

**FINAL SUMMARY OF MAP ACTIONS**

Community: READING, TOWN OF

Community No: 250211

To assist your community in maintaining the Flood Insurance Rate Map (FIRM), we have summarized below the effects of the enclosed revised FIRM panels(s) on previously issued Letter of Map Change (LOMC) actions (i.e., Letters of Map Revision (LOMRs), Letter of Map Revision based on Fill (LOMR-Fs), and Letters of Map Amendment (LOMAs)) that will be affected when the revised FIRM becomes effective on July 8, 2025.

**1. LOMCs Incorporated**

The modifications effected by the LOMCs listed below will be reflected on the revised FIRM. In addition, these LOMCs will remain in effect until the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		

**2. LOMCs Not Incorporated**

The modifications effected by the LOMCs listed below will not be reflected on the revised FIRM panels or will not be reflected on the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lot(s) or structure(s) involved were outside the Special Flood Hazard Area, as shown on the FIRM. These LOMCs will remain in effect until the revised FIRM becomes effective. These LOMCs will be revalidated free of charge 1 day after the revised FIRM becomes effective through a single revalidation letter that reaffirms the validity of the previous LOMCs.

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**2A. LOMCs on Revised Panels**

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	01-01-0868A	06/22/2001	456 GROVE STREET	2502110001B	25017C0292F
LOMA	10-01-2174A	10/26/2010	LOT 24 -- 23 ARROW CIRCLE	25017C0314E	25017C0314F
LOMA	11-01-1430A	04/22/2011	LOT A-- 77 TRACK ROAD	25017C0314E	25017C0314F
LOMA	12-01-1035A	02/28/2012	LOT 13 -- 47 JOHANNA DRIVE	25017C0314E	25017C0314F
LOMA	15-01-0367A	11/03/2014	Lot 7 - 20 Johanna Drive	25017C0314E	25017C0314F
LOMA	19-01-1539A	08/29/2019	PLAN NO. 28404B, LOT 5 -- 201 SALEM STREET	25017C0314E	25017C0314F
LOMA	20-01-0282A	01/02/2020	PLAN NO. 35027B, LOT 2 -- 358 ASH STREET	25017C0313E	25017C0313F
LOMA	20-01-0768A	03/26/2020	Lot 200 - 201, Wakefield Reading Fairgrounds Subdivision - 13 Harvest Road	25017C0314E	25017C0314F

**2B. LOMCs on Unrevised Panels**

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		

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### 3. LOMCs Superseded

The modifications effected by the LOMCs listed below have not been reflected on the Final revised FIRM panels because they are being superseded by new or revised flood hazard information or the information available was not sufficient to make a determination. The reason each is being superseded is noted below. These LOMCs will no longer be in effect when the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
			NO CASES RECORDED	

1. Insufficient information available to make a determination.
2. Lowest Adjacent Grade and Lowest Finished Floor are below the proposed Base Flood Elevation.
3. Lowest Ground Elevation is below the proposed Base Flood Elevation.
4. Revised hydrologic and hydraulic analyses.
5. Revised topographic information.
6. Superseded by another LOMC.

### 4. LOMCs To Be Redetermined

The LOMCs in Category 2 above will be revalidated through a single revalidation letter that reaffirms the validity of the determination in the previously issued LOMC. For LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures is no longer valid, the LOMC cannot be revalidated through this administrative process. Therefore, we will review the data previously submitted for the LOMC requests listed below and if appropriate issue a new determination for the affected properties after the effective date of the revised FIRM.

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		

## Section 2. Required Local Bylaws

For those National Flood Insurance Program minimum requirements that are not found in existing state law, the following articles must be adopted by the community as a part of their local bylaws or ordinances, if these are not already adopted. The suggested language in this section is compliant with the federal requirements.

### 1. Stated local purpose for flood resistant standards

The purpose of the Floodplain Overlay District is to:

- 1) Ensure public safety through reducing the threats to life and personal injury
- 2) Eliminate new hazards to emergency response officials
- 3) Prevent the occurrence of public emergencies resulting from water quality, contamination, and pollution due to flooding
- 4) Avoid the loss of utility services which if damaged by flooding would disrupt or shut down the utility network and impact regions of the community beyond the site of flooding
- 5) Eliminate costs associated with the response and cleanup of flooding conditions
- 6) Reduce damage to public and private property resulting from flooding waters

### 2. Use of FEMA maps and supporting studies

**A community must select the appropriate option as follows:**

#### *A. Bylaw text for communities with "Community-Based" FIRMs, FBFM and FIS*

The Floodplain District is herein established as an overlay district. The District includes all special flood hazard areas designated on the [Town or City]'s Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency for the administration of the National Flood Insurance Program, dated [effective map dates on FIRM] and on the Flood Boundary & Floodway Map (if applicable) dated [FBFM effective date.] These maps indicate the 1%-chance regulatory floodplain. The exact boundaries of the District shall be defined by the 1%-chance base flood elevations shown on the FIRM and further defined by the Flood Insurance Study (FIS) report dated [FIS date.] The effective FIRM, FBFM, and FIS report are incorporated herein by reference and are on file with the Town Clerk, Planning Board, Building Official, Conservation Commission and [other.]

## 6. Floodway encroachment

10.1.8.1 In Zones A, A1-30, and AE, along watercourses that have not had a regulatory floodway designated, the best available Federal, State, local, or other floodway data shall be used to prohibit encroachments in floodways which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.

In Zones A1-30 and AE, along watercourses that have a regulatory floodway designated on the Town's/City's FIRM or Flood Boundary & Floodway Map (choose map which delineates floodways for your community) encroachments are prohibited, including fill, new construction, substantial improvements, and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.

## 7. Unnumbered A Zones

10.1.8.2 In A Zones, in the absence of FEMA BFE data and floodway data, the building department will obtain, review and reasonably utilize base flood elevation and floodway data available from a Federal, State, or other source as criteria for requiring new construction, substantial improvements, or other development in Zone A and as the basis for elevating residential structures to or above base flood level, for floodproofing or elevating nonresidential structures to or above base flood level, and for prohibiting encroachments in floodways.

## 8. AO and AH zones drainage requirements *(if applicable in your community)*

N/A Within Zones AO and AH on the FIRM, adequate drainage paths must be provided around structures on slopes, to guide floodwaters around and away from proposed structures.

## 9. Subdivision proposals

All subdivision proposals and development proposals in the floodplain overlay district shall be reviewed to assure that:

- 10.1.6.2 (a) Such proposals minimize flood damage.

14. Requirement to submit new technical data

If the Town/City acquires data that changes the base flood elevation in the FEMA mapped Special Flood Hazard Areas, the Town/City will, within 6 months, notify FEMA of these changes by submitting the technical or scientific data that supports the change(s.) Notification shall be submitted to:

- NFIP State Coordinator  
Massachusetts Department of Conservation and Recreation  
251 Causeway Street, 8th floor, Boston, MA 02114
- NFIP Program Specialist  
Federal Emergency Management Agency, Region I  
99 High Street, 6th Floor, Boston, MA 02110

15. Variances to building code floodplain standards

CHOOSE THE APPROPRIATE OPTION:

*A. If the State issues variances to the flood-resistant standards as found in the state building code, the community will use this text for local adoption:*

The Town/City will request from the State Building Code Appeals Board a written and/or audible copy of the portion of the hearing related to the variance, and will maintain this record in the community's files.

The Town/City shall also issue a letter to the property owner regarding potential impacts to the annual premiums for the flood insurance policy covering that property, in writing over the signature of a community official that (i) the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction below the base flood level increases risks to life and property.

Such notification shall be maintained with the record of all variance actions for the referenced development in the floodplain overlay district.

*B. Certain communities have the authority to issue variances to the state building code. If your community has this authority from the BBRs, you will use this text for local adoption:*

Variances to floodplain development regulations shall only be issued upon (i) a showing of good and sufficient cause, (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant, and (iii) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public

10-1-10

10-1-4-1

N/A

19. Severability section

10.1.12  
~~10.1.2~~

If any section, provision or portion of this bylaw [ordinance] is deemed to be unconstitutional or invalid by a court, the remainder of the ordinance shall be effective.

20. Local Enforcement

**This is not sample bylaw text, but rather an instruction:**

*Please read the explanation in Section 4 about the importance of being able to point to specific local enforcement procedures for non-compliant floodplain development.*

All Required Definitions  
within 10.1.3

## 10.1 Floodplain Overlay District

### 10.1.1 Statement of Purpose

The purposes of the Floodplain Overlay District are to:

- 1 Ensure public safety through reducing the threats to life and personal injury;
- 2 Eliminate new hazards to emergency response officials;
- 3 Prevent the occurrence of public emergencies resulting from water quality, contamination and pollution due to flooding;
- 4 Avoid the loss of utility services which if damaged by flooding would disrupt or shut down the utility network and impact regions of the community beyond the site of flooding;
- 5 Eliminate costs associated with the response and cleanup of flooding conditions;
- 6 Reduce damage to public and private property resulting from flooding waters.

### 10.1.2 Boundaries of Floodplain Overlay District

The Floodplain District is established as an overlay district. The Floodplain Overlay District includes all ~~s~~Special ~~f~~Flood ~~h~~Hazard ~~a~~Areas within the Town of Reading designated as Zone A, ~~and~~AE, AH, AO, A99, V or VE on the Middlesex County Flood Insurance Rate Map (FIRM) dated July 8, 2025 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 Reading are panel numbers 25017C0292E, 25017C0294E, 25017C0303E, 25017C0311E, 25017C0312E, 25017C0313E and 25017C0314E that go into effect on June 4, 2010. The exact boundaries of the District may shall be defined by the 100-year 1%-chance base flood elevations shown on the FIRM and further defined by the Middlesex County Flood Insurance Study (FIS) report dated June 4, 2010 July 8, 2025. The FIRM and FIS report are incorporated herein by reference and are on file with the Town Clerk, Planning Board/Division, Building Commissioner, Conservation Commission, and Town Engineer.~~

### 10.1.3 Definitions

~~**Area Of Special Flood Hazard:** is the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. The area may be designated as Zone A, AO, AH, A1-30, AE, A99, V1-30, VE or V.~~

**Base Flood:** means the flood having a one percent chance of being equaled or exceeded in any given year.

**Development:** means any manmade change to improved or unimproved real estate, including but not limited to building or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage equipment or materials.

**District:** means ~~f~~Floodplain Overlay ~~d~~District.

**Federal Emergency Management Agency (FEMA):** administers the National Flood Insurance Program. FEMA provides a nationwide flood hazard area mapping study program for communities as well as regulatory standards for development in the flood hazard areas.

**Flood Boundary And Floodway Map:** means an official map of a community issued by FEMA that depicts, based on detailed analyses, the boundaries of the 100-year and 500

year floods and the 100-year floodway. (For maps done in 1987 and later, the floodway designation is included on the FIRM.)

**Flood Hazard Boundary Map (FHBM):** means an official map of a community issued by FEMA the Federal Insurance Administrator, where the boundaries of the flood and related erosion areas having special hazards have been designated as Zone A or E.

**Flood Insurance Rate Map (FIRM):** means an official map of a community on which FEMA has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

**Flood Insurance Study:** means an examination, evaluation, and determination of flood hazards, and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of flood-related erosion hazards.

**Floodway:** means the channel of a the river, creek, or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

**Functionally Dependent Use:** means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities and port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

**Highest Adjacent Grade:** means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

**Historic Structure:** means any structure that is:

- a. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- b. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- c. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior;  
or
- d. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by an approved state program as determined by the Secretary of the Interior or directly by the Secretary of the Interior in states without approved programs.

**Lowest Floor:** means the lowest floor of the lowest enclosed area (including basement or cellar). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor, PROVIDED that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of NFIP Regulations §60.3.

**Manufactured Home:** means a structure, transportable in one or more Sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. For floodplain management purposes the term "manufactured home" also includes park trailers, travel trailers and

Commented [AM1]: Are these uses defined?

other similar vehicles placed on a site for greater than 180 consecutive days. For insurance purposes, the term "manufactured home" does not include park trailers, travel trailers and other similar vehicles.

**Manufactured Home Park Or Subdivision:** means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

**New Construction:** means, ~~for floodplain management purposes,~~ structures for which the "start of construction" commenced on or after the effective date of ~~a-the first~~ floodplain management code, regulation, ordinance, or standard adopted by ~~a-community~~the authority having jurisdiction, including any subsequent improvements to such structures. New Construction includes work determined to be Substantial Improvement. ~~For the purpose of determining insurance rates, NEW CONSTRUCTION means structures for which the "start of construction" (as evidenced by issuance of a building permit) commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later.~~

**One-Hundred-Year Flood:** - see Base Flood

**Recreational Vehicle:** means a vehicle which is:

- a. Built on a single chassis;
- b. 400sf or less when measured at the largest horizontal projection;
- c. Designed to be self-propelled or permanently towable by a light duty truck; and
- d. Designed primarily not for use as a permanent dwelling but as a temporary living quarters for recreational, camping, travel, or seasonal use.

**Regulatory Floodway:** - see Floodway.

**Special Flood Hazard Area:** means ~~an-the land area having special flood and/or subject to flood-related erosion~~ hazards, and shown on an FIRM, FHBM or FIRM-other flood hazard map as Zone A, AE, AO, A1-30, AE, A99, AR, AO, AH, V, VO, VE, or V1-30, VE.

**Start of Construction:** The date of issuance for new construction and substantial improvements to existing structures, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement is within 180 days after the date of issuance. The actual start of construction means the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of a slab or footings, installation of pilings or construction of columns.

Permanent construction does not include land preparation (such as clearing, excavation, grading or filling), the installation of streets or walkways, excavation for a basement, footings, piers or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main building. For a substantial improvement, the actual "start of construction" means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building. [Base Code, Chapter 2, Section 202]

**Structure:** means, for floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home. ~~STRUCTURE, for insurance coverage purposes, means a walled and roofed building, other than a gas or liquid storage tank that is principally above ground and affixed to a permanent site, as well as a manufactured home on foundation. For the~~

~~latter purpose, the term includes a building while in the course of construction, alteration, or repair, but does not include building materials or supplies intended for use in such construction, alteration, or repair, unless such materials or supplies are within an enclosed building on the premises.~~

**Substantial Damage:** means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

**Substantial Improvement:** means any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either (a) before the improvement or repair is started, or (b) if the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.

**Substantial Repair of a Foundation:** When work to repair or replace a foundation results in the repair or replacement of a portion of the foundation with a perimeter along the base of the foundation that equals or exceeds 50% of the perimeter of the base of the foundation measured in linear feet, or repair or replacement of 50% of the piles, columns or piers of a pile, column or pier supported foundation, the building official shall determine it to be Substantial Repair of a Foundation. Applications determined by the building official to constitute substantial repair of a foundation shall require all existing portions of the entire building or structure to meet the requirements of 780 CMR.

**Variance:** means a grant of relief by a community from the terms of a flood plain management regulation.

**Violation:** means the failure of a structure or other development to be fully compliant with the community's flood plain management regulations. A structure or other development without the elevation certificate, or other certifications, or other evidence of compliance required in §60.3 is presumed to be in Violation until such time as that documentation is provided.

**Zone A:** means the 100-year floodplain area where the base flood elevation (BFE) has not been determined. To determine the BFE, use the best available Federal, State, local or other data.

**Zone A1-30 and Zone AE:** (for new and revised maps) mean the 100-year floodplain where the base flood elevation has been determined.

**Zone AH and Zone AO:** means the 100-year floodplain with flood depths of 1 to 3 feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

**Zones B, C, and X:** are areas identified in the community Flood Insurance Study as areas of moderate or minimal flood hazard. Zone X replaces Zones B and C on new and revised maps.

#### 10.1.4 Reference to Existing Regulations

The Floodplain District is established as an overlay district to all other districts. All development in the district, including structural and non-structural activities, whether

**Commented [AM2]:** I don't believe Reading has this authority, should it be 'relief by the State of Massachusetts'?

permitted by right, Site Plan Review, or by Special Permit must be in compliance with Section 9 of Chapter 40A of the General Laws Chapter 131, Section 40 of the Massachusetts General Law and with the following:

- Section of the Massachusetts State Building Code which addresses floodplain and coastal high hazard areas (currently 780 CMR 120.G, "Flood Resistant Construction and Construction in Coastal Dunes");
- Wetlands Protection Regulations, Department of Environmental Protection (DEP) (currently 310 CMR 10.00);
- Inland Wetlands Restriction, DEP (currently 310 CMR 13.00);
- Minimum Requirements for the Subsurface Disposal of Sanitary Sewage, DEP (currently 310 CMR 15, Title 5);
- Town of Reading Zoning Bylaw; and
- Town of Reading Wetlands Protection Bylaw.

Any variances from the provisions and requirements of the above referenced State and local regulations may only be granted in accordance with the required variance procedures of such regulations.

#### **10.1.4.1 Variances from State and Local Floodplain Regulations**

The Town of Reading will request from the State Building Code Appeals Board a written and/or audible copy of the portion of the hearing related to the variance request and will maintain this record in the Town files. The Town shall also issue a letter to the property owner regarding the potential impacts to the annual premiums for the flood insurance policy covering that property, in writing over the signature of the Floodplain Administrator, that (i) the issuance of a variance to construct a Structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction below the base flood level increases risks to life and property. Such notification shall be maintained with the record of all variance actions for the referenced development in the Floodplain Overlay District.

A Variance from these floodplain regulations must meet the requirements set out by the State law and may only be granted if: (i) good and sufficient cause and exceptional non-financial hardship exists; (ii) the variance will not result in additional threats to public safety, extraordinary public expense, or fraud/victimization or the public, and (iii) the Variance is the minimum action necessary to afford relief.

**Commented [AM3]:** Why would this be on the Town if we are not the one deciding to issue the variance or insurance rates?

#### **10.1.5 Designation of community Floodplain Administrator**

The Town of Reading hereby designated the position of Building Commissioner to be the official Floodplain Administrator for the Town.

#### **10.1.6 Uses and Permits within the Floodplain Overlay District**

The Town of Reading requires a permit for all proposed construction or other development in the Floodplain Overlay District, including New Construction or Substantial Improvement; placement of manufactured homes; placement of agricultural facilities; fences and sheds; storage facilities; or drilling, mining, paving, and any other development that might increase flooding or adversely impact flood risks to other properties.

**Commented [AM4]:** What type of permit? There is no building permit for fences or paving for example.

All proposed construction requires the proponent to obtain all local, state and federal permits that will be necessary in order to carry out the proposed development in the Floodplain Overlay District. The proponent must acquire all necessary permits and must demonstrate that all necessary permits have been acquired.

**10.1.6.25 — Uses Permitted as of Right in the Floodplain Overlay District**

In the Floodplain Overlay District, no new building shall be erected and no premises shall be used except for one or more of the following uses:

- ~~10.1.5.1~~ Municipal recreation, public water supply, drainage or flood control use, orchard, truck garden, nursery, or similar open use of the land for the raising of agricultural or horticultural crops, for rifle, pistol and shotgun shooting on land of any established range.

Subdivision proposals within the Floodplain Overlay District shall be reviewed to assure that such proposals minimize flood damage, that adequate drainage is provided, and that utilities and infrastructure are located and constricted to minimize flood damage.

In Zones A, A1-30, AH, AO, AE, VI-30, VE and V, all Recreational Vehicles to be placed on a site must be elevated and anchored in accordance with the zone's regulations for foundation and elevation requirements or be on the site for less than 180 consecutive days or be fully licensed and highway ready.

**10.1.6.3 Uses Permitted in the Floodplain Overlay District By Special Permit**

- ~~10.1.6.1~~ If authorized by the Board of Appeals, Commercial golf course, or non-profit social, civic or recreational use (but not including any use the chief activity of which is one customarily conducted as a business); and buildings and sheds accessory to any use permitted in the district, may be allowed if authorized under a Special Permit by the Board of Appeals.

- ~~10.1.6.2~~ If any land defined in the Bylaw as being in a Floodplain Overlay District is proven to be in fact neither subject to flooding nor unsuitable for human occupancy because of drainage and topographic conditions, and if the use of such land will not be detrimental to the public health, safety and welfare, the Board of Appeals may permit buildings for human occupancy on such land in accordance with the requirements of the underlying district after the necessary proof has been presented to and reported on by the Community Planning and Development Commission and the Board of Health.

**10.1.76.4 — Uses Prohibited in the Floodplain Overlay District**

Dumping, filling or earth transfer or relocation operations are prohibited except for utility trenches, driveways, landscaping and accessory building foundations, or municipal or public facilities. Uses not explicitly described in Section 10.1.6.2 or 10.1.6.3 are prohibited.

**10.1.87 Conditions for Approval for Uses Permitted in the Floodplain Overlay District**

- ~~10.1.87.1~~ Within the Floodplain Overlay District, no New Construction, Substantial Improvement or other land development shall be permitted unless it is demonstrated by the applicant that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood. For the purposes of this Section, substantial improvement shall be taken to mean any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty percent of the market value of the structure either:

- ~~a~~ before the improvement is started, or
- ~~b~~ if the structure has been damaged and is being restored after the damage occurred.

**10.1.87.2** For ~~n~~New ~~e~~Construction, ~~s~~Substantial ~~i~~Improvements of existing structures or other land development, the following conditions shall apply:

- ~~1~~ All new construction or improvement of non-residential structures shall either have the lowest floor, including basement, at or above the base flood elevation, or along with attendant utility and sanitary facilities, shall be flood proofed; i.e., designed so that below the established base flood elevation, the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.
- ~~12~~ Within Zones A and AE where base flood elevations are provided on the FIRM elevations shall be determined by using the flood profile contained in the Flood Insurance Study.
- ~~23~~ Within Zones A and AE, where the base flood elevation is not shown on the FIRM, the applicant shall obtain any existing base flood elevation data as a basis for the elevation and flood-proofing requirements of this Section and shall submit such base flood elevation data to the Board of Appeals at the time of making application for a special permit under this Section. When base flood data is not available, the base flood elevation shall be determined through hydrologic and hydraulic analyses performed by a registered professional engineer in accordance with standard engineering practices.
- ~~4~~ The structure will withstand the effects of flooding. The ground level around and extending 25 ft. outward from any building or structure in a Floodplain District shall be raised as necessary so that no part of the ground level area so defined, shall be below the elevation shown on the FIRM. Embankments subject to possible scouring by flood waters shall be properly stabilized and protected to prevent erosion by flood waters.
- ~~35~~ The containment of sewerage, safety of gas, electric, fuel, and other utilities from breaking, leaking, short circuiting, grounding, igniting, electrocuting or any other dangers due to flooding, will be adequately protected.
- ~~46~~ Safe vehicular and pedestrian movement to or over, and from the premises shall be provided on ways having a minimum profile elevation of no less than the base flood elevation.
- ~~57~~ Methods of drainage shall be adequate.
- ~~68~~ Other land in the Floodplain Overlay District shall be protected from impacts resulting from all work of development both approved and not approved on the premises.
- ~~79~~ Where watertight flood proofing of a structure is permitted, a registered professional engineer shall verify that the methods used will be adequate to withstand the flood depths, pressures and velocities, impact and uplift, and other factors associated with the base flood.
- ~~810~~ A registered professional engineer shall certify that the above minimum conditions listed in Sections 10.1.4 and 10.1.8 are satisfied in the design proposal.

**10.1.89 Base Flood Elevation, Floodway Encroachments and Floodway Data~~e~~**

**10.1.89.1** ~~Floodway Data.~~ In Zones A, and AE, along watercourses that have not had a regulatory floodway designated, the best available Federal, State, local or other floodway data shall be used to prohibit encroachments in floodways which would

result in any increase in flood levels within the community during the occurrence of the base flood discharge.

**10.1.8.2** In Zones A1-30 and AE, along watercourses that have a regulatory floodway designated on the Town's FIRM encroachments are prohibited, including fill, New Construction, Substantial Improvements, and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practices that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.

~~**10.1.9.2** Base Flood Elevation Data. Base flood elevation data is required for subdivision proposals or other developments greater than 50 lots or 5 acres, whichever is the lesser, within unnumbered A zones.~~

**10.1.8.3** In A Zones, in the absence of base flood elevation data and floodway data the building department will obtain, review and reasonable utilize base flood elevation and floodway data available from a Federal, State or other source as criteria for requiring New Construction, Substantial Improvements, or other development in Zone A and as the basis for elevating residential structures to or above base flood level, for floodproofing or elevating non-residential structures to or above base flood level, and for prohibiting encroachments in floodways.

**10.1.8.4** When proposing subdivisions or other development greater than 50 lots or 5 acres, whichever is less, the proponent must provide technical data to determine the base flood elevations for each developable parcel shown on the design plans.

#### **10.1.9 Abrogation and Greater Restriction**

These Floodplain Overlay District regulations shall take precedence over any less restrictive conflicting local laws, ordinances, or codes.

#### **10.1.10 Notifications and Submissions**

##### **10.1.10.1 Notification of Watercourse Alteration**

In a riverine situation, the ~~Conservation Commission~~floodplain administrator shall notify the following of any alteration or relocation of a watercourse:

- Adjacent Communities, especially upstream and downstream communities
- Boarding States, if affected
- NFIP State Coordinator  
Massachusetts Department of Conservation and Recreation  
~~251 Causeway Street, Suite 600-700~~  
~~Boston, MA 02114-2104~~
- NFIP Program Specialist  
Federal Emergency Management Agency, Region I  
~~99 High Street, 6th Floor~~  
~~Boston, MA 02110~~

and further, that the Zoning Map of the Town of Reading be amended to adopt the boundaries of the new overlay district as defined on the Middlesex County Flood Insurance Rate Map (FIRM) that goes into effect on ~~June 4, 2010~~July 8, 2025 and as further defined by the Middlesex County Flood Insurance Study (FIS) report dated ~~June 4, 2010~~July 8, 2025.

**10.1.10.2 Requirement to Submit New Technical Data**

If the Town acquires data that changes the base flood elevation in the FEMA mapped Special Flood Hazard Areas the Town will, within six months, notify FEMA of these changes by submitting the technical or scientific data that supports the change(s) to:

- NFIP State Coordinator  
Massachusetts Department of Conservation and Recreation
- NFIP Program Specialist  
Federal Emergency Management Agency, Region I

**10.1.11 Disclaimer of Liability**

The degree of flood protection required by this bylaw is considered reasonable but does not imply total flood protection.

**10.1.12 Severability**

If any section, provision, or portion of this bylaw is deemed to be unconstitutional or invalid by a court, the remainder of the bylaw shall remain effective.



# Town of Reading Meeting Posting with Agenda

**RECEIVED**

By Town Clerk GP at 4:48 pm, Mar 26, 2025

2018-07-16 LAG

## Board - Committee - Commission - Council:

Community Planning and Development Commission

Date: 2025-03-31

Time: 7:00 PM

Building: Reading Town Hall

Location: Select Board Meeting Room

Address: 16 Lowell Street

Agenda:

Purpose: Attendance at Public Meeting

Meeting Called By: Andrew MacNichol on behalf of Heather Clish

Notices and agendas are to be posted 48 hours in advance of the meetings excluding Saturdays, Sundays and Legal Holidays. Please keep in mind the Town Clerk's hours of operation and make necessary arrangements to be sure your posting is made in an adequate amount of time. A listing of topics that the chair reasonably anticipates will be discussed at the meeting must be on the agenda.

**All Meeting Postings must be submitted in typed format; handwritten notices will not be accepted.**

## Topics of Discussion:

**THIS IS A HYBRID MEETING:** The Commission and Public may attend in-person in the Select Board Room or remotely via Zoom as follows:

Join Zoom Meeting

<https://us06web.zoom.us/j/85468104697>

Meeting ID: 854 6810 4697

Dial by your location

+1 646 558 8656 US (New York)

- 7:00PM to consider the following Proposed Zoning Bylaw Amendments to the Floodplain Overlay District in advance of April 2025 Annual Town Meeting:

Under section 10.1 Floodplain Overlay District, amendments and reorganization to the language of existing subsections, and the addition and organization of new subsections, including: 10.1.2 Boundaries of the Floodplain District, 10.1.3 Definitions, 10.1.4 Reference to Existing Regulations, 10.1.5 Designation of community Floodplain Administrator, 10.1.6 Uses Permitted in the Floodplain Overlay District, 10.1.7 Conditions for Approval for Uses Permitted in the Floodplain Overlay District, 10.1.8 Base Flood Elevation and Floodway Data, 10.1.9 Abrogation and Greater Restriction, 10.1.10 Notifications and Submissions, 10.1.11 Disclaimer of Liability, 10.1.12 Severability, and other subsections of 10.1 as found necessary.