



THE COMMONWEALTH OF MASSACHUSETTS
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September 4, 2025

Andrew Ghobrial, Town Clerk
Office of the Town Clerk
Town of Natick
13 East Central Street
Natick, MA 01760

**Re: Natick Annual Town Meeting of April 22, 2025 – Case # 11903
Warrant Articles # 16, 17, 18, 19, 20, and 21 (Zoning)
Warrant Articles # 22 and 24 (General)**

Dear Mr. Ghobrial:

Articles 16, 17, 18, 19, 20, 21, 22, and 24 - We approve Articles 16, 17, 18, 19, 20, 21, 22, and 24, and the map amendments voted under Article 19, from Natick April 22, 2025 Annual Town Meeting. Our comments on Article 17 are provided below.

Article 17 - Under Article 17, the Town deleted Section III-A.3, “Floodplain District,” and inserted a new Section III-A.3, “Floodplain District,” to comply with the latest Federal Emergency Management Agency (FEMA) requirements for communities that choose to participate in the National Flood Insurance Program (NFIP).

The new Section III-A.3 appears to follow the “Massachusetts 2020 Model Floodplain Bylaw” provided by the Massachusetts Department of Conservation and Recreation (“DCR”) Flood Hazard Management Program.¹ The DCR Flood Hazard Management Program is the state coordinating office for the NFIP. According to DCR’s website, they provided the Model Floodplain Bylaw to Massachusetts communities “to assure that their local bylaws...contain the necessary and proper language for compliance with the NFIP”. For this reason, we approve Article 17. The Town should consult with Town Counsel and the DCR Flood Hazard Management Program with any questions regarding the application of the new Section III-A.3, as adopted under Article 17.

Note: Pursuant to G.L. c. 40, § 32, neither general nor zoning by-laws take effect unless the Town has first satisfied the posting/publishing requirements of that statute.

¹ See <https://www.mass.gov/guides/floodplain-management#-2020-massachusetts-mo>.

Very truly yours,

ANDREA JOY CAMPBELL
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cc: Town Counsel Karis L. North