



CITY OF SALEM PLANNING BOARD

CITY OF SALEM APPLICATION WETLANDS AND FLOOD HAZARD DISTRICTS SPECIAL PERMIT

Applicant: _____

Address: _____

Telephone: _____

Owner: _____

Location of Property: _____

Project Description: _____

I. It has been determined by the Building Inspector that the above property lies in the following area(s):

A. Wetlands District: Wetlands () Buffer Zone ()

B. Flood Hazard District: Zone A () Zone A3 () Zone V3 ()

II. Information required includes this application and the following additional information: (File one (1) copy of everything with the City Clerk and fifteen (15) copies with the Planning Board, all copies must be stamped by the City Clerk)

A. A site plan at a scale of 1" equals 20' prepared by a registered land surveyor or registered professional engineer and showing at least the following:

1. Lot lines within which the development is proposed and the tie-in to the nearest road intersection.
2. The location, boundaries, and dimensions of each lot in question.
3. Two-foot (2') contours of the existing and proposed land surface.
4. Location of existing and proposed structures, water-courses, drainage and drainage easements, means of access, utilities, and sewer disposal facilities including leaching fields, if any. Proposed elevations should be noted.
5. Boundaries of all districts, areas and zones as noted in Section I.

B. In the Wetlands District, a determination by a qualified engineer of the seasonal high water table, performed during the last two weeks of March or the first three weeks of April. A minimum of two percolation tests for each leaching area shall be performed.

C. In cases of flood-proofing or pile construction, certification by a registered professional engineer or architect as to the elevation of flood-proofing measures and as to

compliance with the applicable sections of the Massachusetts State Building Code concerned with flood depths, pressures velocities, impact and uplift forces, and other factors associated with the base flood. Where specific methods or techniques have been previously certified, the Planning Board may waive this requirement.

D. A list of Federal, State, and other local permits required by the applicant.

E. Descriptions relative to all conditions applicable in Section III below.

III. Conditions (Complete those sections indicated (x) by the Building Inspector)

In the Wetlands and Flood Hazard Districts no structure or building, including pipes and wells, shall be erected, constructed, substantially improved, enlarged, or otherwise created or moved; no area shall be paved; no earth or other material shall be stored, dumped, used as fill, excavated, or transferred; and no sediment shall be caused to be discharged from or onto a wetland, unless all the following conditions are found to exist as part of the granting of a Special Permit by the Planning Board (Use additional pages if necessary)

A. All Districts:

() 1. The proposed use will comply in all respects to the uses and provisions of the underlying District in which the land is located.

Yes _____ No _____

() 2. There is adequate convenience and safety of vehicular and pedestrian movement within the site, and in relation to adjacent streets and property, particularly in the event of flooding of the lot(s) or adjacent lot(s) caused by either overspill from water bodies or high runoff.

() 3. Utilities, including gas, electricity, fuel, water, and sewage disposal, shall be located and constructed so as to protect against breaking, leaking, short-circuiting, grounding or igniting or any other damage due to flooding. (Provide details)

() 4. The cumulative effect of the proposed development or use, when combined with all other existing and anticipated development and uses will not obstruct or divert flood flow; substantially reduce natural flood-water storage capacity in the local drainage area; destroy valuable habitat for wildlife including fisheries or shellfisheries; adversely affect groundwater resources or increase storm water run-off velocity so that water levels on other land are substantially raised or the danger from flooding increased.

B. Wetlands District:

() 1. The proposed development or use shall not include the storage of salt, chemicals, petroleum products or other contaminating substances or discharge of any polluting liquids or materials into streams, brooks or wetlands. (The polluting effects of substances on the Wetlands are to be gauged by the “Rules and Regulations for the Establishment of Minimum Water Quality Standards and for the Protection of the Quality and Value of Water Resources” of the Commonwealth of Massachusetts.)

() 2. The floor level of areas to be occupied by human beings as living or work space shall be four (4) feet or more above the seasonal high water table.

() 3. If the basement floor level is below the seasonal high water table and affords the possibility of human occupancy at some future date, although not originally intended, adequate perimeter drainage and foundation shall be installed to withstand the effect of pressure and seepage. Furnace and utilities are to be protected from the effects of leaching. (Provide details)

() Applies () Does not Apply

() 4. If the lot is to be served by an on lot septic system, the leaching area designed for use, as well as a reserved area for future expansion or total future use, shall be plotted with dimensions on the site plan, and the leaching areas shall not be constructed where the seasonal high water table is less than 4 feet below the bottom of the leaching areas.

() Applies (See site plan) () Does not apply

C. Flood Hazard District (all zones):

() 1. The floor of the basement, or if none, the lowest floor of new construction or substantial improvement of structures for residential uses shall be at or above the 100 year flood level.

() 2. The floor of the basement, or if none, the lowest floor of new construction or substantial improvement of structures for nonresidential uses shall be at or above the 100 year flood level or the structures shall be flood-proofed to that level in compliance with the applicable requirements of the Massachusetts State Building Code. Flood-proofing measures shall

insure that the structure is watertight and that structural components have the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy.

D. Flood Hazard District. Coastal High Hazard Area (Zone V3):

- () 1. New structures or substantial improvements shall be located landward of the reach of Mean High Tide.

- () 2. New structures or substantial improvements shall be elevated on adequately anchored pilings or columns, and securely anchored to such pilings or columns so that the lowest portion of the structural members of the lowest floor (excluding the pilings or columns) is elevated to or above the 100 year flood level. Space below the lowest floor shall be free of fixed obstruction. (Provide details)

- () 3. The support of new structures or substantial improvements shall not be, in whole or in part, by the use of fill. (Provide details)

IV. Procedure

The Planning Board shall, within 7 days after the filing of this application, transmit one copy of said application, plans and all other submitted information to the Inspector of Buildings, City Engineer, Board of Health, Conservation Commission and Fire Prevention Officer who may, at their discretion, investigate the application and report in writing their recommendations to the Planning Board. The Planning Board shall not take final action on such application until it has received a report thereon from the Inspector of Buildings, City Engineer, Board of Health, Conservation Commission and Fire Prevention Officer or until thirty-five (35) days have elapsed after distribution of such application without a submission of a report. The Planning Board shall hold a Public Hearing on said application as soon as possible after receiving the above reports, in accordance with Chapter 40A of the Massachusetts General Laws. The Planning Board shall notify the applicant in writing of its decision on the special permit. The decision shall document the proposed development or use and the grounds for granting or refusing the special permit. The Planning Board may, as a condition of approval, require that the applicant give effective notice to prospective purchasers by signs or by recording the special permit at the Registry of Deeds, of the wetland or flood hazard conditions associated with said premises and the steps undertaken by the petitioner or his successor in title to alleviate the effects of same.

Signature of Applicant

Signature of Owner (attached consent letter is also acceptable)

Date

Date

FEE PAID: _____