



Office of
Building / Zoning
Department

Town of Marshfield

Building / Zoning
Department
870 Moraine Street
Marshfield, Massachusetts 02050
Tel: 781-834-5555
Fax: 781-834-6289

MARSHFIELD TOWN CLERK
RECEIVED

2021 SEP -2 AM 10:54

Received
AUG 19 2021
Town of Marshfield
Board of Selectman

To: Board of Selectmen
From: Floodplain Administrator / CRS Committee
Date: August 19, 2021
Re: Floodplain Bylaw Amendments for 2021 Special Town Meeting Warrant

The CRS Committee voted (5-0) at a regular meeting held on August 18, 2021 to request the Board of Selectmen to place the following zoning article on the 2021 Special Town Meeting Warrant.

Article _____

To see if the Town will vote to amend the Marshfield Zoning Bylaws as follows:

Amend Section 305-15.08 Areas of Special Flood Hazard Standards by adding the following subsections:

f) A Nonconversion Agreement must be signed by the property owner and recorded with the deed and other property records prior to obtaining a Certificate of Occupancy for new construction and elevated structures in the floodplain. The Nonconversion Agreement certifies that enclosed areas below the Design Flood Elevation (DFE) shall be used solely for parking of vehicles, limited storage, and/or building access; that the owner or future owners will not convert or alter what has been constructed and approved, nor shall any enclosure below the DFE be modified in a way that would make the structure more susceptible to flood damage; that all interior walls, ceilings, and floors below the DFE shall be unfinished or constructed of flood-resistant materials; that mechanical, electrical, or plumbing devices that service the building shall not be installed below the DFE; that the openings in the walls of the enclosed area below the DFE shall not be blocked, obstructed, or otherwise altered to reduce the size of the openings or restrict the automatic entry and exit of floodwater; that any variation in construction beyond what is permitted shall constitute a violation of this bylaw; and that the owner and subsequent owners authorize the Floodplain Administrator to inspect the premises to verify compliance with the bylaw.

Article Explanation: Flood hazards are the number one type of hazard the Town of Marshfield faces (HMP citation). According to work done by the CRS/PPI Committee, about 40% of Marshfield structures are in the Special Flood Hazard Area (SFHA), which is any "A" or "V" flood zone. Additionally, about \$700 million out of \$2 Billion of Marshfield's building value is at risk in our SFHA. This article formalizes what is already required under the Town of Marshfield floodplain bylaw and 780 CMR, the MA Building Code. 780 CMR, Section R322.2.2 states that any area that is enclosed, which includes crawlspaces, attached garages, full story areas under elevated buildings and other enclosures, "shall Be used solely for parking of vehicles, building access or storage." This article will help ensure the protection of our buildings and property and will increase Marshfield's rating in the NFIP/CRS program, which leads to greater savings for our residents on mandatory flood insurance and consistent administration of our floodplain management regulations.