

TOWN OF BRIDGEWATER
FLOOD HAZARD REVIEW BOARD
CONDITIONAL USE HEARING
A. & M. MESSINA & J & T STODDARD
MINUTES OF JANUARY 31, 2024

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

Present: Owen Astbury, Steve Tarleton, William Young, Bruce Maxham and Nancy Robinson, Flood Administrative Officer.

Kevin Geiger, Sr. Planner from TRORC – Consultant

Applicants: Melinda Messina (Face Time)

No property abutters were present.

Introductions were made by all parties; hearing notice was read and an oath was administered to Mrs. Messina who would be offering testimony.

Kevin explained that he is here to assist the town as a consultant since the town's regional flood plain manager has left his position with the state and Bridgewater has not been assigned another flood plain manager at this time.

Nancy presented documentation of application to elevate structure/log cabin and flood maps. Asked Mrs. Messina to explain project.

Property owners have been working with Architect Chris Kennedy regarding raising the structure. Plan to fill in the basement to ground height and raised building would be on pylons approximately eight (8) feet in height. No expected change in building footprint, all utilities would be located within back porch area.

Discussed mapped elevation levels between the two (2) rivers that converge at the eastern corner of the property (Ottaquechee & Broad Brook). Elevation could be somewhere in the 843' range, surveyor or engineer would make this determination. According to town bylaws, lowest floor needs to be at least one (1) foot above that level.

Also discussed costs associated with project and determining if this would be considered a minor or major improvement of the structure within the floodway. An Engineer would have to certify that the development will result in no increase in the flood level. The Engineer would need to provide the town with an elevation certificate and drawings/plans of the project.

Mrs. Messina was given the name and contact information of a local engineer. Asked for time to hire and get information required for the flood board to make a decision on the application.

No abutters appeared at this hearing so no future appeal can be taken.

Kevin suggested that Mrs. Messina speak with their insurance company regarding requirements that they may have to reduce premium and to see if they have ICC (Increased Cost Coverage) which pays extra to owners for mitigating flood issues.

Butch moved to recess this hearing until March 13, 2024 at 4:00 pm. William seconded the motion and motion carried. Hearing recessed at 4:35 pm.

Respectfully submitted,
Nancy Robinson
Flood Administrative Officer