



PLANNING BOARD

Report to Town Council

Order: 2025-006

Petitioner: Planning Board

Date referred: February 24, 2025

Date hearing opened: April 8, 2025

Date hearing closed: April 8, 2025

Date of report: April 9, 2025

PETITION

Amend Chapter 200 of the General Code of the Town of Randolph concerning the Watershed and Wetland Protection Overlay Districts Pursuant to the National Flood Insurance Act of 1968

BACKGROUND

The final flood hazard determination for Norfolk County, in compliance with Title 44, Chapter I, Part 67, section 67.11, Code of Federal Regulations (CFR) was provided to the Town January 8, 2025. Because the Flood Insurance Study (FIS) has been completed, the Town must meet additional requirements, standards and regulations, which include amendments to zoning ordinances, prior to July 8, 2025.

AMENDMENTS TO ZONING ORDINANCE(S)

This petition amends the existing zoning ordinance 200-16 Watershed and Wetland Protection Overlay Districts to comply with FEMA requirements.

RECOMMENDATION

The Planning Board voted 4-0-0 to **RECOMMEND ADOPTION** of the proposed amendment(s) with corrections to scrivener errors (section numbering/lettering)

DISCUSSION

- The proposed zoning amendment was submitted to the Building Commissioner, DPW Superintendent, Town Engineer and Conservation Commission for review and comments prior to the public hearing.
- The Conservation Commission provided recommended edits which have been incorporated in the attached ordinance language.
- The proposed zoning amendment has been reviewed by the Department of Conservation and Recreation (DCR) Flood Hazard Management Coordinator and deemed satisfactory.