

PLANNING BOARD

ARTICLE 33: FLOODPLAIN BYLAW FAQ

1. Why does Lincoln need to update their Floodplain Bylaw?

FEMA has updated its flood maps. The new maps will become effective on July 8, 2025. In order for residents to qualify for the National Flood Insurance Program, all municipalities must adopt the new maps AND pass a new bylaw that contains all definitions and provisions contained in FEMA's model bylaw.

2. Does the Bylaw create a new review?

No. The Bylaw contains requirements that are already in place. It is an administrative process that ensures all requirements for building in a floodplain have been met.

3. What are the updates to the FEMA flood maps?

FEMA's 2014 maps have been updated using LIDAR (topographical) technology which is much more accurate. FEMA flood elevations (i.e. 150' above sea level) have not changed, but the new maps may show a flood zone area more extensive than originally displayed.

4. How do I know if my property is in a flood zone?

You can see the map changes by visiting the FEMA Flood Map Changes Viewer: <https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=5852ea902db44e55bfce395799315f9c>. Enter an address in the upper right-hand box labeled "Find Address or Place" and hit enter

5. What activities does the bylaw regulate?

The Bylaw ensures that any **development including structural and non-structural activities within a flood zone** complies with:

Massachusetts Building Code requirements for building within a flood zone

Department of Environmental Protection Regulations - the Wetlands Protection Act

Board of Health Title 5

6. How will the new bylaw be implemented?

The Bylaw will be implemented by an administrative process and designates the Building Inspector as the Floodplain Administrator. All building permit applications will require a separate application that states whether a property is or is not within the floodplain. If it is within the floodplain, the application will require relevant information to make sure the development complies with the special requirements of the Building Code, the Wetlands Protection Act and Title 5. In addition, the Town's permit tracking software will alert the Conservation and Planning Departments as well as the Board of Health.

This new application and checklist will ensure that the project complies with all state, federal and local regulations. Upon review, the Building Inspector will issue a floodplain permit.

Article 33 requires a 2/3 Vote.