the piles, columns or piers of a pile, column or pier supported foundation, the building official shall determine it to be substantial repair of a foundation. Applications determined by the building official to constitute substantial repair of a foundation shall require all existing portions of the entire building or structure to meet the requirements of 780 CMR. [As amended by MA in 9th Edition BC]

VARIANCE means a grant of relief by a community from the terms of a flood plain management regulation. [US Code of Federal Regulations, Title 44, Part 59]

VIOLATION means the failure of a structure or other development to be fully compliant with the community's flood plain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in §60.3(b)(5), (c)(4), (c) (10), (d)(3), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided. [US Code of Federal Regulations, Title 44, Part 59].