

Floodplain Zoning*

Proposed Bylaw Rewrite for 2025 Town Meeting

*MANDATORY bylaw update



THIS IS A MANDATORY UPDATE TO OUR BYLAW!

- **FEMA requires** the update to stay in the **National Flood Insurance Program (NFIP)**.
- Without it, homeowners could lose flood insurance or face higher costs.
- The town could lose federal disaster aid and recovery funds.
- Updating the bylaw protects homes, keeps insurance affordable, and ensures FEMA compliance.
- Action is needed to keep Medfield safe and prepared for future floods.
- **This draft has been approved by DCR, and is largely the same as their FEMA Model Bylaw.**



Summary of the Bylaw

1. This bylaw **protects people and property from flood damage** in Medfield's high-risk areas.
2. **Special permits** are needed for most construction or land changes in flood zones.
3. Buildings **must** follow strict **flood protection standards**.
4. **The town must follow FEMA guidelines** and report any major floodplain changes.
5. If someone gets a **variance**, they will be **warned about higher flood insurance costs**.
6. **This bylaw does not override state building codes** but ensures stricter flood safety rules apply when needed.



Purpose of the Bylaw

This bylaw is meant to:

- Protect people and property from flooding in Medfield, especially in areas near the Charles and Stop Rivers.
- Maintain the natural ability of floodplains to store water and control floods.
- Prevent problems like sewage leaks, power outages, and dangerous conditions caused by flooding.
- Reduce costs of emergency response and property damage due to floods.

