

Dilorio, Chris

From: Kelly, Bart
Sent: Wednesday, November 29, 2023 2:25 PM
To: Dilorio, Chris
Cc: 'Adam J. Brodsky'
Subject: Paragon Dunes Project

Good Afternoon Gentlemen,

I just wanted to follow up on the Paragon Dunes Proposal, I have reviewed the plans for zoning compliance, the plan shows buildings with a maximum height of 40' which is zoning compliant, the proposed project does not need Zoning Board of Appeals approval. The project will reviewed by the Planning Board, it falls under the Nantasket Beach Overlay District (NBOD) Zoning, it is subject to the Special Permit Provisions under the NBOD.

Keep in mind that 780 CMR MA State Building Code Requirements need to be considered when building in the flood zone, this project falls within flood zone AO depth of 3'. Building Code calls for 1' above base flood elevation in A Zones, that translates to 4' above the highest adjacent grade for flood compliance, commercial use can be flood proofed, residential must be elevated according to the requirements of 780 CMR MA State Building Code.

Bartley Kelly
Hull Building Commissioner
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