

U.S. Department of Homeland Security
Region I
99 High Street, 6th Floor
Boston, Massachusetts 02110



FEMA

May 1, 2013

Matthew J. McDonough
Chairperson, Board of Selectmen
Town of Marshfield
Town Hall
870 Moraine Street
Marshfield, Massachusetts 02050

Prelim-EAP-R1
Community Name: Town of Marshfield,
Plymouth County,
Massachusetts
Community No.: 250273
Panels Affected: 25023C0139K, 25023C0143K,
25023C0233K, 25023C0232K,
25023C0234K, 25023C0241K,
25023C0229K, 25023C0227K,
25023C0226K, 25023C0228K,
25023C0138K, 25023C0237K,
25023C0117K, 25023C0231K,
25023C0119K, 25023C0136K,
and 25023C0137K

Re: Updated Preliminary Flood Insurance Rate Map (FIRM) and Updated Preliminary Flood Insurance Study (FIS) Report for Plymouth County, Massachusetts

Dear Mr. McDonough:

We are pleased to present your community with copies of the Preliminary Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) report for Plymouth County, Massachusetts for your review and comment. These updates represent a new coastal study that was conducted in your community, using updated methodology and 2-foot topographic data obtained through Light Detection and Ranging (LiDAR). The purpose of this effort is to provide your community with updated flood hazard risk information that can be utilized for mitigation actions and planning in order for your community to become more resilient to flood hazards.

You will find enclosed a DVD with the flood hazard information for Plymouth County as updated by this Preliminary issuance. In addition to the DVD, a hard copy of your community's Preliminary coastal FIRM panels and FIS report were forwarded to your community's Floodplain Administrator. We have also provided a hard copy set of FIRM panels to Richard Zingarelli, your National Flood Insurance Program (NFIP) State Coordinator, whose contact information is provided at the end of this letter.

The flood hazard information presented on the FIRM includes Special Flood Hazard Areas (SFHAs), which are the areas that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year, known as the base flood; as well as the Base Flood Elevations (BFEs). There are also regulatory zones in coastal areas identified as "VE Zones". These areas have been identified using National Academy of Sciences (NAS) methodology to delineate areas subject to wave heights of 3 feet or greater. In addition, these updated panels will depict a "Limit of Moderate Wave Action" (LiMWA), which represents the region subject to the limit of wave heights between 1.5 to 3 feet. The LiMWA is currently a non-regulatory demarcation on the map, but is meant to convey the risk associated with a 1.5-foot wave, which has been found through post-event damage assessment surveys to have the potential to cause substantial damage to structures built in compliance with A Zone standards. Although the LiMWA currently holds no higher building regulation requirements in the Commonwealth of Massachusetts, FEMA's Coastal Construction Manual encourages building practices in these areas of increased risk follow V Zone standards.

Your community should note that there may be additional areas where the SFHA has changed due to new studies or the use of more precise topographic data. In areas where there were no additional studies or information, the currently effective digital SFHA was incorporated onto the new base map. This work was conducted by FEMA's mapping contractor, STARR. Please note that the BFEs will be listed in the North American Vertical Datum (1988), which may be different from the datum used in previous flood studies.

Flood hazard information for your community was converted to meet the FEMA Digital Flood Insurance Rate Map (DFIRM) database specifications and Geographic Information System (GIS) format requirements. More information on FEMA database specifications is available at http://www.fema.gov/plan/prevent/fhm/dfm_dflm.shtm#5. By providing the flood hazard information in GIS format, we are making it easier for your community to incorporate the data into your local GIS.

We are sending the Preliminary copies at this time to give your community an opportunity to review them. Additionally, in an effort to assist you in circulating the information, FEMA has posted digital copies of the FIRM and FIS report materials to the following website: www.fema.gov/preliminaryfloodhazarddata.

We are working with your NFIP State Coordinator to schedule a community coordination meeting (a "Consultation Coordination Officer [CCO]" Meeting). The purpose of this meeting will be to present the results of the study, discuss the information presented on the Preliminary FIRM and FIS report, discuss their impact on your community's participation in the NFIP, and give your community a chance to comment or ask questions. In the meantime, we strongly encourage you to thoroughly review the enclosed copy, and circulate it as widely as possible among elected officials, staff, and other individuals or organizations in the community that would have an interest in the FIRM and FIS report, so that they will also have the opportunity to review them thoroughly before the formal community coordination meeting. We will contact you once this meeting has been scheduled. The meeting will be at least 30 days after the issuance of this letter.

This review period also provides your community with an opportunity to identify changes and corrections to non-technical information. These may include corporate limits, road names, bridges, stream names, etc. on the FIRM or in the FIS report. Please send comments to Alex Sirotek at the Regional Service Center, 99 High Street, 3rd Floor, Boston, Massachusetts 02110. We will consider all comments and changes received during this period and will incorporate them, as appropriate, before the FIRM and FIS report become effective.

To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions (SOMA) to document previous Letters of Map Change (LOMCs) (i.e., Letters of Map Amendment [LOMAs], Letters of Map Revision [LOMRs]). We reviewed our records for any previous LOMCs (i.e., LOMAs and LOMRs) for your community. The SOMA reflects the LOMCs found in our records for your community. Please compare your records with this SOMA list, to ensure that we have included all LOMCs that you have in your files.

Information on LOMCs is presented in the following four categories: (1) LOMCs for which results are shown on the FIRM; (2) LOMCs for which results could not be shown on the FIRM because of scale limitations. However, these LOMCs are still valid. LOMCs in Category 2 will be revalidated through a single letter that reaffirms the validity of previously issued LOMCs; the letter will be sent to your community shortly before the effective date of the FIRM and will become effective one day after the FIRM becomes effective. (3) LOMCs for which results are being superseded by new or revised flood hazard information. These LOMCs will not be revalidated and the community floodplain manager should notify the property owners. Finally, (4) LOMCs listed in Category 4 are not revalidated. FEMA will, however, review existing and/or new data to make a determination for the affected properties after the FIRM becomes effective. The community floodplain manager should notify property owners that they must reapply for the LOMC determination after the FIRM becomes effective. FEMA will then respond to their application with a determination, which will be sent to both the applicant and the community.

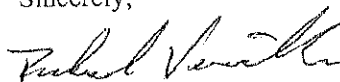
After the CCO meeting, a statutory 90-day appeal period is required when FEMA adds or modifies BFEs, base flood depths, SFHAs, flood zone designations, or regulatory floodways within a community, as shown on the Preliminary FIRM. We will send you a letter approximately 2 weeks before the start of the 90-day appeal period to detail the appeal process. The letter will forward information regarding notifications to be published in the FEDERAL REGISTER and local newspaper(s) and will provide the first and second publication dates. The appeal period will start on the second publication date. Additional information concerning the 90-day appeal period will be provided during the community meeting.

All comments and appeals received through the end of the 90-day appeal period will be considered and incorporated as appropriate. Following the resolution of all comments and appeals, FEMA will issue a Letter of Final Determination (LFD). When FEMA issues the LFD, the community must adopt the new FIRM panels and FIS within 6 months in order to remain in good standing with the NFIP.

The new FIRM and FIS report for your community will become effective 6 months after the LFD date. Before the effective date, you will be notified in writing of the official FIRM and FIS report effective date and asked to adopt floodplain ordinances or modify existing ordinances as necessary that correspond with the new FIRM or FIS report. If you or other community officials have any questions regarding floodplain ordinances, you may raise them with our FEMA Regional Office or you may discuss those issues with your NFIP State Coordinator. Several months before the effective date, we will mail one set of printed copies of the finalized FIRM and FIS report and digital copies of the map and report products.

Your community's comments on the Preliminary FIRM panels and FIS report are an important part of our mapping process, and we will consider them carefully before we publish the FIRM and FIS report in their final form. If you have any questions regarding the Preliminary copies of the FIRM and FIS report, please contact David Mendelsohn, the FEMA Consultation Coordination Officer designated for your community, at (617) 832-4713 or by email at David.Mendelsohn@fema.dhs.gov. If you have any questions regarding the necessary floodplain management measures for your community or the NFIP in general, we urge you to contact Richard Zingarelli at (617) 626-1406 or by email at richard.zingarelli@state.ma.us.

Sincerely,



Richard Verville, Chief
Hazard Mitigation Assistance Branch
FEMA Region I

NFIP State Coordinator's Contact Information:
Richard Zingarelli, NFIP State Coordinator
Flood Hazard Management Program
Massachusetts Department of Conservation and Recreation
251 Causeway Street, Suite 800
Boston, MA 02114

Phone Number: (617) 626-1406
Email: richard.zingarelli@state.ma.us

Enclosures:

DVD of Preliminary FIRM, FIS report, and SOMA

cc: Jerry O'Neill, Building Inspector, Town of Marshfield (hard copy and DVD)
Rocco Longo, Town Administrator, Town of Marshfield (w/o enclosures)
Thomas Reynolds, Superintendent, Department of Public Works, Town of Marshfield (w/o enclosures)
Mark Stevenson, Chairperson, Conservation Commission, Town of Marshfield (w/o enclosures)
Karen Horne, Chairperson, Planning Board, Town of Marshfield (w/o enclosures)
Michael P. Harrington, Chairperson, Zoning Board of Appeals, Town of Marshfield (w/o enclosures)
Lt. Paul Taber, Director, Emergency Management Agency, Town of Marshfield (w/o enclosures)
Michael DiMeo, Harbormaster, Town of Marshfield (w/o enclosures)
Ron P. Menard, MIS Director, Town of Marshfield (w/o enclosures)
Roderic Procaccino, Town Engineer, Town of Marshfield (w/o enclosures)
Marc Draisen, Executive Director, Metropolitan Area Planning Council (w/o enclosures)
Martin Pillsbury, Environmental Division Manager, Metropolitan Area Planning
Council (w/o enclosures)
Kurt N. Schwartz, Director, Massachusetts Emergency Management Agency (w/o enclosures)
Marybeth Groff, Hazard Mitigation Planner, Massachusetts Emergency Management Agency
(w/o enclosures)
Sarah White, Mitigation Grants Supervisor, Massachusetts Emergency Management Agency
(w/o enclosures)
David Mendelsohn, Consultation Coordination Officer, FEMA Region I (hard copy and DVD)
Kerry Bogdan, Senior Engineer, FEMA Region I (w/o enclosures)
Richard Zingarelli, NFIP State Coordinator, Massachusetts Department of Conservation and
Recreation (hard copy and DVD)
Alex Sirotek, Regional Service Center, STARR Region I (w/o enclosures)
Brian Caufield, Project Manager, STARR Region I (w/o enclosures)

PRELIMINARY SUMMARY OF MAP ACTIONS

Community: MARSHFIELD, TOWN OF

Community No: 250273

To assist your community in maintaining the Flood Insurance Rate Map (FIRM), we have summarized below the previously issued Letter of Map Change (LOMC) actions (i.e., Letters of Map Revision (LOMRs) and Letters of Map Amendment (LOMAs)) that will be affected by the preparation of the enclosed revised FIRM panel(s).

1. LOMCs Incorporated

The modifications effected by the LOMCs listed below have been reflected on the Preliminary copies of the revised FIRM panels. In addition, these LOMCs will remain in effect until the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
			NO CASES RECORDED		

2. LOMCs Not Incorporated

The modifications effected by the LOMCs listed below have not been reflected on the Preliminary copies of 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 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.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMA	199300068R01	12/28/1992	120 RUGANI AVENUE	2502730001D	25023C0138K
LOMA	06-01-B846A	09/26/2006	GREEN ISLAND CREEK, LOT 6 - 66 PARTRIDGE BROOK CIRCLE (MA)	2502730014E	25023C0229K
LOMA	07-01-0217A	12/19/2006	282 PUDDING HILL LANE	2502730013E	25023C0228K
LOMA	07-01-0237A	01/04/2007	120 RUGANI AVENUE (MA)	2502730005E	25023C0138K
LOMA	07-01-0488A	03/15/2007	LOT 295 -- 132 STAGECOACH DRIVE (MA) (MWW)	2502730014E	25023C0229K
LOMA	07-01-0791A	07/17/2007	LOT 5, GREEN ISLAND CREEK -- 54 PARTRIDGE BROOK CIRCLE (MA)	2502730014E	25023C0229K
LOMA	08-01-0380A	03/18/2008	58 FAIRWAYS EDGE	2502730014E	25023C0229K
LOMA	10-01-0495A	01/26/2010	46 FAIRWAYS EDGE	2502730014E	25023C0229K

PRELIMINARY SUMMARY OF MAP ACTIONS

Community: MARSHFIELD, TOWN OF

Community No: 250273

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMA	12-01-0993A	02/21/2012	63 SEAFLOWER LANE	2502730015E	25023C0233K
LOMA	12-01-1565A	07/31/2012	LOT 151 -- 4 FOSTER AVENUE	25023C0232J	25023C0232K

3. LOMCs Superseded

The modifications effected by the LOMCs listed below have not been reflected on the Preliminary copies of the revised FIRM panels because they are being superseded by new detailed 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
LOMA	199600252R01	10/25/1996	120 RUGANI AVENUE	4
LOMA	99-01-428A	03/19/1999	LOT 3 - 36 CUT RIVER ROAD	4
LOMA	02-01-0390A	01/16/2002	LOTS 1053-1064, MARSHFIELD ESTATES, SECTION 1-177 CAMBRIDGE STREET	4
LOMR-F	07-01-0198A	12/14/2006	32 SQUIRES AVENUE -- Lot 2, Plan 656 (MA)	4
LOMA	07-01-0245A	01/30/2007	MARSHFIELD ACRES, LOT 303 -- 186 ARNOLD ROAD (MA)	4
LOMR-F	07-01-0427A	02/06/2007	BLUE HERON WAY, LOT 9A -- 77 BLUE HERON WAY	4
LOMA	07-01-0534A	03/27/2007	LOTS 107 AND 108 -- 89 ALLAN STREET (MA)	4
LOMA	07-01-0333A	06/05/2007	73 REXHAME ROAD (MA)	4
LOMA	07-01-0788A	06/26/2007	PLAN 27682B, LOT 3 -- 1254 OCEAN STREET (MA)	4
LOMA	07-01-0853A	07/17/2007	46 HOMELAND DRIVE (MA)	4
LOMR-F	07-01-1047A	08/16/2007	ROCK REALTY TRUST, LOTS 13-14 -- 1 EARL AVENUE	4
LOMA	07-01-1111A	09/13/2007	266 PLYMOUTH AVENUE-- Lot 61, George H. Thomas	4

PRELIMINARY SUMMARY OF MAP ACTIONS

Community: MARSHFIELD, TOWN OF

Community No: 250273

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
LOMA	07-01-1127A	09/27/2007	172 ARNOLD ROAD -- Lots 300 and 301, Marshfield Acres Section 1	4
LOMA	08-01-0211A	01/08/2008	HISTORIC DANIEL WEBSTER VILLAGE, LOT A-27 -- 22 PRESIDENTIAL CIRCLE	4
LOMA	08-01-0646A	05/27/2008	ROCK REALTY TRUST, SECTION 1, LOT 34 -- 52 ALLAN STREET	4
LOMA	08-01-0802A	06/12/2008	ROCK REALTY TRUST, LOTS 8-10 -- 224 WEBSTER AVENUE	4
LOMA	08-01-0880A	06/12/2008	MARSHFIELD ACRES, LOT 38 -- 134 FRANKLIN STREET	4
LOMA	08-01-1272A	11/06/2008	MARSHFIELD ACRES, LOT 302 -- 180 ARNOLD ROAD	4
LOMA	09-01-1264A	08/04/2009	85 LELAND ROAD	4
LOMA	09-01-1753A	10/06/2009	LOTS 48-50 132 JUNE STREET MARSHFIELD PLYMOUTH MA	4
LOMA	10-01-1507A	07/27/2010	LOT 9 -- 14 LIBERTY ROAD	4
LOMA	10-01-2067A	10/12/2010	51 ALLAN STREET	4
LOMA	11-01-0847A	12/23/2010	Unit 7, Fresh Brook Way Condominium, Phase I --- 7 Fresh Brook Way	4
LOMA	12-01-0747A	01/31/2012	LOT 10, CARESWELL FARM --- 2 CHILMARK LANE	4
LOMA	12-01-1295A	05/03/2012	279 STANDISH STREET	4
LOMA	12-01-2133A	08/14/2012	Rock Realty Trust Subdivision, Lots 17 & 18 -- 219 Webster Avenue	4
LOMA	12-01-2282A	08/30/2012	MAP 14, LOT 10A -- 178 STAGE COACH DRIVE	4
LOMR-F	13-01-0002A	11/08/2012	MARSHFIELD ESTATES, SECTION 1, LOTS 1642-1646 -- 105 Quincy Avenue	4
LOMA	13-01-0648A	12/27/2012	HOME-LAND PARK, LOT 8 -- 38 HOMELAND DRIVE	4
LOMA	13-01-0697A	01/10/2013	HIDDEN ACRES, LOT 16 -- 70 DAMON'S POINT ROAD	4
LOMA	12-01-2506A	01/29/2013	MAP 7, LOT 17 -- 181 SAGINAW AVENUE	4

PRELIMINARY SUMMARY OF MAP ACTIONS

Community: MARSHFIELD, TOWN OF

Community No: 250273

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
LOMA	13-01-0832A	02/21/2013	LOT 26 -- 93 BOURNE PARK AVENUE	4
LOMA	12-01-1858A	06/12/2013	4 Chilmark Lane	4
LOMA	13-01-0072A	12/04/2012	Lot 1877 - 1881, Block 1, Marshfield Estates Subdivision - 226 Arlington Street	4
LOMA	13-01-0169A	11/15/2012	Block 1, Marshfield Estates Subdivision - 88 Nantasket Street	4
LOMA	13-01-0694A	12/10/2012	Lot 106, Block 05-038 - 17 Fairways edge Drive	4
LOMA	13-01-1572A	03/27/2013	148 Webster Street	4

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.

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 has changed, the LOMC cannot be revalidated through this administrative process. Therefore, we will review the data previously submitted for the LOMC requests listed below and issue a new determination for the affected properties after the effective date of the revised FIRM.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
			NO CASES RECORDED		