

PLANNING AND ECONOMIC DEVELOPMENT BOARD

SELECT BOARD RECOMMENDATION: To be determined

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 28: (Amend Zoning Bylaws: Floodplains)

To see if the Town will vote to amend Section 5.6.1, Flood Plain District, of the Zoning Bylaw as follows, new language shown in bold, deleted language shown in strikethrough:

1. Amend Section 5.6.1.C:

C. Applicability. The Flood Plain District includes: All special flood hazard areas within the Town of Medway designated as Zone A or AE on the Norfolk County Flood Insurance Rate Map (FIRM) dated ~~July 16, 2015~~ **July 8, 2025** issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. These maps indicate the 1%-chance regulatory floodplain. The exact boundaries of the District may be defined by the 100-year base flood elevations shown on the FIRM and further defined by the Norfolk County Flood Insurance Study (FIS) with an effective date of **July 8, 2025**~~July 16, 2015~~. The FIRM and FIS report are incorporated herein by reference and are on file with the Town Clerk, Planning and Economic Development Board, Conservation Commission, Building Department and Board of Assessors.

2 Amend Section 5.6.1.E.6:

6. If the Town acquires data that changes the base flood elevation in the FEMA mapped Special Flood Hazard Areas, the Town will, within 6 months, notify FEMA of these changes by submitting the technical or scientific data that supports the change(s.) Notification shall be submitted to: FEMA Region 1 Risk Analysis Branch Chief, ~~99 High Street, 6th floor, Boston, MA 02110~~, copy to: Massachusetts NFIP State Coordinator, MA Dept. of Conservation and Recreation, ~~251 Causeway Street, Boston, MA 02114~~.

3. Amend Section 5.6.1.G.4:

In ~~A A1-30, AH, and AE Zones~~, ~~Zones~~, all recreational vehicles to be placed on a site must be elevated and anchored in accordance with the zone's regulations for foundation and elevation requirements or be on the site for less than 180 consecutive days or be fully licensed and highway ready.

3. Delete Section 5.6.1.K in its entirety:

~~**K. Special Permits.** The Board of Appeals may grant a special permit for any of the following upon finding that the purposes of the Flood Plain District have been met.~~

~~1. A special permit from the Board of Appeals shall be required for construction on any lot in a commercial or industrial district when a portion of the lot is overlaid by the Flood Plain District.~~

~~2. Determination of Flooding and Suitability.~~

~~a. The Board of Appeals may grant a special permit for a use permitted in the underlying district if the Board determines that:~~

- ~~i. The proposed use of such land will not interfere with the general purposes for which the Flood Plain District has been established, and will not be detrimental to the public health, safety and/or welfare; and~~

ii. ~~The proposed use or structure will comply with all other provisions of the underlying district within which the land is located.~~

b. ~~The Board of Appeals shall refer such special permit applications to the Planning and Economic Development Board, Conservation Commission, and Board of Health for review and comment, and shall not act until these agencies have reported their recommendations or thirty-five days have elapsed after such referral and no report has been received.~~

c. ~~Any special permit granted hereunder shall be conditional upon receipt of all other permits or approvals required by local, state, or federal law.~~

3. ~~No construction requiring a public utility, including electric, water, gas, and telephone lines or waste disposal or drainage facilities, shall be permitted unless the Board of Appeals determines that all such utilities are located, elevated, and constructed so as to minimize or eliminate flood damage and that methods of disposal of sewage, refuse, and other wastes and methods of providing drainage are adequate to reduce flood hazards.~~

4. ~~Special permit application, review, and decision procedures shall be in accordance with Section 3.4 of this Zoning Bylaw and the rules and regulations of the Board of Appeals.~~

And re-letter Sections 5.6.1.L through N as Sections 5.6.1.K through M.

Or act in any manner related thereto.