

MARSHFIELD PLANNING BOARD  
Meeting Minutes  
September 12, 2016  
Marshfield High School – Auditorium

PRESENT: Karen Horne, Chair  
Mike Baird, Vice Chair  
Stephen Maher  
\*Tony Pina

ALSO PRESENT: Greg Guimond, Town Planner  
Kay Ramsey, Executive Assistant

ABSENT: Mike Biviano, Jr.

Ms. Horne moved to open the meeting at 7:30 PM. Mr. Baird seconded. The vote was unanimous. 3-1

APPROVAL NOT REQUIRED PLAN

10 South Street – John Haviland

Mr. Guimond explained that this plan modified the previously submitted plan. He said he has no issues with revised one. Ms. Horne moved to endorse the ANR entitled: Plan of Land, 10 South Street, Marshfield, MA dated 4/22/13 with a revision date of 8//16/16, drawn by Millbrook Survey, 401 Parsonage St., Marshfield, MA 02050. Mr. Baird seconded and the vote was unanimous. 3-0.

PUBLIC HEARING – FLOODPLAIN ZONING ARTICLE

\*Mr. Pina joined the meeting at 7:40 PM

Ms. Horne moved to open the public hearing for the floodplain zoning article. Mr. Baird seconded. The vote was unanimous. Ms. Horne read the public hearing notice. Mr. Guimond explained that about 766 buildings have been added to the Floodplain District. About 2500 buildings that were already in the district have had their elevations or zones changed. Mr. Guimond used the Town's online flood maps to show them the nine subareas that have major changes.

Mr. Guimond said that the flood maps are still not perfect but they have been improved from the 2013 maps. In order to file another appeal, the Town has to approve these 2016 maps. The Town

is already working with the Woods Hole Group - along with Scituate and Duxbury, to file a Letter of Map Revision. (LOMR) There will be a meeting about this LOMR appeal on September 29<sup>th</sup> at 7 PM at the Furnace Brook Middle School Auditorium. Mr. Guimond said the Town needs to amend the Zoning Bylaw before the November 4, 2016 which is the effective date of the Flood Insurance Rate Map and Flood Insurance Study. If the Town does not approve the maps, the National Flood Insurance Program will be suspended and the Town will not have legal standing to file the Letter of Map Revision.

\*Mr. Pina had to leave the meeting.

Several people in the audience had comments about the maps. They expressed frustration that no one from FEMA was there to answer specific questions They wanted to demand that FEMA come to Town Meeting. Mr. Guimond said he will relay their request to the Board of Selectmen but both FEMA and MEMA have been asked before to attend these meetings and they have declined. Paper copies of the map were requested but Mr. Guimond said the Town was given only one copy. He said they were welcome to look at that copy and he showed them how to find their specific property on their computers and how to print copies of the Town's online flood map. Mr. Baird said that the maps will go into effect regardless of whether Marshfield adopts them or not. It's just that the National Flood Insurance Program will not be available to the Town or residents within the Town. If the maps are adopted, it does not preclude anyone from getting a private insurance company if they prefer. In response to a question, Mr. Guimond explained that the FEMA MAPS are not stamped in with the Town Clerk but they are specifically referenced in the zoning article. He also explained that the zoning effective date by state law, Chapter 40A, Sections 5 and 6 is August 10, 2016 which was the first date of publication in the Marshfield Mariner. The question was asked that if the maps are not approved, would the elevations revert to the previous requirements and Mr. Guimond said he understood that that was the case but he would check with Town Counsel. He said the appeal process cannot go forward unless the maps are approved. . The Building Department goes by the State Building Code, however, which refers to the FEMA Maps

Ms. Horne moved to close the public hearing at 9 PM. Mr. Baird seconded. The vote was unanimous, 3-0.

Ms. Horne moved to adjourn the meeting. Mr. Baird seconded. The vote was unanimous.

Respectfully submitted,

Kay Ramsey, Executive Assistant  
Marshfield Planning Board