

Department of Planning and  
Community Development

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***Town of Weymouth  
Massachusetts***



Susan M. Kay  
Mayor

75 Middle Street  
Weymouth, MA 02189

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**MEMORANDUM**

**Date:** June 14, 2012  
**To:** Weymouth Town Council  
**From:** Weymouth Planning Board JC  
**Subject:** Report and Recommendation on Measure # 12 091  
Zoning Amendment to Floodplain Zoning Maps, Administration, and Regulation

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The Weymouth Planning Board hereby submits its report and recommendation on the above referenced zoning amendment. The Board reviewed the proposed floodplain zoning amendment at several public meetings of the Board in April and May. The measure was submitted to the Town Council and a joint public hearing was held by the Town Council and Planning Board on June 11, 2012. Testimony was presented and both the Town Council and Planning Board closed their public hearings.

Later that evening, the Planning Board voted to recommend Favorable Action on the proposed zoning with two technical amendments as follows:

In Part F.1. delete the letter "A" from the text and add the word "add" after the word "and".

These amendments will update the floodplain maps as prepared by FEMA and add several requirements to projects subject to floodplain regulation. The adoption of current maps and regulation will keep the Town of Weymouth in the National Flood Insurance Program (NFIP) and allow property owners to renew or secure flood insurance through the NFIP. The Town joined the program in 1980 and has successfully administered the program since then.

JC:rl

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**MEMORANDUM**

**Date:** May 16, 2012

**To:** Susan M. Kay, Mayor

**From:** Robert Luongo, Principal Planner

**Subject:** Amendments to the Zoning Ordinance relating to the Floodplain District Maps, Administration, and Regulation

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On Tuesday, May 15, 2012 the Weymouth Planning Board voted to submit the following proposed zoning amendment for your review and to forward it to the Weymouth Town Council for a joint public hearing.

To see if the Town will amend the Weymouth Zoning Ordinance relating to the Floodplain District maps, administration, and regulation by making the following amendments:

- A. Delete the penultimate sentence in Section 120-8 and replace the last sentence in Section 120-8 with the following:

“The Floodplain District is herein established as an overlay district. The District includes all special flood hazard areas within the Town of Weymouth designated as Zone A, AE, AO, or VE on the Norfolk County Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. The map panels of the Norfolk County FIRM that are wholly or partially within the Town of Weymouth are panel numbers 25021C0089E, 25021C0093E, 25021C0226E, 25021C0227E, 25021C0228E, 25021C0229E, 25021C10231E, 25021C0233E, 25021C0236E, 25021C0237E, 25021C0238E, 25021C0239E, 25021C0241E, and 25021C0243E dated July 17, 2012. The exact boundaries of the District may be defined by the 100-year base flood elevations shown on the FIRM and further defined by the Norfolk County Flood Insurance Study (FIS) report dated July 17, 2012. The FIRM and FIS report are incorporated herein by reference and are on file with the Town Clerk.”

- B. Delete Section 120-38.2.A. and replace with the following:

“The Floodplain District is herein established as an overlay district. The District includes all special flood hazard areas within the Town of Weymouth designated as Zone A, AE, AO, or VE on the Norfolk County Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. The map panels of the Norfolk County FIRM that are wholly or partially within the Town of Weymouth are panel numbers 25021C0089E, 25021C0093E, 25021C0226E, 25021C0227E, 25021C0228E, 25021C0229E, 25021C10231E, 25021C0233E, 25021C0236E, 25021C0237E, 25021C0238E, 25021C0239E, 25021C0241E, and 25021C0243E dated July 17, 2012. The exact boundaries of the District may be defined by the 100-year base flood elevations shown on the FIRM and further defined by the Norfolk County Flood Insurance Study (FIS) report dated July 17, 2012. The FIRM and FIS report are incorporated herein by reference and are on file with the Town Clerk.”

- C. Add the following as Section 120-38.2 .D.:

“120-38.2.D. Notification of Watercourse Alteration.

In a riverine situation, the Conservation Commission shall notify the following of any alteration or relocation of a watercourse:

- Adjacent Communities
- National Flood Insurance Program (NFIP) State Coordinator, MA DCR
- NFIP Program Specialist, FEMA”

- D. Delete Section 120-38.3. (C) and replace with:

“120-38.3. (c). The Special Permit granting authority shall be the Board of Zoning Appeals.”

- E. Delete Section 120-38.3.D (1) and (2).

- F. 1. Delete Zones A, AH, A-1-30, A99 and Zone AE to Section 120-38.3.D. (3).  
2. Change Section 120-38.3.D. (3) to 120-38.3.D. (1).

- G. 1. Delete Zones V, V1 – V30 in Section 120-38.3.D. (4) and add Zone VE.  
2. Change Section 120-38.3.D. (4) to section 120-38.3.D. (2).

H. Add the following Section 120-38.3.D. (2) (c):

“Section 120-38.3.D. (2) (c) Man-made alteration of sand dunes within Zone VE which would increase potential flood damage are prohibited.”

I. Change Section 120-38.3.D. (5) to Section 120-38.3.D. (3).

J. Delete Section 120-38.5.D.

K. Add the following Section 120-38.5(D):

“All subdivision proposals must be designed to assure that:

- (1) Such proposals minimize flood damage;
- (2) All public utilities and facilities are located and constructed to minimize or eliminate flood damage; and
- (3) Adequate drainage is provided to reduce exposure to flood hazards.”

L. Add the following Section 120-38.5.(E):

“Within Zone AO on the FIRM, adequate drainage paths must be provided around structures on slopes, to guide floodwaters around and away from proposed structures.”

M. Add the following Section 120-38.3.(D) (4):

“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.”

\*This measure requires a legal notice and a joint public hearing with the Planning Board.

*Must be voted by 17 July 2012 - DH*