



Floodplain Bylaw Updates: Minimum Requirements and Higher Standards

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Nantucket Coastal
Conference

Floodplain Bylaw Basics

- Regulate activities in our floodplains
- Required for participation in National Flood Insurance Program (NFIP) OR higher standards
- Actions not covered by Building Code, Wetlands Protection Act, or other state regs
- Zoning/General bylaws vs. Wetlands bylaws/performance standards

Statewide Model Floodplain Bylaw



Why a New Model Bylaw for all MA NFIP Communities?

- NFIP requirements that have been in effect nationally since 1978
 - 1980 for Nantucket
- All communities were missing items
 - Designation of Floodplain Administrator
 - Recreational vehicles
 - Permits for all floodplain “development”
 - Local requirements when BBRS issues a variance
 - Local floodplain variance language



Higher Standards Bylaws: Zoning



Why higher standards?

- Resiliency and climate change
- Safety
- Ease and transparency of enforcing existing regulations
- Common issues
- Flood insurance discounts – Community Rating System
 - Nantucket: \$200K/year for 1,000 policyholders



Zoning/General



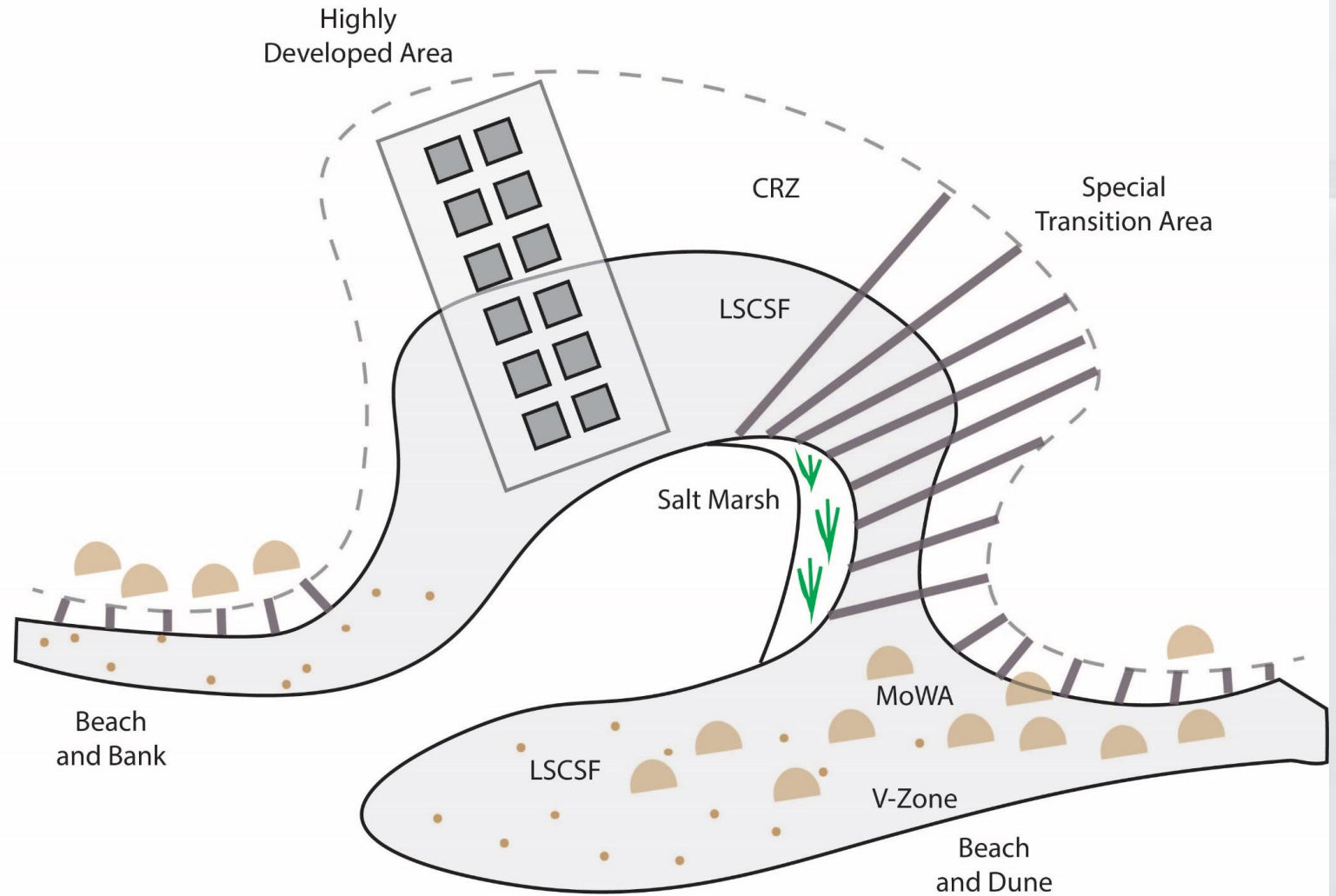
- Prohibition on new structures on vacant land in high-risk flood zones (V and Coastal A zones)
- Prohibition on certain types of structural fill
- Structure footprint expansion limits
- Building elevation and height baselines from DFE
- Limitations on reconstruction after Substantial Damage
- Guidance on addressing qualifying historic structures
- Added safety measures/limitations on accessory structures
- LOMR-F land limitations
- Non-Conversion Agreement
- Prohibition on storage of hazardous materials
- Special Permit considerations if applicable

Higher Standards Bylaws: Wetlands



Jurisdiction

Coastal Resiliency Zone (CRZ)



- **LSCSF – Land Subject to Coastal Storm Flowage**
- **CRZ – Coastal Resiliency Zone (includes LSCSF + buffer zones)**

Regulatory Zones

Discrete Zones

- V Zone
- Coastal A Zone
- A Zone
- Coastal Resiliency Zone
- Special Transition Area

Overlapping Zones

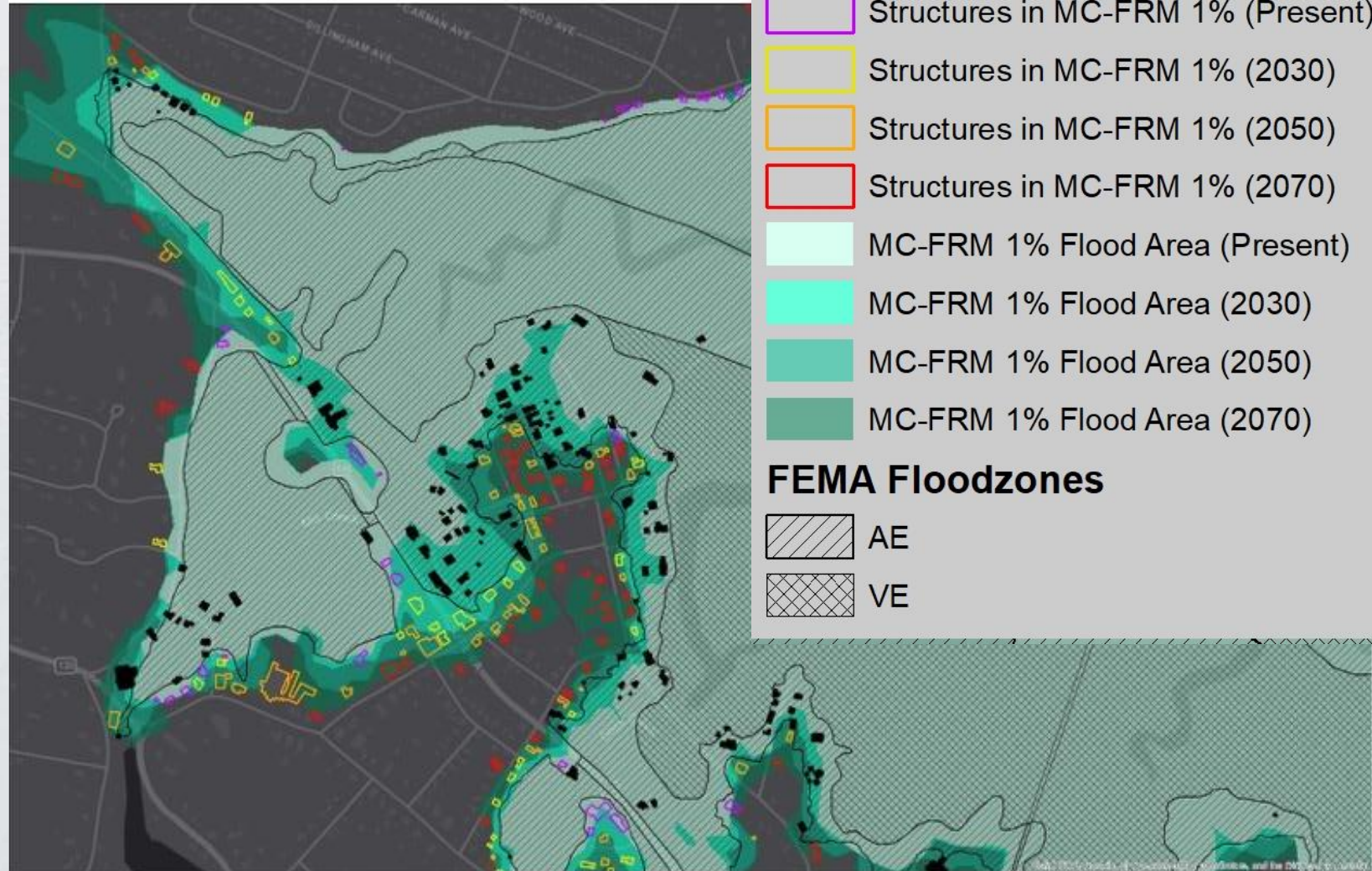
- Redevelopment Sites
- Highly Developed Sites



Jurisdiction

Coastal Resiliency Zone (CRZ)

Example of FEMA and MC-FRM maps -



Options Applicable to all Locations

- Maintain existing flood conditions and natural features; nothing can channelize flood waters
- Prohibit new or expanded buildings
- Prohibit reconstruction after repetitive loss/multiple SD determinations
- Target Year: 2030, 2050, or 2070 (data based on best available science)
- Elevate buildings 2' above current Base Flood Elevation, or above expected BFE for Target Year



Special Transition Areas

- Special Transition Areas: predicted path of wetland migration
- No development at ground level
- To the greatest extent feasible, no septic systems
- Vegetated areas preserved/expanded; impervious surfaces minimized



Developed Areas

- Redevelopment Sites
 - Must improve existing conditions (reduce impervious surfaces; restore or create other wetland resource areas)
 - Cannot expand the existing footprint of buildings
- Highly Developed Sites
 - Fill and seawalls/berms allowed (where applicable) as part of a flood control program

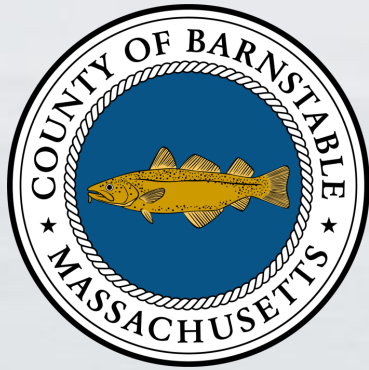


Next Steps

- Projected completion: Early 2024
- Coordinate between bylaws
- Work with communities to adopt



Project Partners (across 4 projects)



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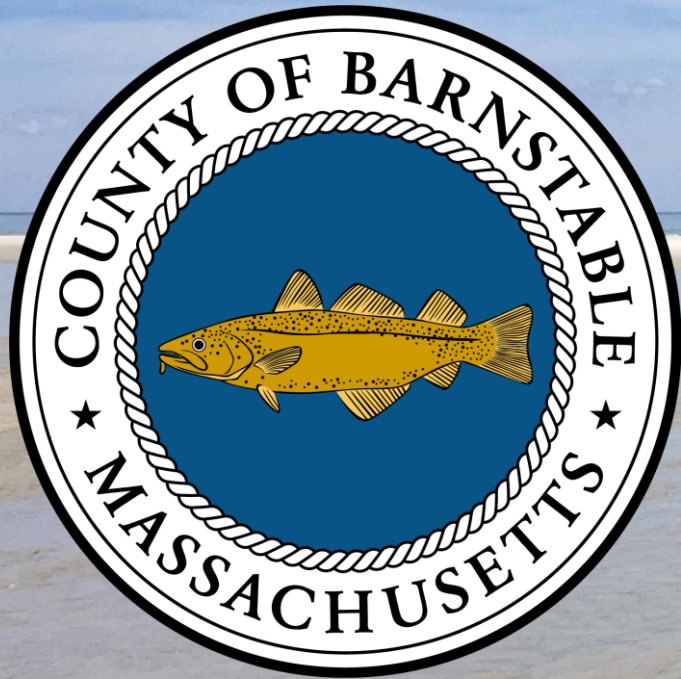
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Thank You!

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