

Article # TBD

Will the Town vote to amend Rockland Town Code, Division 3: Zoning Bylaws, Article IV, § 415-21.5 Floodplain Overlay District to update the Plymouth County Flood Insurance Map (FIRM and Flood Insurance Study (FIS) both) dated July 6, 2021 referenced in § 415-21.5.B issued by the Federal Emergency Management Agency (FEMA) with the new FIRM filed with Town Clerk, or take any other action relative thereto.

Applicability. The Floodplain Overlay District is herein established as an overlay district. The District includes all special flood hazard areas within the Town of Rockland designated as Zone A, AE, AH, AO, A99, V, or VE on the Plymouth County Flood Insurance Rate Map (FIRM) dated July 3, 2024, issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. The exact boundaries of the District shall be defined by the one-percent-chance 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, Planning Board, Building Department, Conservation Commission and Board of Selectmen. In the event any provisions of this bylaw are in conflict with requirements for any other districts, the more restrictive regulation shall take precedence.

Requested by the Planning Board

Article # TBD

Will the Town vote to amend Rockland Town Code, Division 3: Zoning Bylaws, Article IV, §415-21.5 Floodplain Overlay District, by deleting the existing subsection §415-21.5.O in its entirety and inserting a new subsection §415-21.5.O as follows:

Floodway encroachment. In Zones A and AE, along watercourses that have not had a regulatory floodway designated, the best available federal, state, local, or other floodway data shall be used to prohibit encroachments in floodways which would result in any increase in flood levels within the community during the occurrence of the base flood discharge. In Zone AE, along watercourses that have a regulatory floodway designated on the 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.

or take any other action relative thereto.

Requested by the Planning Board

Article # TBD

Will the Town vote to amend Rockland Town Code, Division 3: Zoning Bylaws, Article IV, §415-21.5 Floodplain Overlay District, by deleting the existing subsection §415-21.5.R in its entirety and inserting a new subsection §415-21.5.R as follows:

Recreational vehicles. In A, AH and AE 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 take any other action relative thereto.

Requested by the Select Board

Explanation: The Select Board is proposing an update to the Town's Floodplain Overlay District to be consistent with the newest version of County Flood Insurance Rate Map (FIRM) and to update the language to be consistent with the State Model Bylaw.