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TOWN OF FOXBOROUGH
SPECIAL TOWN MEETING
FALL 2012
Articles from the Planning Board

ARTICLE A – Petition of the Planning Board

To see if the Town will vote to amend the Zoning By-Laws by striking the words "except as provided for in Section 3.4 of these By-Laws" from the end of section 10.2.2.3, or take any action in relation thereto.

ARTICLE B – Petition of the Planning Board

To see if the Town will vote to amend the Zoning By-Laws by striking the existing Section 9.3 FLOOD PLAIN OVERLAY DISTRICT (FPOD) and substitute the following:

9.3 FLOOD PLAIN OVERLAY DISTRICT (FPOD)

9.3.1 Overlay District. The Floodplain District is herein established as an overlay district. The District includes all special flood hazard areas within the Town of Foxborough designated as Zone A and AE 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 Foxborough are panel numbers 25021C0332E, 25021C0333E, 25021C0334E, 25021C0341E, 25021C0342E, 25021C0343E, 25021C0344E, 25021C0351E, 25021C0353E, 25021C0354E, 25021C0358E, 25021C0361E, 25021C0362E, 25021C0365E, and 25021C0366E 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, Planning Board, and Building Commissioner.

9.3.2 Requirements.

1. All building and structures erected in areas prone to flooding, as designated on the Flood Insurance Rate Maps (FIRM) or as further enumerated, shall be constructed and elevated as required by the provisions of the Basic Code.

2. Within Zone A, of FPOD, where the base flood elevation is not provided on the FIRM, the applicant shall produce any existing, reasonable, base flood elevation data and it shall be used to meet the requirements of A above. Base flood elevation data is required for subdivision proposals or other developments greater than fifty (50) lots or five (5) acres, whichever is lesser, within unnumbered A Zones.

3. In the floodway, designated on the Flood Insurance Rate Map, the following provisions shall apply;
   a. Prohibit encroachments, including fill, new construction, substantial improvements, and other development unless certification by a registered professional engineer or architect is provided by the applicant demonstrating that encroachments shall not result in any increase in flood levels during the occurrence of the one hundred (100) year flood.
   b. If Section 9.3.3.a, above is satisfied, all new construction and substantial improvements shall comply with all provisions of Sections 9.3.2.1 and 9.3.2.2, above.

4. In Zone AE, of the FPOD, along watercourses that have a regulatory floodway designation, encroachments are prohibited in the regulatory floodway which would result in an increase in flood levels within the community during the occurrence of the base flood discharge.

5. In Zones A and AE, of the FPOD, along watercourses that have not had a regulatory designation, the best available Federal, State, and local or other floodway data shall be used to prohibit encroachments in the floodways which would 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.

6. All development in the district, including structural and non-structural activities, whether permitted by right or by special permit must be in compliance with Chapter 131, Section 40 of the Massachusetts General Laws and with the following: Sections of the Massachusetts State Building Code (780 CMR) which address floodplain areas; Wetlands Protection Regulations, Department of Environmental Protection (DEP) (currently 310 CMR 10.00); Inland Wetlands Restriction, DEP (currently 310 CMR 13.00); and the Minimum Requirements for the Subsurface Disposal of Sanitary Sewage, DEP (currently 310 CMR 15, Title 5)" and Foxborough Conservation Commission Regulations.

7. In a riverine situation, the Building Commissioner shall notify the following of any alteration or relocation of a watercourse: adjacent communities, NFIP State Coordinator, Massachusetts Department of Conservation and Recreation, 251 Causeway Street, Suite 600-700, Boston, MA, 02114-2104, and the NFIP Program Specialist, Federal Emergency Management Agency, Region I, 99 High Street, 6th Floor, Boston, MA 02110.

8. Subdivision proposals shall be designed to assure that; such proposals minimize flood damage, all public utilities and facilities are located and constructed to minimize or eliminate flood damage, and adequate drainage is provided to reduce exposure to flood hazards.

or take any action in relation thereto.

ARTICLE C – Petition of the Planning Board

To see if the Town of Foxborough will accept the provisions of Massachusetts General Laws c.44 s.55C establishing a Municipal Affordable Housing Trust, or take any action in relation thereto.

ARTICLE D – Petition of the Building Commissioner

To amend the Foxborough General By-Law, Article 15(b) Signs, by adding a new subsection V.7.h to read "Signage allowed on stadium and accessory lots as defined in subsection V.7.c are allowed on other lots within the EDAOD by Special Use Permit from the Zoning Board of Appeals." or words thereto.