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).