

TOWN OF BRIDGEWATER
FLOOD HAZARD REVIEW BOARD
MESSINA & STODDARD
HEARING CONTINUATION MINUTES
MARCH 13, 2024

Draft

Hearing was called to order at 4:00 pm by Roy (Butch), Chairperson

Present: Flood Review Board Members Bruce Maxham, Owen Astbury & Lynne Bertram.

Nancy Robinson, Flood Administrator,

Kevin Geiger, TRORC via phone

Chris Kennedy of ma-ke-arch

Anthony Messina via phone

Nancy read the hearing notice and introductions were made.

Oaths were given to participating members (Chris & Anthony).

Chris reviewed the architectural drawings and plans for the proposed project. Basement will be filled in and a slab poured. An elevation certificate was provided indicating the following levels: Top of bottom floor including basement is 834.72', lowest elevation of machinery or equipment servicing the building is 835.0. lowest adjacent grade next to the building is 840.74', highest adjacent grade next to the building is 842.22' and the top of the next higher floor is 842.79'. with a base elevation of 844'. Reinforced concrete walls will be poured on the slab raising the first floor to an elevation of 851'2. Eight flood vents will be installed, two on each side. No new fill will be brought in, and material dug out will be removed from the site.

Basement floor will be drilled to allow for future drainage. The old fuel tank has been removed and a new one will be installed and anchored.

Kevin reiterated the documents required supporting the application; elevation certificate has been provided and flow vents allowing water to flow through the new basement area. A cross-section diagram of the proposed modifications to the existing structure have been provided. The first-floor elevation per town regulations has to be at least one foot above calculated Base Flood Elevation (BFE). This requirement will be met as the top of the raised floor is 7.21' above BFE. Only remaining item is a No Net Rise certificate which can be obtained for an engineer. Chris asked for 30 days to get the No Net Rise document. All other requirements of the bylaws have been met.

Board could issue approval at this time pending No Net Rise Certificate and once received could issue a final permit. There is a 15-day waiting appeal process after the permit is issued.

Butch moved to conclude the hearing and to move into deliberative session at 4:25, motion was seconded by Owen. Motion carried.

Butch moved to adjourn the hearing at 4:35 and written decision will be sent to the applicants within 45 days. Owen seconded the motion and motion carried.

Respectfully submitted,
Nancy Robinson

Nancy Robinson,
Clerk