



The City of  
Worcester

**2024**

**LANDLORD**

SUM  IT

With Support by:





# WETLAND & FLOODPLAIN PERMITTING REQUIREMENTS

ERIC FLINT, CFM

CONSERVATION PLANNER – CITY OF WORCESTER



WHAT IS A  
WETLAND?

# JURISDICTIONAL WETLAND AREAS

## WETLANDS PROTECTION ACT & WETLANDS PROTECTION ORDINANCE

Within or within 100' of:

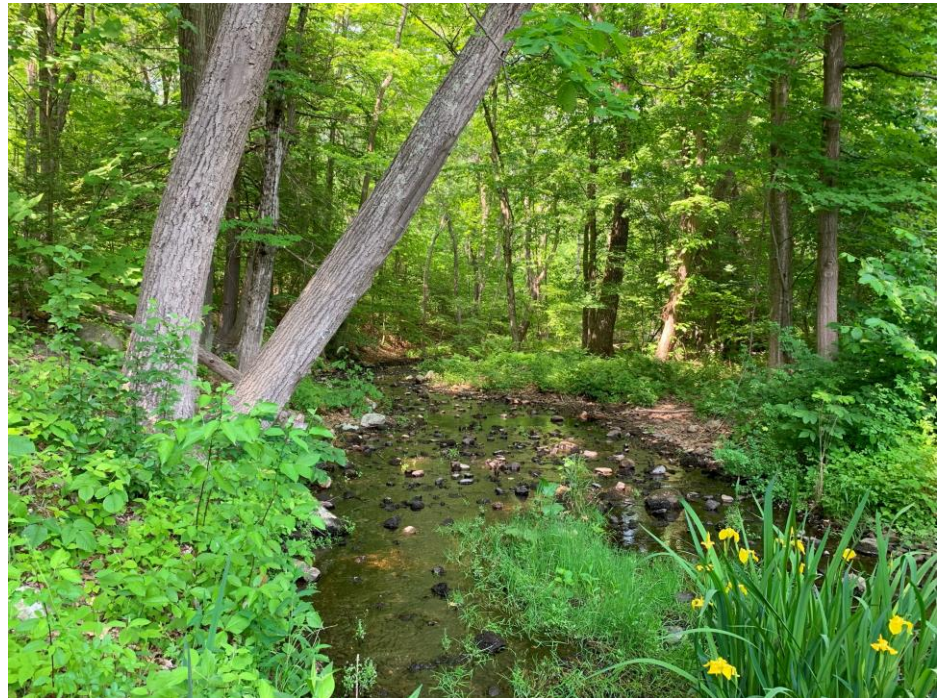
- Banks (Rivers, Streams, Lakes)
- Bordering Vegetated Wetlands
- Land Under Water Bodies

Or:

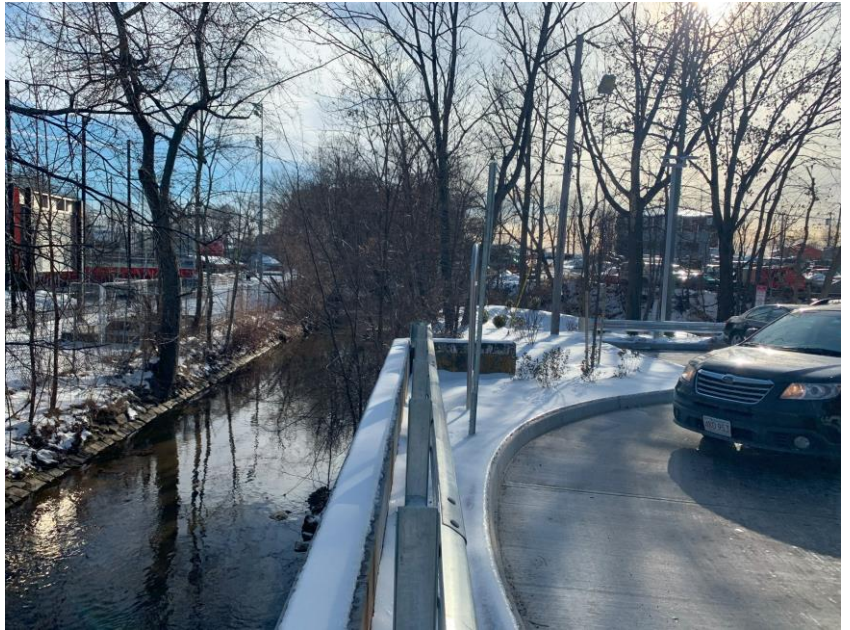
- Land Subject to Flooding
  - 100-year Floodplain
  - Isolated

Also:

- Larger projects close to catch basins that discharge to wetlands













# ONLINE MAPPING RESOURCES

[HTTPS://MAPS.MASSGIS.DIGITAL.MASS.GOV/MASSMAPPER/MASSMAPPER.HTML](https://maps.massgis.digital.mass.gov/massmapper/massmapper.html)

The screenshot displays the MassMapper web application interface. The main map area shows Worcester, MA, with various geographical features and infrastructure. The interface includes a search bar at the top right with the text "Enter a location...". On the right side, there is a legend titled "Search for a layer" with a list of categories and their corresponding symbols. The legend items are:

- > Census
- > Coastal and Marine Features
- > Conservation / Recreation
- > Cultural Resources
- > Environmental Monitoring (testing/monitoring sites)
- > Images
- > Index (grids/tiling schemes for certain layers)
- > Infrastructure
- > Physical Resources
- > Political / Administrative Boundaries
- > Regulated Areas
- > Status / Availability (maps showing where data is available or date of data)
- > Tiled Layers

Below the legend, there are four checked items with their respective symbols:

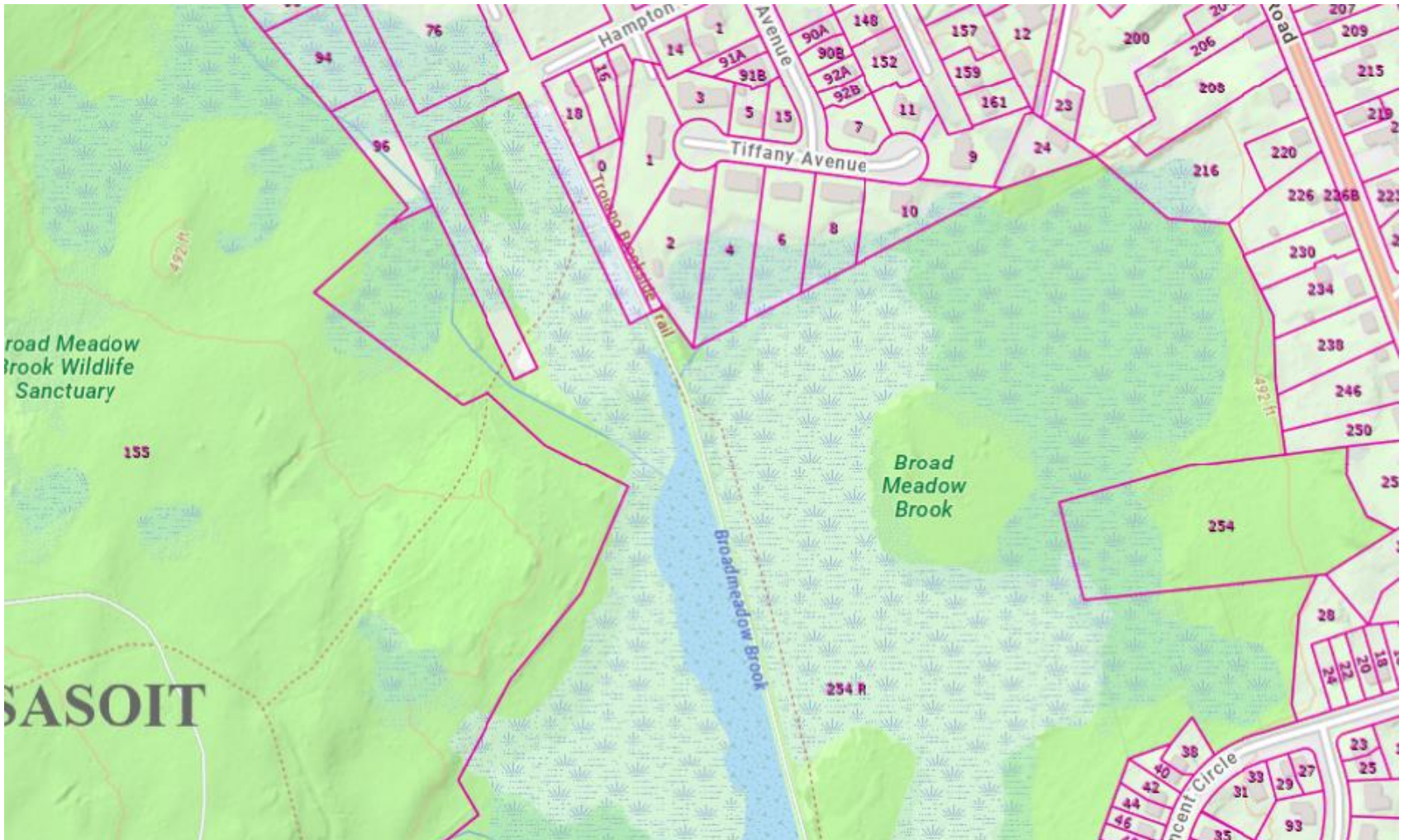
- FEMA National Flood Hazard Layer
- DEP Wetlands Hydrologic Connections
- DEP Wetlands Detailed With Outlines
- Property Tax Parcels

The map interface also includes a scale bar at the bottom left (1:72,224, 1 km, 3000 ft), a north arrow, and a coordinate display at the bottom center (42.25292, -71.76390 LAT LON). The MassMapper logo and Leaflet | MassGIS are visible at the bottom right.



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The screenshot displays the MassMapper web application interface. The main map area shows a detailed view of Worcester, Massachusetts, including major roads like I-90, I-290, and I-495, and local streets. Key landmarks such as Worcester Regional Airport, Worcester Water Supply Land, and several reservoirs are visible. The interface includes a search bar at the top right with the text "Enter a location...". On the left side, there are navigation controls like zoom in (+), zoom out (-), and a compass. A legend on the right side lists various data layers with checkboxes and icons. The bottom of the map shows the coordinates "42.25292, -71.76390" and the "MassMapper" logo. The bottom right corner includes the "Leaflet | MassGIS" attribution.

Search for a layer

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FEMA National Flood Hazard Layer

DEP Wetlands Hydrologic Connections

DEP Wetlands Detailed With Outlines

Property Tax Parcels

42.25292, -71.76390 LAT LON

MassMapper

Leaflet | MassGIS



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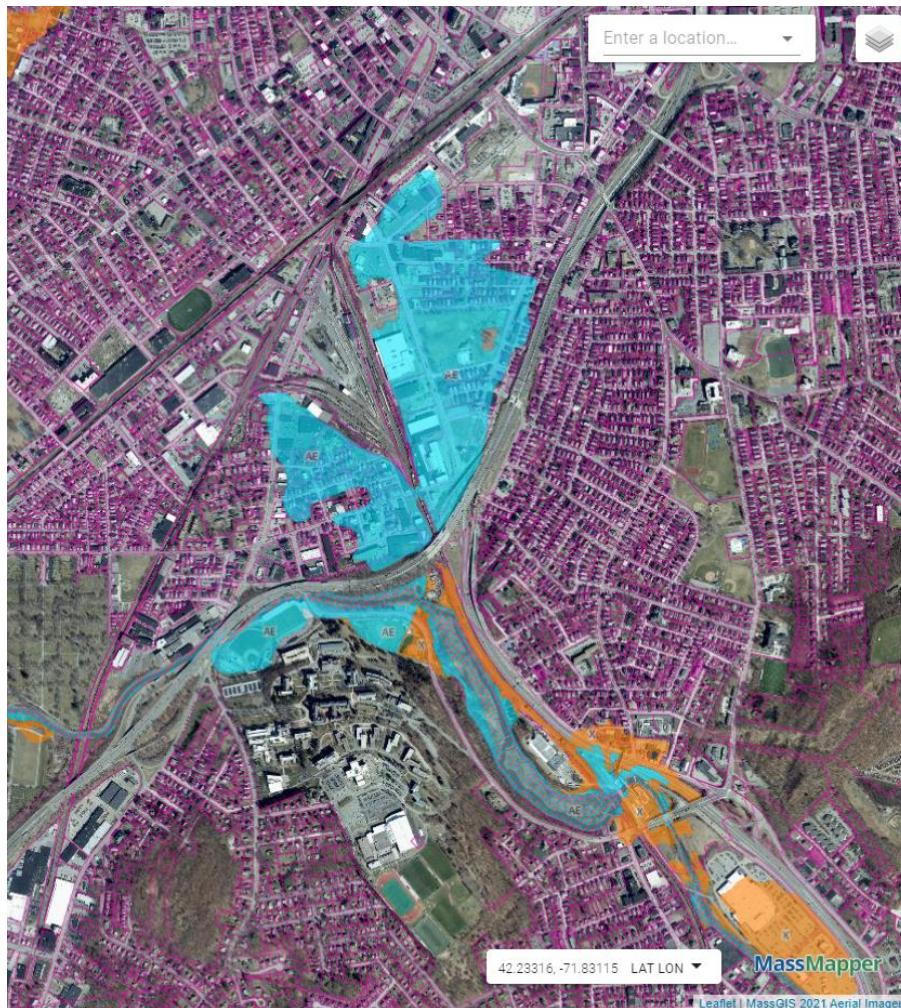
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- [FEMA National Flood Hazard Layer](#)
- [DEP Wetlands Detailed With Outlines](#)
- [Property Tax Parcels](#)



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[DEP Wetlands Detailed With Outlines](#)

- Barrier Beach System
- Barrier Beach-Deep Marsh
- Barrier Beach-Wooded Swamp Mixed Trees
- Barrier Beach-Coastal Beach
- Barrier Beach-Coastal Dune
- Barrier Beach-Marsh
- Barrier Beach-Salt Marsh
- Barrier Beach-Shrub Swamp
- Barrier Beach-Wooded Swamp Coniferous
- Barrier Beach-Wooded Swamp Deciduous
- Bog
- Coastal Bank Bluff or Sea Cliff
- Coastal Beach
- Coastal Dune
- Cranberry Bog
- Deep Marsh
- Barrier Beach-Open Water





# WETLAND DELINEATIONS

# WHY ARE WETLANDS IMPORTANT?

- Protection of public & private water supply
- Protection of groundwater supply
- Flood control
- Storm damage prevention
- Prevention of pollution
- Protection of land containing shellfish
- Protection of fisheries
- Protection of wildlife habitat





**“Except as permitted by the Conservation Commission** or as provided in this ordinance, **no person shall remove, dredge, build upon, or alter** the following areas: within one hundred (100) feet of any freshwater wetland, bordering vegetated wetland, marsh, wet meadow, bog or swamp; within one hundred (100) feet of any bank; any lake, river, pond, or stream; any land under said waters; any land subject to flooding...”

(Section 2 of the Worcester Wetlands Protection Ordinance)

# EXAMPLES – DOES THIS NEED A PERMIT FROM THE CONSERVATION COMMISSION?

Installation of a fence (along yellow line) to enclose backyard?





# EXAMPLES – DOES THIS NEED A PERMIT FROM THE CONSERVATION COMMISSION?

Window replacement for all windows in an existing house?



# EXAMPLES – DOES THIS NEED A PERMIT FROM THE CONSERVATION COMMISSION?

Installation of a shed  
(within yellow box)  
behind a house?





# EXAMPLES – DOES THIS NEED A PERMIT FROM THE CONSERVATION COMMISSION?

Installation of a rear deck?



# PERMITTING OPTIONS

## **Request for Determination of Applicability (RDA):**

- Appropriate for minor projects in the 100' Buffer Zone
- Simple four-page application form
- Generally, does not require bringing in a consultant
- Outcome: Commission either determines that the work can proceed as proposed, or that a Notice of Intent is required

## **Notice of Intent (NOI):**

- Required for work within wetland resource areas or larger Buffer Zone projects
- More complicated application process
- Typically requires hiring consultant(s), which could include wetland scientists, engineers, surveyors, etc.
- Outcome: Commission issues an Order of Conditions approving or denying the work

Every case is different, when in doubt reach out to us! [planning@worcesterma.gov](mailto:planning@worcesterma.gov)



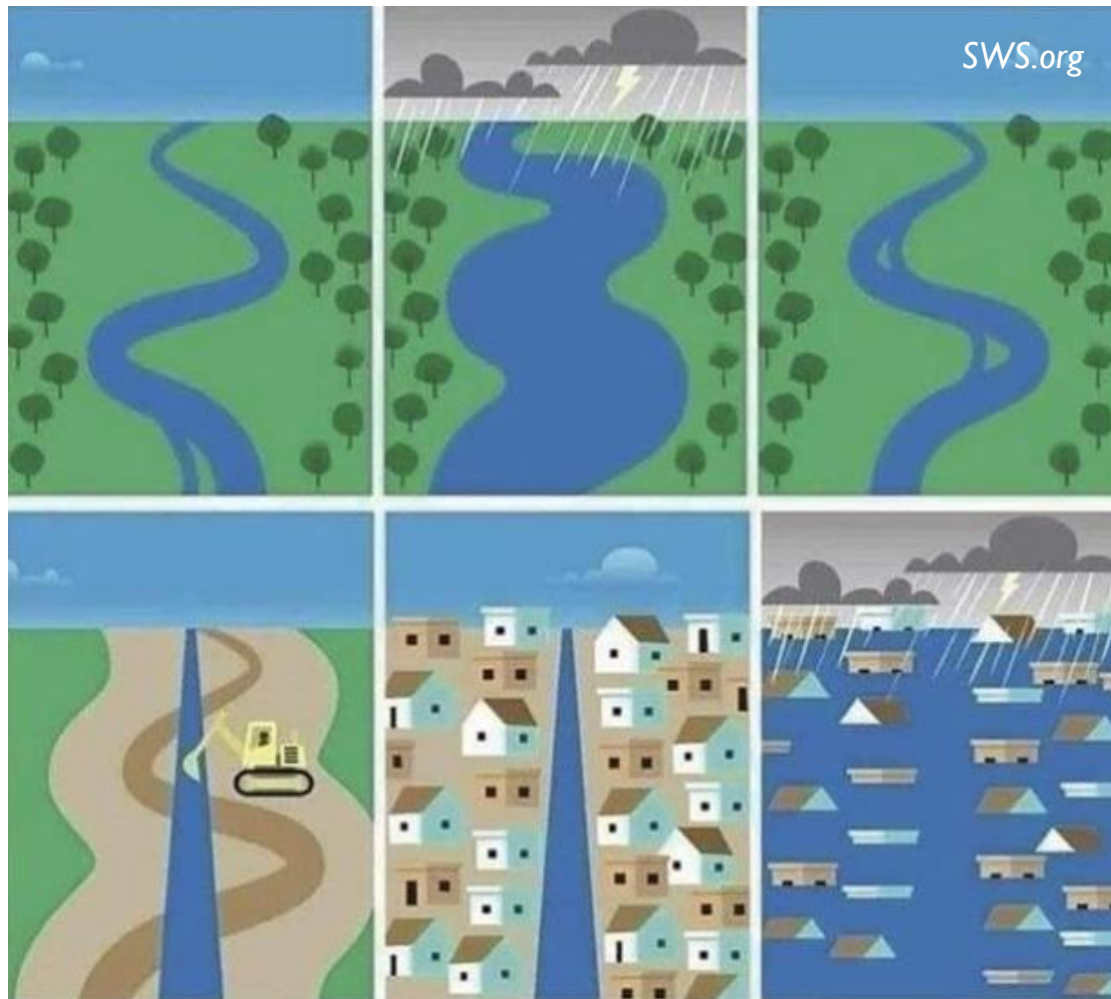




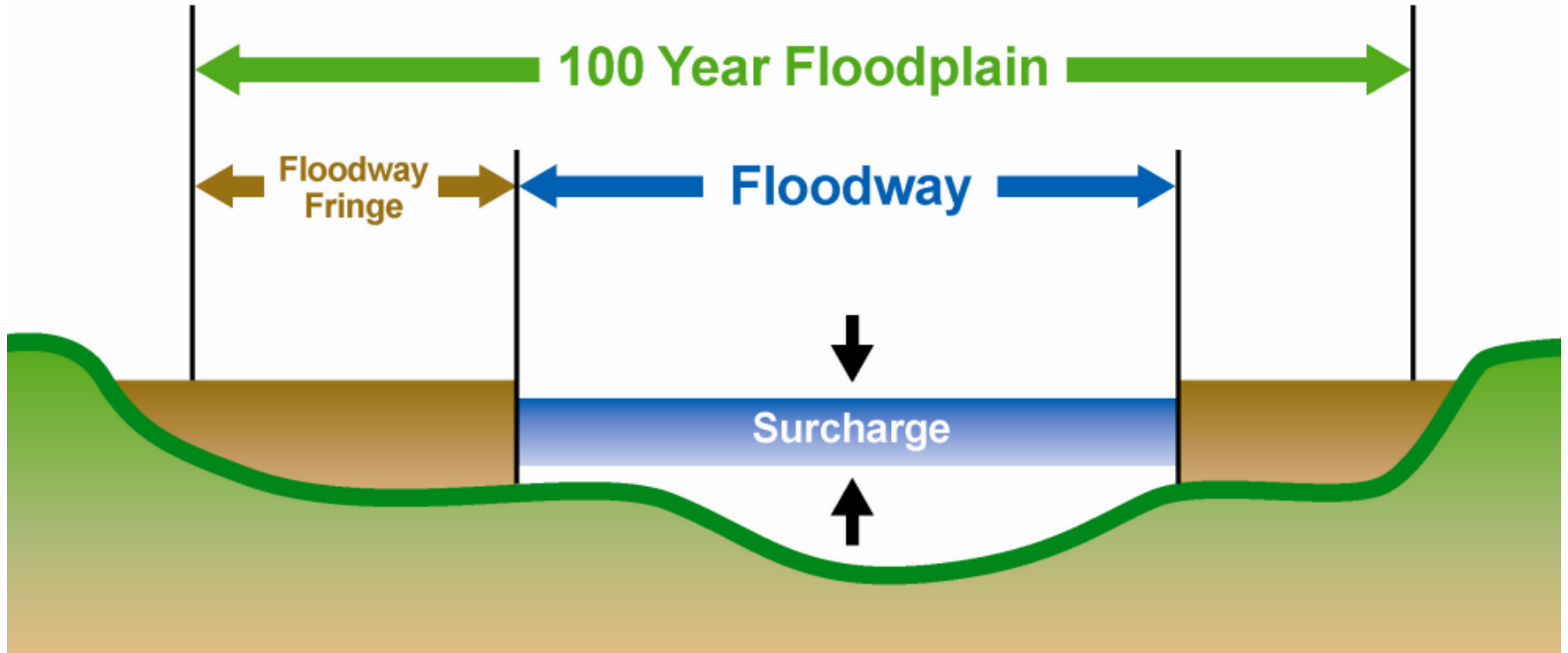




# FLOODPLAINS





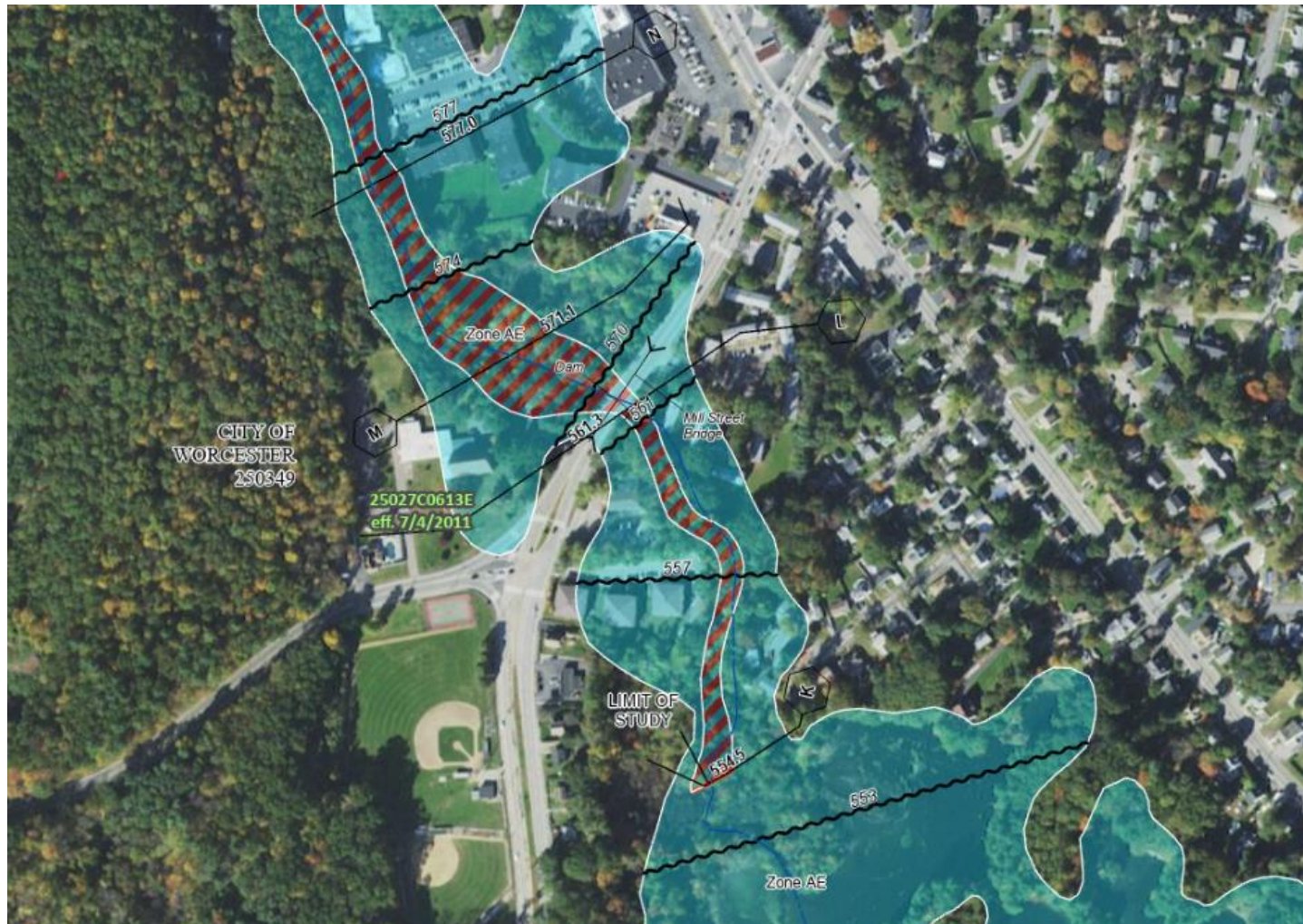


**Figure 2-2. Cross section of a floodplain showing the floodway, floodway fringe, a surcharge.**

(FEMA Guidance for Flood Risk Analysis and Mapping)

# ONLINE MAPPING RESOURCES

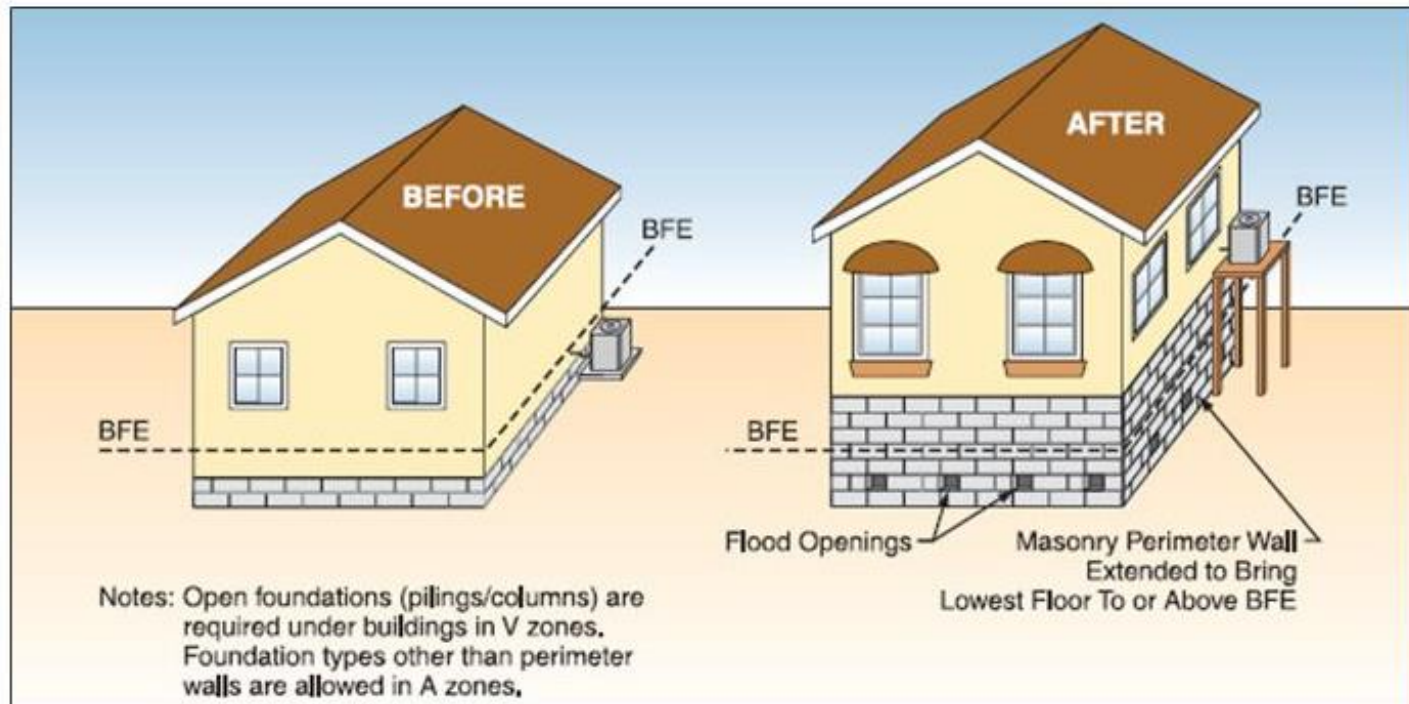
[HTTPS://WWW.FEMA.GOV/FLOOD-MAPS/NATIONAL-FLOOD-HAZARD-LAYER](https://www.fema.gov/flood-maps/national-flood-hazard-layer)





# WAYS TO REDUCE FLOOD INSURANCE PREMIUM AND FLOOD RISK

- Elevating Utilities
- Elevating Structure
- Filling In Basements
- Elevation Certificate
- Community Rating System



*FEMA Substantial Improvement/Substantial Damage Desk Reference, Figure 6-1*



**FEMA**



# FINAL QUESTIONS?

Contact Info:

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Division of Planning & Regulatory Services

[planning@worcesterma.gov](mailto:planning@worcesterma.gov)

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# Got Basement Flooding?

Take our groundwater flooding survey:



[tinyurl.com/masswetbasement](https://tinyurl.com/masswetbasement)