

Article 13 Zoning Bylaw Amendment - Flood Plain

To determine whether the Town will vote to approve the following amendments to the Zoning Bylaw, relating to flood plains, or take other action relative thereto:

Section 2.2 Zoning Map

Current text:

Location and boundaries of the zoning districts shall be as shown on the following identified zoning maps as the same may be hereinafter amended, which maps are herein collectively referred to as –The Zoning Map.

- Zoning Districts, Town of Bedford, Massachusetts, Prepared by Bedford Public Works, December 2008.
- Flood Plain District--The district includes all special flood hazard areas within the Town of Bedford designated as Zone A and AE, on the Middlesex County Flood Insurance Rate Maps (FIRMs) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. The map panels of the Middlesex County FIRM that are wholly or partially within the Town of Bedford are panel numbers 25017C0264F, 25017C0268F, 20517C0377F, 25017C0381F and 25017C0383F dated July 7, 2014; and 25017C0269E, 25017C0288E, 25017C0382E, 25017C0384E and 25017C0401E dated June 4, 2010. The FIRMs and the accompanying Flood Insurance Study report dated July 7, 2014 are incorporated herein by reference and are on file with the Code Enforcement Department.
- Wetland District, Town of Bedford, July 2007 (Scale 1” = 200’, consisting of 81 matched sheets, Index Sheet, and guidelines page and designated as Wetlands Maps, prepared by Bedford GIS), subject to delineation as required in Zoning Bylaw Section 2.3.6.

The Flood Plain/Wetland District is an overlay district whose boundaries and regulations are superimposed on the Residential, Business, and Industrial Districts established by this Bylaw. Said zoning maps are hereby made part of this Bylaw and are on file in the Office of the Town Clerk.

Proposed text:

Location and boundaries of the zoning districts shall be as shown on the following identified zoning maps as the same may be hereinafter amended, which maps are herein collectively referred to as –The Zoning Map.

- Zoning Districts, Town of Bedford, Massachusetts, Prepared by Bedford Public Works, December 2008.
- Flood Plain District--The district includes all special flood hazard areas within the Town of Bedford designated as Zone A and AE, on the Middlesex County Flood Insurance Rate Maps (FIRMs) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. The map panels of the Middlesex County FIRM that are wholly or partially within the Town of Bedford are panel numbers 25017C0264F, 25017C0268F, 20517C0377F, 25017C0381F and 25017C0383F dated July 7, 2014; ~~and 25017C0269EF, 25017C0288EF, 25017C0382EF;~~ **and 25017C0384EF dated July 6, 2016;** and 25017C0401E dated June 4, 2010. The FIRMs and the accompanying Flood Insurance Study report dated ~~July 7, 2014~~ **July 6, 2016** are incorporated herein by reference and are on file with the Code Enforcement Department.
- Wetland District, Town of Bedford, July 2007 (Scale 1" = 200', consisting of 81 matched sheets, Index Sheet, and guidelines page and designated as Wetlands Maps, prepared by Bedford GIS), subject to delineation as required in Zoning Bylaw Section 2.3.6.

The Flood Plain/Wetland District is an overlay district whose boundaries and regulations are superimposed on the Residential, Business, and Industrial Districts established by this Bylaw. Said zoning maps are hereby made part of this Bylaw and are on file in the Office of the Town Clerk.

This Article proposes to amend the Zoning Bylaw to incorporate revisions to the Flood Insurance Rate Maps produced by the Federal Emergency Management Agency (FEMA), and the related county Flood Insurance Study report. The map panels that are being replaced encompass the Shawsheen River flood plain. The Town is required to reference them in the Zoning Bylaw by July 6, 2016 when the new maps will come into effect, in order to remain eligible for the National Flood Insurance Program. Maps and other materials relating to this amendment will be available for review in the Planning Office at Town Hall.