

**SBVD PLANNING BOARD  
MEETING MINUTES  
January 4, 2021**

**PRESENT:** Ted Xavier, Robert Gossett, Don Hawkins, Bob Weisner, Steve Keaney, Joel Spiller, Tom Morgan

**ABSENT:** Bill Howley, Larry Deshler

**MEETING OPENED:**

The Zoom meeting was called to order at 7:00 PM. Ted Xavier led the meeting in the Pledge of Allegiance.

**MEETING MINUTES:**

Minutes from the 12/7/2020 meeting were distributed and reviewed.

**Motion to approve minutes:**

**Robert Weisner**

**Motion seconded:**

**Joel Spiller**

**Motion accepted by voice vote.**

**PUBLIC HEARING:**

Ted Xavier opened the public hearing at 7:02 PM. At the December 7, 2020 meeting the PB adopted changes to the Subdivision, Site Plan and Zoning ordinances that were necessary to comply with the new FEMA Flood Insurance Maps and Flood Insurance Study that went into effect on January 29, 2021. At that meeting Larry Deshler pointed out that that the term “mean sea level” in ITEM V of the zoning was being incorrectly used and that it was improperly substituted for North American Vertical Datum of 1988 (NAVD 88) which gives a more definable reference to measure building elevations. Larry pointed out that “mean sea level” data is difficult to find and is not used anywhere on the FEMA Flood Insurance Maps making it difficult for property owners to describe their building elevation. He asked if it was appropriate for the PB to proceed with a vote using “mean sea level” if we were not able to identify where the measurement is taken and how it will be used in base flood elevation calculations. The PB decided to vote on the zoning changes as presented and to make changes at the January 4, 2021 meeting if they found “mean sea level” was incorrectly used. Further review showed that Larry Deshler was correct and that “NAVD 88” should be substituted for “mean sea level” in three places in Section XI Item V of the Zoning Ordinance.

**Motion to replace the term “mean sea level” with “NAVD 88” in three places in Section XI, Item V of the Zoning Ordinance**

**Motion made by:**

**Don Hawkins**

**Motion seconded by:**

**Robert Weisner**

**The motion passed by unanimous voice vote.**

The changes to Item V and all other changes to the zoning ordinance approved by the PB on December 7, 2020 are highlighted in yellow below.

## SECTION XI: FLOOD CONTROL REGULATIONS

This Ordinance, adopted pursuant to the authority of NH RSA 674:16, shall be known as the Seabrook Beach Village District, Seabrook, New Hampshire, Floodplain Development Ordinance. The regulations in this ordinance shall overlay and supplement the regulations in the Seabrook Beach Village District, Seabrook, New Hampshire Zoning Ordinance, and shall be considered part of the Zoning Ordinance for purposes of administration and appeals under state law. If any provisions of this ordinance differs or appears to conflict with any provision of the Zoning Ordinance or other ordinance or regulation, the provision imposing the greater restriction or more stringent standard shall be controlling.

The following regulations in this ordinance shall apply to all lands designated as special flood hazard areas by the Federal Emergency Management Agency (FEMA) in its "Flood Insurance Study for Rockingham County, New Hampshire" dated January 29, 2021 together with the associated Flood Insurance Rate Maps dated January 29, 2021, which are declared to be a part of this ordinance and are hereby incorporated by reference.

### ITEM I: DEFINITION OF TERMS

The following paragraphs were changed or removed from ITEM I.

~~"Area of Shallow Flooding" means a designated AO, AH, or VO zone on the Flood Insurance Rate Map (FIRM) with a one-percent or greater annual possibility of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.~~

"Area of Special Flood Hazard" is the land in the floodplain within the SVBD, Seabrook, New Hampshire, subject to a one-percent or greater possibility of flooding in any given year. The area is ~~designated as Zone A on the FHBM and is~~ designated on the FIRM as zones AE and VE.

~~"Flood Boundary and Floodway Map" (Floodway Map) is an official map of the Seabrook Beach Village District on which FEMA has delineated the correct flood hazard zone or base flood elevation. The Flood Insurance Rate Map (FIRM) will be used to make determinations of flood hazard zones and base flood elevations.~~

~~"Flood Insurance Study" - see "Flood Elevation Study".~~

### ITEM II No Changes

ITEM III No Changes

ITEM IV No Changes

ITEM V

For all new or substantially improved structures located in Zone AE, the application shall furnish the following information to the Building Inspector:

- a. The as-built elevation (in relation to NAVD 88) of the lowest floor (including basement) and include whether or not such structures contain a basement.
- b. if the structure has been flood proofed, the as-built elevation (in relation to NAVD 88) to which the structure was flood proofed.
- c. any certification of flood proofing.

For all new construction or substantially improved buildings located in Zone VE the applicant shall furnish the building inspector records indicating the as-built elevation of the bottom of the lowest horizontal structural member of the lowest floor (excluding pilings or columns) in relation to NAVD 88 and whether or not the structure contains a basement.

The Building Inspector shall maintain the above information for public inspection, and shall furnish it upon request.

ITEM VI No Changes

ITEM VII No Changes

ITEM VIII

1. No Changes
2. No Changes
3. Recreational vehicles placed on sites within Zone AE shall either (i) be on the site for fewer than 180 days, (ii) be fully licensed and ready for highway use; or (iii) meet all standards of Item II of this ordinance and the elevation and anchoring requirements for "manufactured homes" in Item VIII(2)(c) of this ordinance.

ITEM IX No Changes

The public hearing was closed at 7:15 PM

The meeting was adjourned at 7:15 PM.

Submitted by,

Don Hawkins

**Next PB Meeting:** The next meeting of the PB will be Monday March 1, 2021 at 7:00 PM.