

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.**

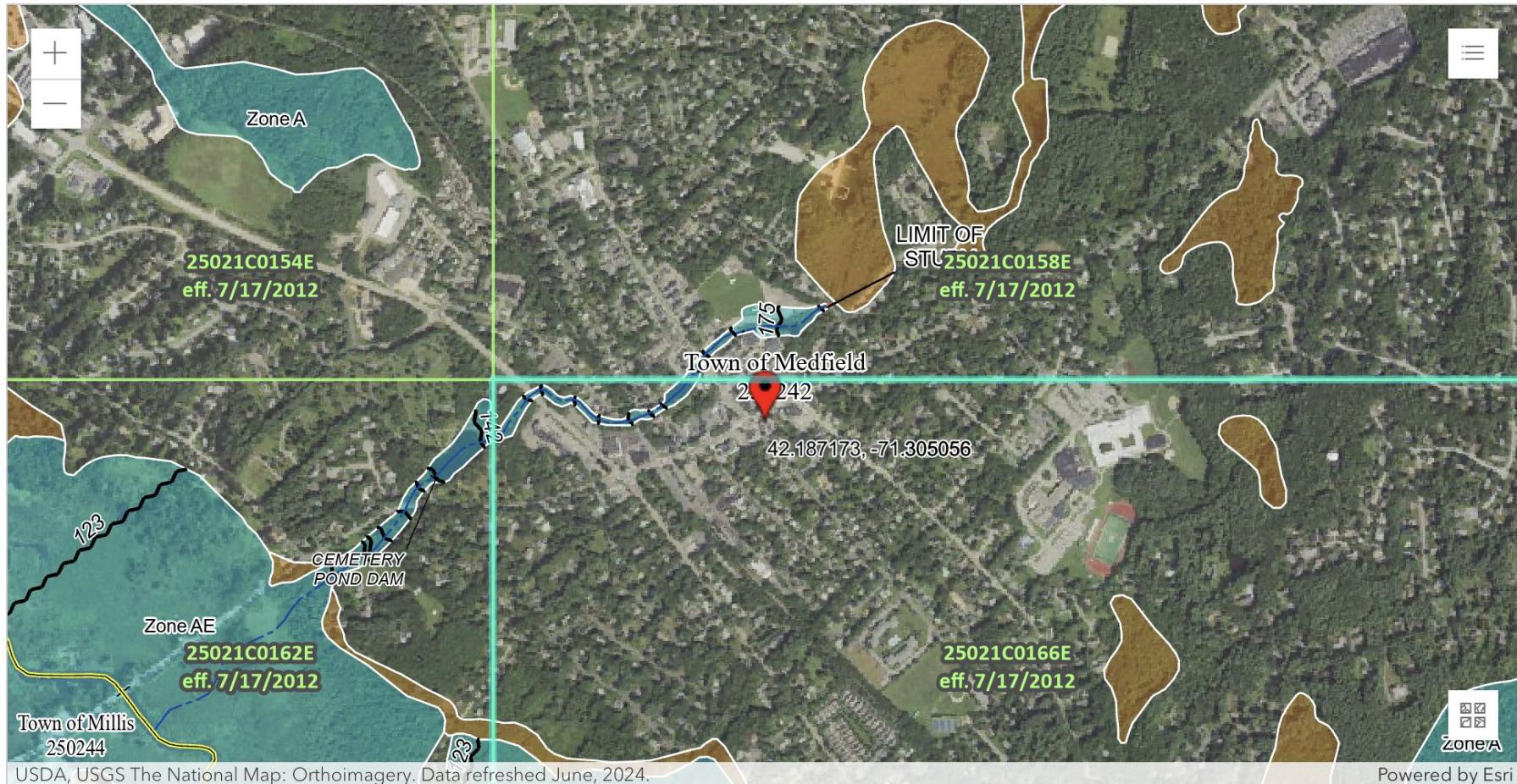
Summary of the Bylaw

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.



USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

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PIN	Approximate location based on user input and does not represent an authoritative property location	SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Regulatory Floodway Zone AE, AO, AH, VE, AR	OTHER FEATURES	20.2 Cross Sections with 1% Annual Chance 17.5 Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature
MAP PANELS	Selected FloodMap Boundary Digital Data Available No Digital Data Available Unmapped	OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard Areas of 0.2% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes. Zone X Area with Flood Risk due to Levee Zone D	GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
	Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D Otherwise Protected Area Coastal Barrier Resource System Area				