

DRAFT MINUTES

Town of Tyringham

Planning Board Meeting

7:00 PM November 18th

Virtual Meeting hosted via Zoom, Tyringham, MA 01264

In Attendance: Ellen Slater Gonnello, Peter Salinetti, Carol Hardy-Fanta

Public in attendance: none

ANRs, Courtesy Notices, Mail: none

New Business:

Carol noted that the town website does not define the difference between the Zoning Board & the Planning Board.

Old Business:

Floodplain Bylaw

- Amanda emailed explaining she reached out to BRPC with our question about the Floodplain Admin. They agreed that it would likely be the Building Inspector, Larry Gould. They suggested she double check with the state though. Amanda emailed the contacts with MA state & has not heard back yet.
- Carol shared information she found "Town of Tyringham Natural Hazard Risk Assessment" (attached) which shows we should have maps from studies done in the 1970s and in 2005. This also included helpful information such as 717 acres of 100-year floodplain within the town which amounts to 5.9% of the total town. There are 22 residential buildings within the floodplain which is 7.8% of the residential buildings.
- The board will ask Molly where the floodplain study maps are stored, specifically the FIS. The map name and numbers will need to be referenced. Carol noted these maps are not on the town website.
- The board will ask Larry about the Admin role and for guidance on where in our bylaw this should be placed. The main question is will this replace our section 6.8 entirely or will we need to just rework & add to the existing floodplain bylaw section 6.8.

Carol asked about the Town Plan that has been discussed by the board in the past and suggested we discuss it again. Pete & Ellen agreed with Carol on this and stated its importance. The board thinks it best to revisit this after the several draft bylaws are complete. These need to be done before the town meeting in May.

Adjourned at 7:41pm

Our next meeting will be Wednesday December 2 at 7pm

Respectfully submitted,

Ellen Slater Gonnello

Submit to tyrcc@bcn.net



*To website
11/24/2020
LLDB*

Fwd: Flood Map info for Wednesday meeting
1 message

E Gonnello <egslater@gmail.com>
To: Tyringham Planning Board <tyrplanningboard@gmail.com>

Wed, Nov 18, 2020 at 6:25 PM

----- Forwarded message -----
From: hardyfaanta <hardyfaanta@gmail.com>
Date: Mon, Nov 16, 2020 at 7:04 PM
Subject: Flood Map info for Wednesday meeting
To: E Gonnello <egslater@gmail.com>

Here are some documents I found useful. First is the 3 pages from the BPRC Mitigation plan describing the Natural hazard risks in Tyringham. Following that are the 7 panels (which make up the FIRM—Flood Insurance Maps.) I'm still trying to track down the FIS (Flood Insurance Study, which is the report that goes along with them.)

Town of Tyringham Natural Hazard Risk Assessment

Community Profile

The Town of Tyringham is located in south central Berkshire County. It is bordered by Becket and Otis on the east; Monterey on the south; Great Barrington on the west and Lee on the north. It is a rural, residential community with steep, forested hillsides rising up from Tyringham Valley through which Hop Brook, the town's main stream, flows. The valley with its pastureland and historic farmhouses is as picturesque as any in New England.

The Town of Tyringham covers an area of 18.85 square miles. The town's population is 327, giving a density of 17 people/square mile. The town has experienced a steady population of around 340 since 1980, yet lower than its historic high of 821 in 1850 (US Census Bureau).

There are 138 occupied housing units, resulting in a household size of 2.4 people per household. Tyringham has 131 seasonal housing units, or 46.8% of its total housing units (US Census Bureau). The predominant land uses in town are forests (82.9%), agriculture (7.5%) and residential (2.0%) (MassGIS, 2010).

Critical Facilities

A list of the critical facilities within the community is shown in table 83. This data was taken from the communities CEMP and reviewed for accuracy by the town. These facilities were digitized into GIS and used for determining vulnerability to the various hazards.

Table 83. Critical Facilities - Tyringham

	Name	Address
Fire	Fire Station	100 Main Road
Police	Police Department	116 Main Road
Health Services	Fire Station	100 Main Road
Town Offices	Town Hall	116 Main Road
	Town Offices	2 Church Road
Emergency Operations Center	Town Hall	116 Main Road
Alternate Operations Center	Fire Station	100 Main Road
Public Works	Town Garage	
Shelters	Fire Station	100 Main Road
	Town Hall	116 Main Road
Special Needs	Sisters of Visitation	Beach Road

Flood Prone Areas

Tyringham has fewer streams and water bodies than most Berkshire communities, but they are still impacted by them. The streams include Hop Brook, Merry Brook, Crystal Brook, Camp Brook Cooper Brook and Higley Brook. The water bodies include part of Goose Pond, Shaker Pond, South House Pond, Sodom Pond, and a number of approximately 1 acre plus beaver ponds..

The town has several floodprone areas.



Goose Pond Road, which is partially a dirt road, has beaver problems at the Copper Brook culvert. The plugging of the culvert by the beavers has caused the road to flood.

Beavers around Beach Road have caused the water to approach the bridge. There is concern of damage to the bridge and flooding due to the beavers.

There is a beaver dam in a wetland north of Main Road. If that dam breeches, land all the way down to Main Road will be flooded.

There are beaver dams throughout the floodplain of Hop Brook, causing high water in some locations and low water flows in other locations.

There are a number of other beaver ponds throughout the surrounding hillsides that when breached cause flash flooding conditions through the center of town.

The state recently replaced a bridge on Breakneck Road. This new bridge is too low and often floods.

Flooding Vulnerability Assessment

An analysis of the FIRM flood hazard area maps indicates that there is a total of 717.0 acres of 100-year floodplain within the town. This amounts to 5.9% of the total town. Based on additional analysis, 19.3 acres (2.7%) of the floodplain are developed. This leaves 697.7 acres that are potentially developable under current zoning (Berkshire Regional Planning Commission, 2010). The town does currently have a floodplain bylaw, protecting Zone A's as shown on the FIRM. Currently there are no commercial or industrial buildings in town, but 22 residential buildings (7.8%) within the floodplain (Table 84) (Berkshire Regional Planning Commission, 2010). The percentage of buildings is then multiplied by the total property value, as determined from the Department of Revenue, to come up with a potential loss. In addition to this, an additional percentage of the value was added to represent the contents of the properties. This can be found in Table 85.

Table 84. Number of Buildings in Floodplain - Tyringham

Buildings in Floodplain					
Residential No.	Residential Percent	Commercial No.	Commercial Percent	Industrial No.	Industrial Percent
22	7.8%	0	0.0%	0	0.0%
				22	7.8%

Source: (Berkshire Regional Planning Commission, 2010)

Table 85. Loss Estimate for Properties within the 100-year Floodplain (\$000) - Tyringham

Residential Property	Residential Contents (50% Property Value)	Commercial Property	Commercial Contents (100% Property Value)	Industrial Property	Industrial Contents (125% Property Value)	Total Loss Estimate
\$13,787	\$6,893	\$0	\$0	\$0	\$0	\$20,680

Source: (Berkshire Regional Planning Commission, 2010)



According to data provided to BRPC from MEMA, there have been no flood insurance claims in Tyringham since 1978 (MEMA, 2010). The town is very concerned that a number of their critical facilities are within the Hop Brook floodplain. This includes the fire station, maintenance yard and town offices, which includes the police station.

Structurally Deficient Bridges over Waterways

Tyringham has no bridges over water that are classified by MassDOT as “structurally deficient” (MassDOT, 2010).

Hazard Potential of Dams

The DCR Office of Dam Safety lists three (3) dams in the Town of Tyringham as shown in Table 86. One of these dams is of significant hazard, Goose Pond Dam, but is in good condition (Office of Dam Safety, 2004). Given these dams, the town considers itself to be of low risk for dam failure.

Table 86. Dams - Tyringham

Name	Hazard Code	Size Class	Inspection Condition	Other	Location
Goose Pond Dam	High	Large	Good		Goose Pond off of Lakeside Drive
Schell Dam	Low	Unknown	Unknown	Non-jurisdictional	Hop Brook off of Sodem Road
Shaker Pond Dam	Significant	Intermediate	Good		Shaker Pond off of Jerusalem Road
South House Pond Dam	Unknown	Unknown	Unknown		Off of Brace Road

Source: (Office of Dam Safety, 2004)

Winter Storms

The entire town considers itself to be at risk for winter storms, however the area around Goose Pond, and the hills above 1500' around Monterey and Otis tend to be more susceptible for winter storms.

Other Natural Hazards

Other than flooding and winter storms, the Town of Tyringham does not have any locations in town that are more susceptible to natural hazard events. High winds, wildfire and other natural hazards can all occur at any location in town.

Natural Hazard Risk Assessment

Based on the hazards identified in this plan and the assessment of the risks of the Town of Tyringham, the town considers itself to be at a **high risk** for flooding, winter storms (blizzards / snow / ice storms) and severe storms (thunderstorm, wind, hail, lightning); **moderate risk** from dam failure, tornados, hurricane and tropical storms, extreme temperatures and wildfires; and **low risk** for drought, landslide, earthquakes and ice jams.

These maps may not include all Special Flood Hazard Areas in the community.
After a more detailed study, the Special Flood Hazard Areas shown on these
maps may be modified, and other areas added.
Consult NFIA Servicing Company or local insurance agent or broker to
determine if properties in this community are eligible for flood insurance.

Community No. 216343



LEGEND

Levee
Sea Wall

SPECIAL FLOOD HAZARD AREA ZONE A

CONVERTED BY LETTER
EFFECTIVE 05/1/05

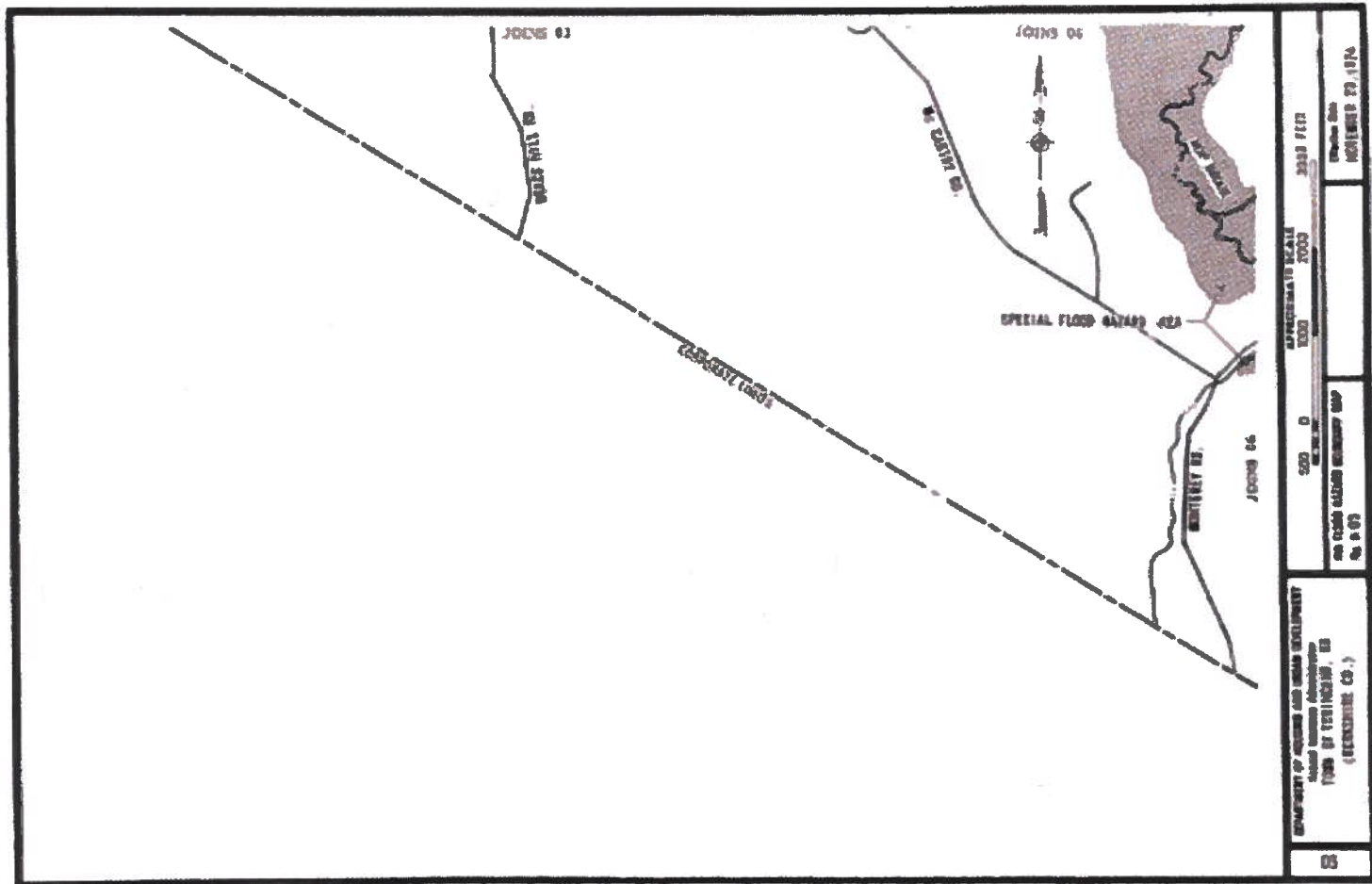
SPECIAL FLOOD HAZARD AREA
IDENTIFICATION DATE
NOVEMBER 29, 1974

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION
TOWN OF VERMILION, LA
(REPRISAL CO.)
MAP SERIES
FOR FLOOD HAZARD INSURANCE MAPS
No. H-21-02

(NUMBERS ON THIS INDEX REFER TO THE LAST TWO DIGITS OF INDIVIDUAL MAP NUMBERS)







If you would like copies of Flood Maps, they may be obtained from FEMA's Map Service Center (<http://www.msc.fema.gov/>). Because the Map Service Center maintains thousands of Flood Maps, you will need to provide specific information about the map(s) you want to order, such as the name of the community and the county it lies in, or the six-digit community number.

Federal Emergency Management Agency
Map Service Center
P.O. Box 1038
Jessup, Maryland 20794-1038
Telephone: (800) 358-9616
Fax: (800) 358-9620
<http://www.msc.fema.gov/>

Glossary Terms

1-percent annual chance floodplain

This is the boundary of the flood that has a 1-percent chance of being equaled or exceeded in any given year. Also known as the 100-year floodplain.

TMI? True. But it's what I found so far.
CarolHardy-Fanta.com