**Norwell Floodplain ZBL Update, per FEMA/DCR Requirements PB Voted 1-17-24**

 **SB Referred: 1.24.24**

 **Public Hearing: 2.15.24**

To see if Town Meeting will vote to amend the Norwell Code, Chapter 201. Zoning. Part 4. Special Regulations. Article 18. Floodplain, Watershed and Wetlands Protection District, in order to adopt requirements imposed by FEMA and DCR, as follows:

1. **To delete §201-18-1. Designation of District. A., which provides as follows:**

A. Floodplain, Watershed and Wetlands Protection District (hereinafter the "District") shall include all land designated as such and shown and delineated on a set of maps of the Town of Norwell entitled "Town of Norwell, Wetlands Maps," dated April 5, 1974, by Moore Survey & Mapping Corporation, Shrewsbury, Massachusetts, with amendment adopted March 9, 1981, as shown on a plan entitled "Plan of 1981 Amendment to Town of Norwell Wetlands Maps," dated January 5, 1981, by Bradford Saivetz & Associates, Inc., Braintree, Massachusetts. The District includes all special flood hazard areas within the Town of Norwell designated as Zone A and AE on the Plymouth County Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program (NFIP). The map panels of the Plymouth County FIRM that are wholly or partially within the Town of Norwell are panel numbers 25023C0092K, 25023C00941K, 25023C0103K, 25023C0104K, 25023C0108L, 25023C0111K, 25023C0112K, 25023C0113K, 25023C0114K, 25023C0116K, 25023C0117L, 25023C0118K, 25023C0206K and 25023C0207K dated July 6, 2021, and panel number 25023C0119K dated November 4, 2016. The exact boundaries of the district may be defined by the one-hundred-year base flood elevations shown on the FIRM and further defined by the Plymouth County Flood Insurance Study (FIS) report dated July 6, 2021. The FIRM and FIS report are incorporated herein by reference and are on file with the Town Clerk. In case of a conflict, the more restrictive interpretation shall apply.

 and to substitute the following, in order to include updated FIRM information:

1. Floodplain, Watershed and Wetlands Protection District (hereinafter the "District") shall include all land designated as such and shown and delineated on a set of maps of the Town of Norwell entitled "Town of Norwell, Wetlands Maps," dated April 5, 1974, by Moore Survey & Mapping Corporation, Shrewsbury, Massachusetts, with amendment adopted March 9, 1981, as shown on a plan entitled "Plan of 1981 Amendment to Town of Norwell Wetlands Maps," dated January 5, 1981, by Bradford Saivetz & Associates, Inc., Braintree, Massachusetts. The District includes all special flood hazard areas within the Town of Norwell designated as Zone A and AE on the Plymouth County Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program (NFIP). The map panels of the Plymouth County FIRM that are wholly or partially within the Town of Norwell are panel numbers 25023C0094K, 25023C0104K, 25023C0108L, 25023C0112K, 25023C0113K, 25023C0114K, 25023C0116K, 25023C0117L, 25023C0118K, 25023C0206K and 25023C0207K dated July 6, 2021, and panel number 25023C0119K dated November 4, 2016, and panels 25023C0092L, 25023C0103L and 25023C0111L dated July 3, 2024. A panel spreadsheet is set forth below:

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| --- | --- | --- | --- |
| Community ID | Panel | Suffix | Date |
| 25023C | 0092 | L | July 3. 2024 |
| 25023C | 0094 | K | July 6, 2021 |
| 25023C | 0103 | L | July 3, 2024 |
| 25023C | 0104 | K | July 6, 2021 |
| 25023C | 0108 | L | July 6, 2021 |
| 25023C | 0111 | L | July 3, 2024 |
| 25023C | 0112 | K | July 6, 2021 |
| 25023C | 0113 | K | July 6, 2021 |
| 25023C | 0114 | K | July 6, 2021 |
| 25023C | 0116 | K | July 6, 2021 |
| 25023C | 0117 | L | July 6, 2021 |
| 25023C | 0118 | K | July 6, 2021 |
| 25023C | 0119 | K | November 4, 2016 |
| 25023C | 0206 | K | July 6, 2021 |
| 25023C | 0207 | K | July 6, 2021 |

The exact boundaries of the district may be defined by the one-hundred-year base flood elevations shown on the FIRM and further defined by the Plymouth County Flood Insurance Study (FIS) report dated July 3, 2024. The FIRM and FIS report are incorporated herein by reference and are on file with the Town Clerk. In case of a conflict, the more restrictive interpretation shall apply.

2. **To delete §201-18.13. Floodway Encroachment. B, which provides as follows:**

B. 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.

 and to substitute therefore the following new provision:

B. In Zones A1-30 and AE, along watercourses that have a regulatory floodway designated on the Town’s FIRM encroachments are prohibited, including fill, new construction, substantial improvements, and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.

3. To amend §201-18.15. Recreational Vehicles by adding the following new Zones that are highlighted in bold font:

In **A,** A1-30, AH, **AO,** 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.

or to take any other action relative thereto.

Petition of the Planning Board

Dates:

January 17,2024 Voted by PB

January 18,2024 Forwarded by PB to Select Board

January 24,2024 Select Board vote to refer to PB for a public hearing

January 26, 2024 Planning Board Public Hearing Notices mailed: PBs, RBA, DHCD (HLC)

January 29, 2024 Planning Board Public Hearing Notice posted

January 31, 2024 Planning Board Public Hearing First Notice published

February 7, 2024 Planning Board Public Hearing Second Notice published

February 15, 2024 Planning Board Public Hearing

Advisory Board Vote

Planning Board recommendation vote

Planning Board Report to ATM:

May 6, 2024 Annual Town Meeting