



PLANNING BOARD

P.O. Box 1305
Littleton, Massachusetts 01460



May 6, 2025 Town Meeting, Article 17
LCTV Script

[SLIDE 1] Thank you for the opportunity to present information on Article 17, the proposed zoning bylaw updates to our Floodplain Regulations. My name is Maren Toohill, I am the Littleton Town Planner.

[SLIDE 2] The Federal Emergency Management Agency (FEMA) has adopted new Flood Insurance Rate Map panels and associated Flood Insurance Study for Littleton. Article 17 updates our Floodplain Zoning Bylaw to reference the new maps and to meet current FEMA Floodplain Bylaw standards. Replacing the outdated zoning bylaw regarding “Wetlands and Floodplain Regulations” will continue to make available the national flood insurance program for those Littleton residents who choose to participate. Article 17 would also remove reference to wetlands, which are fully covered in Town Code Chapter 171 Wetlands Protection administered by the Conservation Commission.

The purpose of the Floodplain Regulation is to ensure public safety, eliminate hazards, support utility services, and reduce damage caused by flooding by regulating the placement of structures in and alterations to floodplain areas in Littleton.

The article would delete the existing zoning bylaw Article XVI: “Wetlands and Floodplain Regulations” in its entirety and replace it with the new Article XVI: “Floodplain Regulation” bylaw as printed in the Town Meeting Warrant. All wording is carefully crafted to meet FEMA requirements and has been reviewed and approved by the MEMA Floodplain Coordinator. The new FEMA Flood Insurance Rate Map panels are published by FEMA; there is no local procedure to amend the maps – that authority and procedure remains with FEMA and MEMA. The Planning Board and staff highly recommend that no amendments to the proposed article be made to ensure that the adopted bylaw meets strict FEMA guidelines.

Details on each section of the proposed bylaw is contained in the text of the bylaw printed in the Town Meeting warrant and in our executive summary linked to the Planning Board page of the Town website.

[Slide 3] The Town has made available the new FEMA Flood Insurance Rate Map panels through our website, in the Planning Department, and in the Town Clerk’s office. Littleton’s GIS (the Town’s online mapping) includes the new electronic FEMA floodplain map layer.

[Slide 4] The FEMA website offers several different ways to view the maps – instructions are on both the FEMA website and the town website.



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[Slide 5] Planning staff reached out to the Town's public safety, health, and utility Departments. All Departments responded. No issues or concerns were raised, and the Departments offered support for the proposal. In addition, we coordinated with the Conservation Department early in this process, and they agreed that there is no concern with removing this reference to wetlands from the zoning bylaw.

The Planning Board voted unanimously to recommend this article.

[SLIDE 6] The Planning Board held a Public Hearing on this proposed zoning bylaw amendment on Thursday, March 13, 2025 and voted unanimously to recommend it to Town Meeting. This Article was discussed at several Planning Board meetings and the Select Board meeting of March 24.

As with all Planning questions, please reach out to me, or any of the Planning Board members with questions.