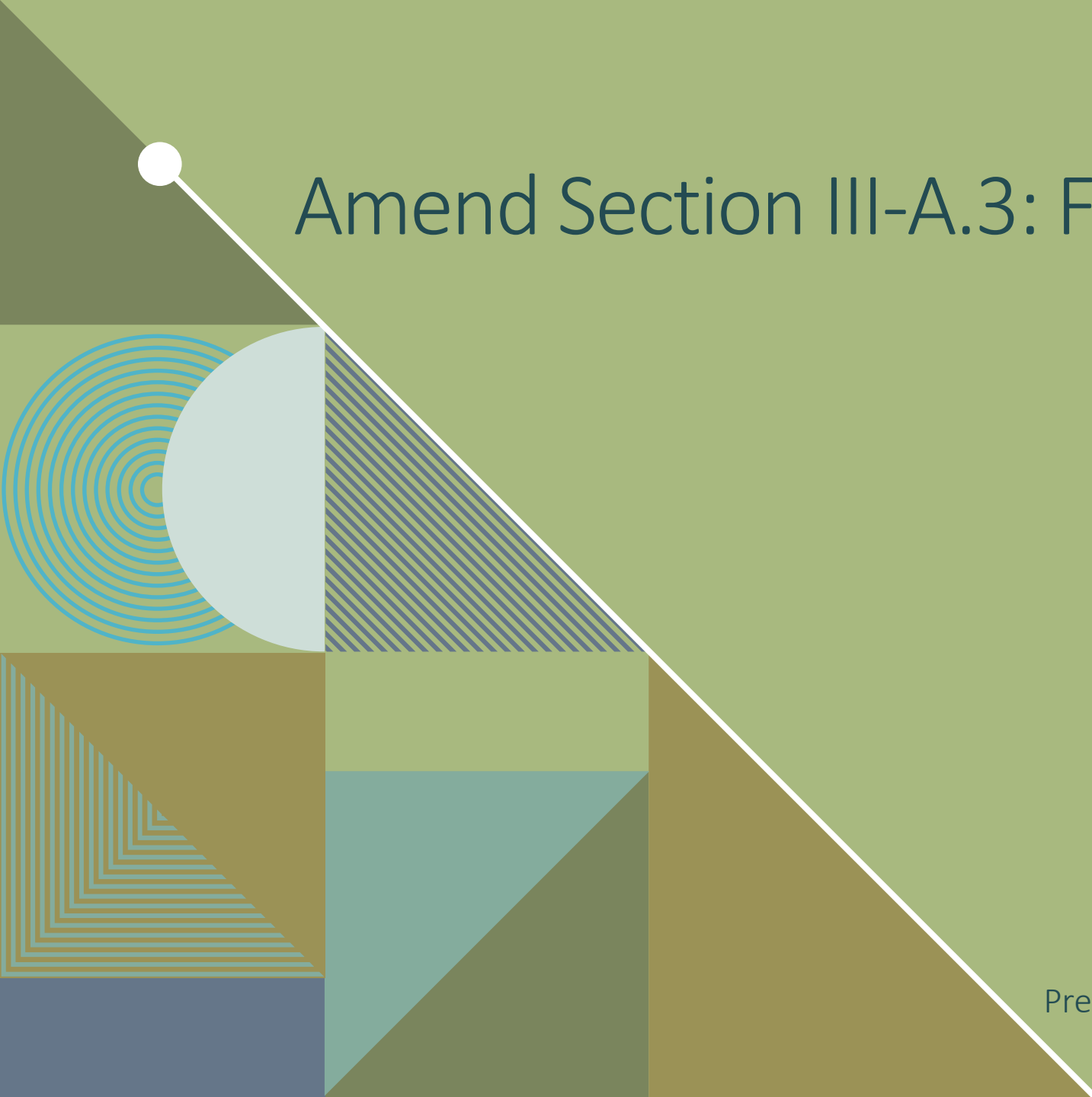


Art. 17

Amend Section III-A.3: Floodplain Overlay Bylaw



Presented by: Claire Rundelli,
Conservation Agent/Environmental Planner

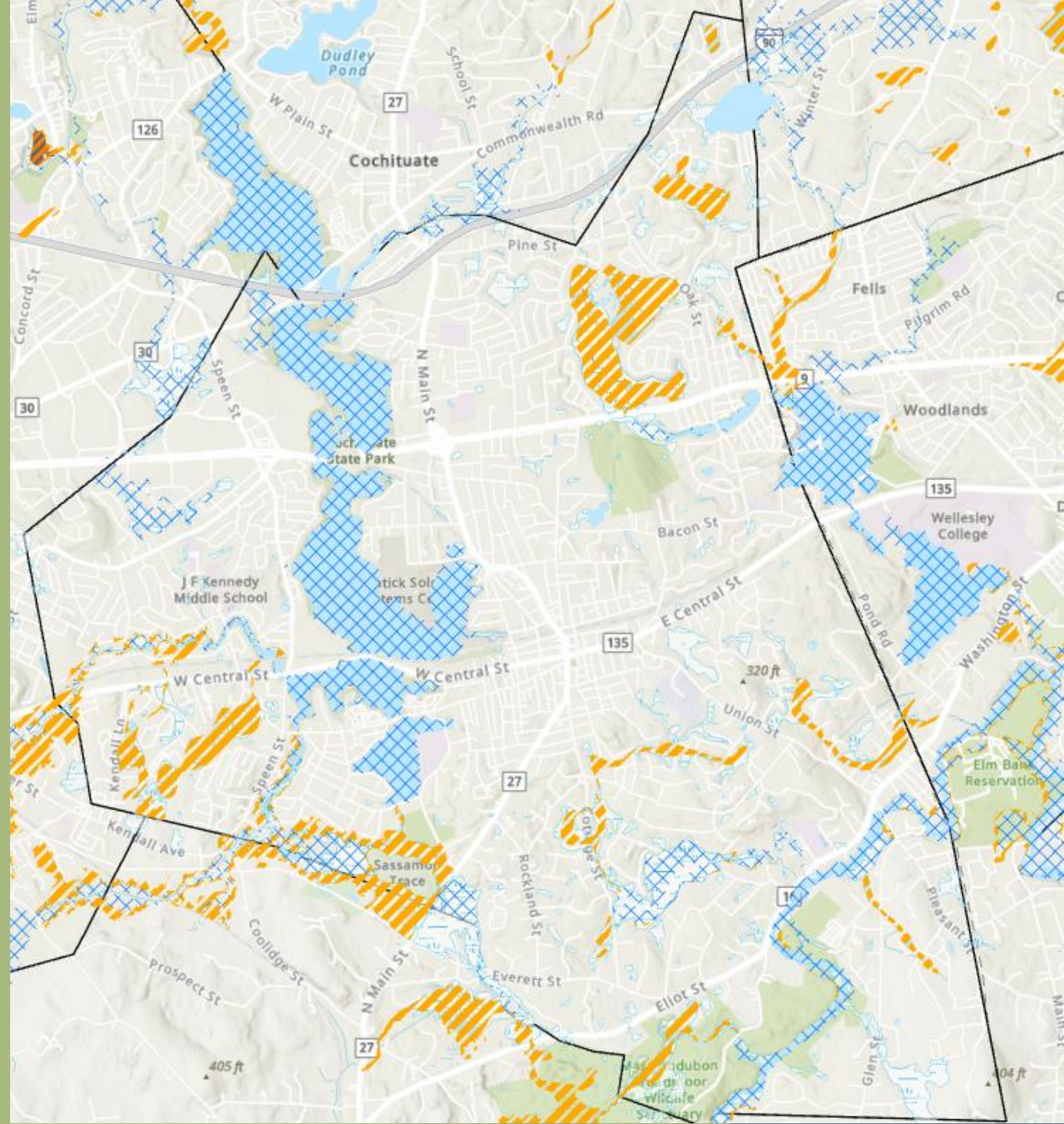
WHERE IS THE FLOODPLAIN?

- Blue crosshatching represents the 1% Annual Chance Flood Hazard, or 100-year flood zone
- Orange striping represents the 0.2% Annual Chance Flood Hazard, or 500-year flood zone
 - Usually not regulated!

Generally, properties within the 100-year flood zone are required to have flood insurance.

The 100-year flood zone is also the area which falls under the Wetlands Protection Act jurisdiction as Bordering Land Subject to Flooding.

Any work in the 100-year flood zone is required to comply with wetland performance standards and the state building code.



WHAT IS A FLOODPLAIN ADMINISTRATOR?

Typical duties of an FPA include but are not limited to:

- Understanding the regulations for development in the floodplain overlay district
- Ensuring that permits are applied for when development of any kind is proposed in the floodplain overlay district
- Involvement with the permit process and/or permit application review for development in the floodplain overlay district
- Coordinating with other local departments such as public works, stormwater/ engineering, planning & zoning, conservation commission, or housing
- Notifying adjacent communities prior to alteration of a watercourse
- Dealing with compliance issues and enforcement actions such as correcting violations, or working with the appropriate local staff to correct violations
- Maintaining records of floodplain development, and keeping FEMA current and historic maps available for public inspection

The state does not require “Floodplain Administrator” to be defined in the Bylaw and generally duties of a Floodplain Administrator are delegated to staff more directly involved with permitting projects.

HOW CAN I ACCESS THE FLOOD REPORTS AND FIRM PANELS?

1. [Go online to the FEMA Map Service Center](#) and click “Search All Products”
2. Input the “State/County/Community” that you are interested in. For Natick, it would be Massachusetts/Middlesex/Natick
3. Review the Effective Materials and/or Preliminary Materials
 - Effective Materials are the materials currently noted in the existing Floodplain Bylaw (dates from 2014 and 2016)*
 - Preliminary Materials are the materials that will become effective as of July 8, 2025

FEMA Flood Map Service Center: Search All Products

Choose one of the three search options below and optionally enter a posting date range.

Jurisdiction	Jurisdiction Name	Product ID ?
State MASSACHUSETTS ▼	Jurisdiction Name or FEMA ID <input type="text"/> <small>(Ex. Fairfax County-wide or 51059C)</small>	Product ID <input type="text"/> <small>(Ex. Panel Number, LOMC Case Number)</small>
County MIDDLESEX COUNTY ▼		
Community NATICK, TOWN OF ▼		

Search Results for NATICK, TOWN OF

Click [subscribe](#) to receive email notifications when products are updated.
Click to [download a listing](#) of all products. [?](#)
If you are a person with a disability, are blind, or have low vision, and need assistance, please contact a [map specialist](#).

[Expand All](#) [?](#)

- Effective Products (39) [?](#)
 - FIRM Panels (15) [DLALL](#)
 - FIS Reports (8) [DLALL](#)
 - LOMC (14)
 - NFHL Data-State (1)
 - NFHL Data-County (1)
- Preliminary Products (225) [?](#)
- Pending Product (0) [?](#)
- Historic Products (66) [?](#)
- Flood Risk Products (3) [?](#)

**note that because of the how FEMA maps the flood zones, not all materials provided under Effective Products will include flood zones mapped in Natick.*



WHAT DOES THIS MEAN FOR NATICK?

- Brings current bylaw and definitions into compliance with Model Bylaw which allows Natick to meet requirements of the National Flood Insurance Program.
- Updates FIRM Panels and FIS Reports effective dates to reflect newly approved maps and panels. When implementing the Wetlands Protection Act Regulations (310 CMR), generally the most recent data is used for determining resource area limits, so the Conservation Commission has been using the Preliminary Data since it became available in 2023.
- That is it! There are no changes to the processes or permits required for projects proposed within the regulatory floodplains.

THANK YOU

Claire Rundelli

508-647-6452

crundelli@natickma.org