

FEMA/FIRM Map Article

To see if Town Meeting will vote to amend the Zoning By-law and the Zoning Map as follows:

1. By deleting the following definition from Zoning By-law Section II. Definitions:

Flood Insurance Rate Map (FIRM): The official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

and

By substituting, instead, the following definition:

Flood Insurance Rate Map (FIRM): The official maps upon which the Federal Emergency Management Agency ("FEMA") has delineated both the areas of special flood hazards and the risk premium zones applicable to the community and which are known as the Flood Insurance Rate Maps ("FIRM") and as adopted by Town Meeting.

- 1A. By deleting the following definition from Zoning By-law Section II. Definitions:

Floodway: The channel of a river 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 one foot.

and

By substituting the following new definition:

Floodway: The channel of a river 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.

- 1B. By deleting the following definition from Zoning By-law Section II. Definitions:

Manufactured Home: A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. For flood plain management purposes, the term "manufactured home" also includes park trailers, travel trailers and other similar vehicles placed on a site for greater than 180 consecutive days. For insurance purposes, the term "manufactured home" does not include park trailers, travel trailers, and other similar vehicles.

And

By substituting, instead, the following new definition:

Manufactured Home: A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. For flood plain management purposes, the term "manufactured home" also includes park trailers, travel

trailers and other similar vehicles placed on a site for greater than 180 consecutive days.

- 1C. By adding the following new definitions to Zoning By-law Section II. Definitions:

Special Flood Hazard Area: An area in the Floodplain or SFH District as shown on a Flood Hazard Boundary Map or a Flood Insurance Rate Map as Zone A, AO, AE, A99, AH, V, V1-30, VE.

Zone A: The 100-year floodplain area where the base flood elevation has not been determined.

Zone AE: The 100-year floodplain where the base flood elevation has been determined.

Zone X: An Area identified in the Flood Insurance Study as an area of moderate minimal flood hazard.

2. By deleting the following language in Zoning By-law §III. Establishment of Zoning District. B. Superimposed Zoning Districts:

B. Superimposed Zoning Districts.

The Watershed Protection Zoning District and the Special Flood Hazard Zoning District (SFH Zoning District) are considered to be superimposed over the other districts shown on the Zoning Map, as recognition of the special conditions which exist in such areas. See Sections X and XI for applicable regulations.

and

By substituting, instead, the following new language in Zoning By-law §III.B:

B. Superimposed or Overlay Zoning Districts.

The locations and boundaries of the Watershed Protection Zoning District ("WP District") and the Special Flood Hazard Zoning District (SFH District) shall be as provided for under Sections X and XI under this Zoning By-law and these districts shall be superimposed as overlay districts upon the Zoning Districts shown on the Zoning Map.

3. By deleting the following language set forth in Zoning By-law §X. Watershed Protection District.A.2. Definitions:

"Area of Special Flood Hazard", as used in this section, shall mean the land in the flood plain subject to a one percent or greater change (sic) of flooding in any given year.

4. By deleting the following language set forth in Zoning By-law §XI. Special Flood District.A.2. Definition as follows:

2. Definition.

The "SFH" District is superimposed over any other district established by this By-law. This district consists of the areas of the special food hazard, Zones A, A1-A30 as identified by the Federal Emergency Management Agency (FEMA) in a

scientific and engineering report entitled "Flood Insurance Study, Town of Millis, Norfolk County, Massachusetts," dated February 5, 1985, with accompanying Flood Insurance Rate Maps dated August 5, 1985, and FEMA Flood and Flood-way Boundary Map dated August 5, 1985, are hereby adopted by reference and declared to be a part of this By-Law. The Flood Insurance Study, the Flood Insurance Rate Map and the FEMA Flood and Flood-way Boundary Map are on file in the Office of the Town Clerk, Town of Millis, County of Norfolk, Massachusetts.

and

By substituting, instead, the following new language:

2. Definition of Floodplain or SFH District location and boundaries

The Floodplain or "SFH" District is herein established as an overlay zoning district which shall be superimposed over all zoning districts shown on the Zoning Map and its location and boundaries shall include all special flood hazard areas with the Town of Millis that are designated as Zones A and AE on the Norfolk County Flood Insurance Rate Map (FIRM) issued by FEMA for the administration of the National Flood Insurance Program. The map panels for the Norfolk County FIRM that are wholly or partially within the Town of Millis are panel numbers 25021C0134E, 25021C0142E, 25021C0144E, 25021C0153E, 25021C0154E, 25021C0161E, 25021C0162E, 25021C0163E, and 25021C0164E, dated and effective July 17, 2012. The exact boundaries of the District shall be defined by the 100-year base flood elevations shown on the FIRM and as further defined by the County of Norfolk Flood Insurance Study (FIS) report that is dated July 17, 2012. The FIRM and the FIS report are incorporated by reference herein and are on file with the Planning Board.

5. By deleting the phrase " , A1-A30" from Zoning By-law §XI. Special Flood District.A.3. Methods of Reducing Flood Losses. a.(3).
6. By deleting Zoning By-law §XI. Special Flood District A.6.Issuance of Special Permit. a as follows:
 - a. The Special Permit Granting Authority, after holding a public hearing, shall issue a permit under this section if it finds that the use of the premises will not endanger the health or safety of the occupants or of other land in any "SFH" District. In deciding applications for a special permit under this section, but without limiting the generality of the foregoing, the Special Permit Granting Authority shall assure:

and

By substituting therefore the following:

- a. The Special Permit Granting Authority, after holding a public hearing, shall issue a permit under this section if it finds that the use of the premises will not endanger the health or safety of the occupants or of other land in any "SFH" District. In deciding applications for a special permit under this section, but without limiting the generality of the foregoing, the Special Permit Granting Authority shall assure that the following conditions or requirements shall be satisfied, provided that no condition shall be imposed that conflicts with the requirements of the State Building Code:

7. By deleting Zoning By-law §XI. Special Flood District A.6.Issuance of Special Permit. a.(1) and a.(2) in their entirety and renumbering the remaining sections accordingly.
8. By deleting Zoning By-law §XI.A.6.Issuance of Special Permit. a.(4) in its entirety and substituting, instead, the following:
 - (4) All manufactured homes and manufactured home parks in Zones A and AE shall be provided with adequate surface drainage and adequate hauler access.
9. By deleting Zoning By-law §XI. Special Flood District A.6.Issuance of Special Permit. a. (19) as follows:
 - (19) Within Zones A1-A30, no new construction, substantial improvement to existing structures, filing, or other land development shall be permitted unless it is demonstrated by the applicant that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point in Town.

And

By substituting, instead, the following language:

- (19) Within Zones A and AE, no new construction, substantial improvement to existing structures, filing, or other land development shall be permitted unless it is demonstrated by the applicant that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, shall not increase the water surface elevation of the base flood.
10. By deleting Zoning By-law §XI. Special Flood District.A.8 Notification of Watercourse Alteration in its entirety and substituting, instead, the following:
 8. Notification of Watercourse Alteration

The Applicant shall provide written notification regarding any proposed alteration or relocation of a water source to the following:

 - (1) The Planning Board of each adjacent community;
The NFIP State Coordinator
Massachusetts Department of Conservation and Recreation
251 Causeway Street, Suite 600-700
Boston, MA 02114-2104;

and

 - (2) The NFIP Program Specialist
Federal Emergency Management Agency, Region I
99 High Street, 6th Floor
Boston, MA 02110

or to take any other action relative thereto.