



TOWN OF ASHBURNHAM

SPECIAL TOWN MEETING WARRANT ARTICLES

**MONDAY, OCTOBER 27, 2025
AT 7:00 P.M.
AT OAKMONT REGIONAL HIGH SCHOOL AUDITORIUM,
OAKMONT DRIVE, ASHBURNHAM, MA 01430**

**SPECIAL TOWN MEETING WARRANT
TOWN OF ASHBURNHAM
COMMONWEALTH OF MASSACHUSETTS**

WORCESTER, SS

TO THE CONSTABLES OF THE TOWN OF ASHBURNHAM, IN WORCESTER COUNTY,

GREETINGS:

IN THE NAME OF THE COMMONWEALTH OF MASSACHUSETTS, YOU ARE HEREBY DIRECTED TO NOTIFY AND WARN THE INHABITANTS OF SAID TOWN QUALIFIED TO VOTE IN ELECTIONS AND TOWN AFFAIRS TO MEET AT OAKMONT REGIONAL HIGH SCHOOL AUDITORIUM, OAKMONT DRIVE, ASHBURNHAM, MA 01430 ON

**MONDAY, THE TWENTY-SEVENTH OF OCTOBER 2025
BEGINNING AT 7:00 P.M.**

THEN AND THERE TO VOTE ON THE FOLLOWING ARTICLES AND RESOLUTIONS:

ARTICLE 1. Amend Chapter 250, Bylaws, part 3, section 3.2.4, Floodplain District Zoning

To see if the Town will vote to amend Chapter 250 (Zoning Bylaws), Part 3 (Use Regulations), Section 3.2.4 (Floodplain District requirements) to conform to recently enacted changes to Federal law by adding the following sentence to the end of Section 3.2.4 I (Variances to building code floodplain standards), or take any action relative thereto:

Note: Changes/additions are in ***BOLD ITALIC***.

I. Variances to building code floodplain standards

The Zoning Enforcement Officer shall request from the State Building Code Appeals Board a written and/or audible copy of the portion of any hearing related to the State's issuance of a variance from the State's Building Code floodplain standards, and will maintain this record in the community's files.

Where applicable, the Zoning Enforcement Officer also shall 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.

Further, a variance from these floodplain regulations must meet the requirements set forth under State law, and may only be granted if: 1) Good and sufficient cause and exceptional non-financial hardship exist; 2) the variance will not result in additional threats to public safety, extraordinary public expense, or fraud or victimization of the public; and 3) the variance is the minimum action necessary to afford relief.

Explanation: The MA Department of Conservation & Recreation (DCR)/Flood Hazard Management Program (FHMP) is the State Coordinating Agency of the National Flood Insurance Program (NFIP) in Massachusetts. The Town has been notified by DCR/FHMP that a new Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) has been prepared by FEMA, each of which became effective on July 8, 2025. As such, FEMA-mandated updates to municipal floodplain-related bylaws approved by the DCR/FHMP need to be approved by that date. The sentence to be added via Article 1 was inadvertently omitted from the floodplain-related warrant articles approved at the Annual Town Meeting on May 6, 2025. If the change is not approved, the Town will be suspended from the National Flood Insurance Program (NFIP).

- Requested by the Planning Board

2/3 Required - Majority Voice Recognized by Moderator