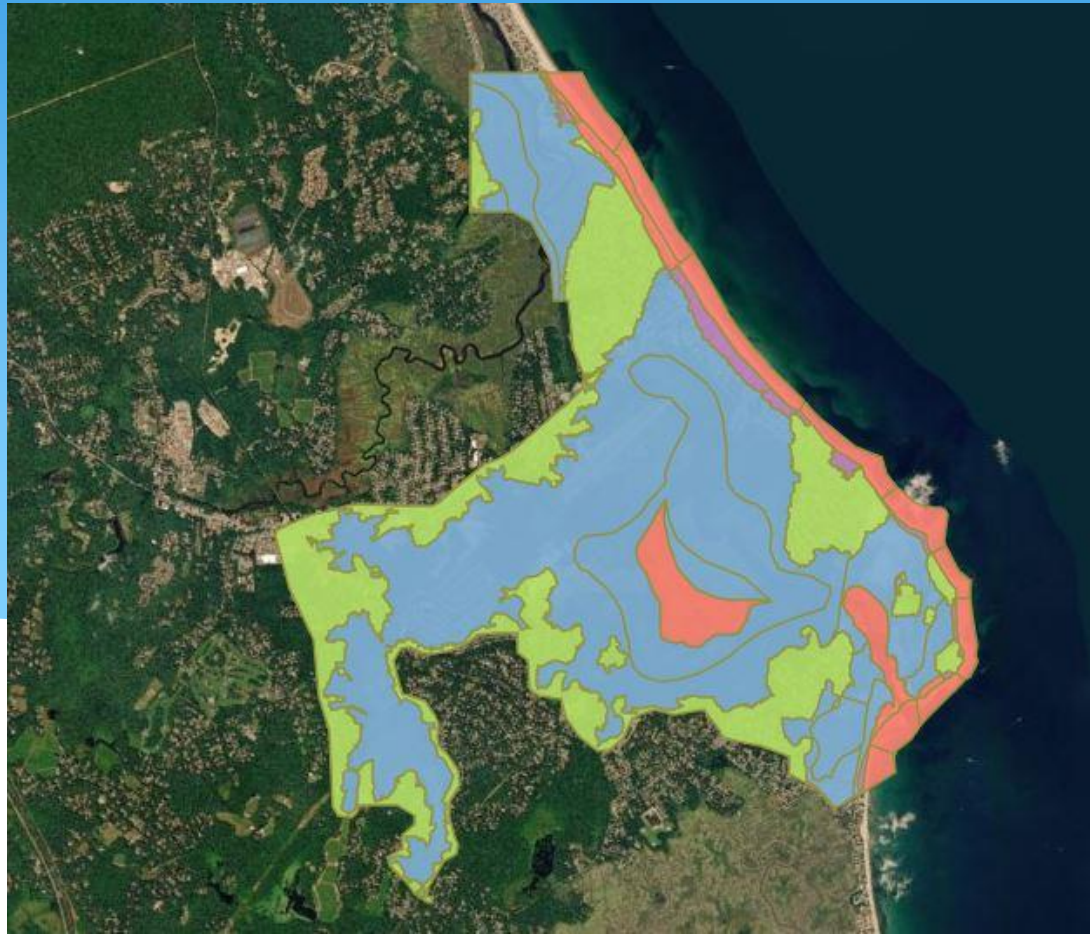




FEMA



Marshfield Letter of Map Revision (LOMR)



What is a Letter of Map Revision (LOMR)?

A Letter of Map Revision (LOMR) is the Federal Emergency Management Agency's (FEMA's) official modification to an effective Flood Insurance Rate Map (FIRM).

LOMRs can result in a physical change to the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA).

A LOMR does not require a Town Meeting vote.

Marshfield LOMR

Because a LOMR officially revises the effective FIRM, the flood hazard updates shown are used to rate flood insurance policies and enforce flood insurance and development requirements.

On February 27, 2020 and March 5, 2020 the Public Notice for the Marshfield LOMR to the 2016 FEMA Flood maps was published in the Patriot Ledger.

This LOMR is part of the Towns of Marshfield's and Duxbury's efforts to improve the 2016 FEMA Flood Maps.

Marshfield LOMR Impacts

Staff has tried to identify the properties with a principal building (home or business) by street address, current (2016) and revised Base Flood information.

The Town does not make the official determination.

Under Federal law, the bank or lending institution are the ones responsible for making the official determination.

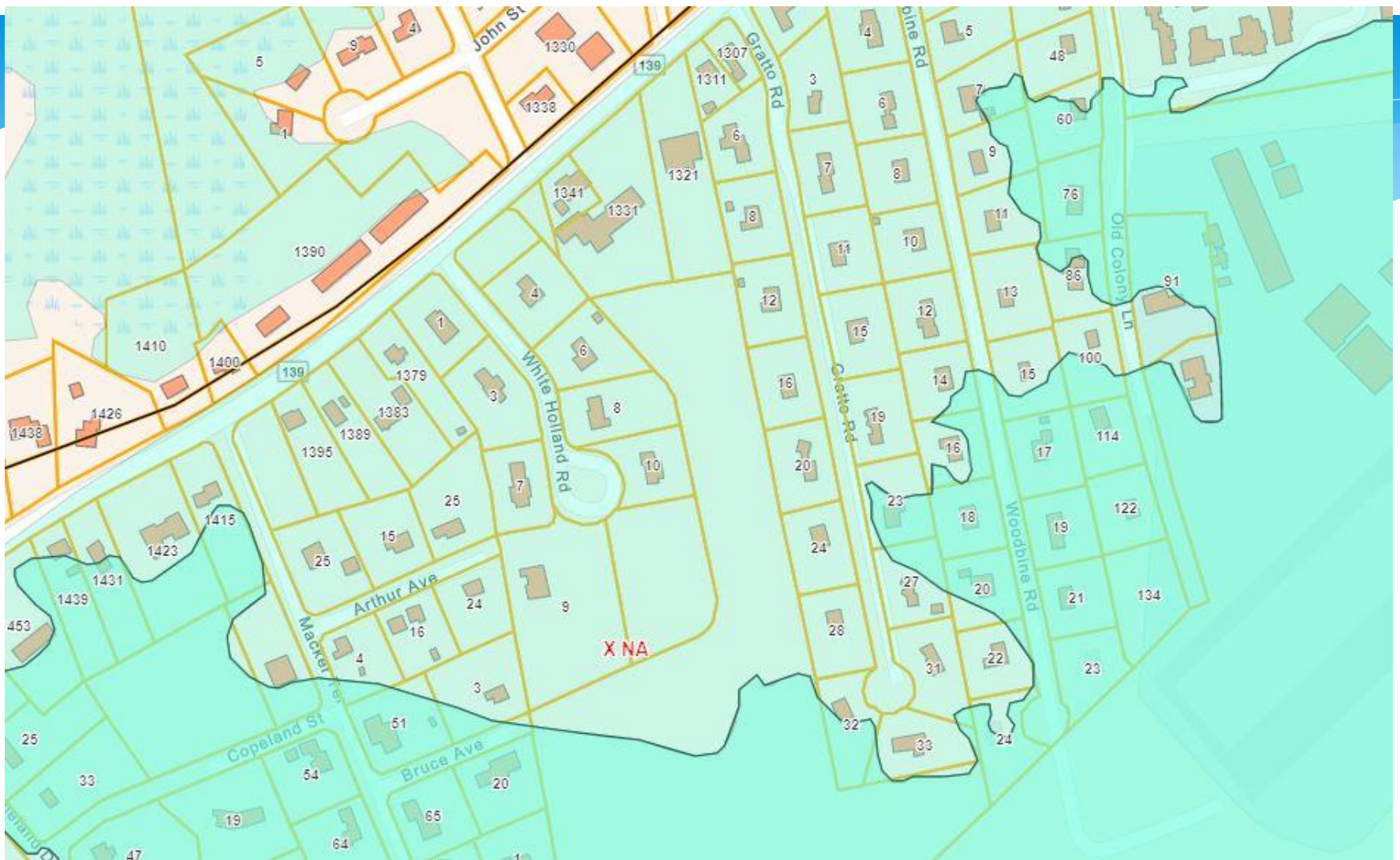
2/9/2020

Issue Date: 2/24/2020 Marshfield Letter of Map Revision (LOMR) Effective Date: 7/6/2020					
#	Street #	Street Name	2016 BFE	Marshfield LOMR	Notes:
	18	10th Road	AE 14	AO 3	Appears to be in AO 3
	19	10th Road	AE 14	AO 3	Appears to be in AO 3
	21	10th Road	AE 14	AO 3	Appears to be in AO 3
	22	10th Road	AE 14	AO 3	Appears to be in AO 3
	24	10th Road	AE 14	AO 3	Appears to be in AO 3
	25	10th Road	AE 14	AO 3	Appears to be in AO 3
	27	10th Road	AE 14	AO 3	Appears to be in AO 3
	28	10th Road	AE 14	AO 3	Appears to be in AO 3
	30	10th Road	AE 14	AO 3	Appears to be in AO 3
	31	10th Road	AE 14	AO 3	Appears to be in AO 3
	9	11th Road	AE 14	AO 3	Appears to be in AO 3
	12	11th Road	AE 14	AO 3	Appears to be in AO 3
	18	11th Road	AE 14	AO 3	Appears to be in AO 3
	19	11th Road	AE 14	AO 3	Appears to be in AO 3
	20	11th Road	AE 14	AO 3	Appears to be in AO 3
	24	11th Road	AE 14	AO 3	Appears to be in AO 3
	25	11th Road	AE 14	AO 3	Appears to be in AO 3
	28	11th Road	AE 14	AO 3	Appears to be in AO 3
	30	11th Road	AE 14	AO 3	Appears to be in AO 3
	31	11th Road	AE 14	AO 3	Appears to be in AO 3
	13	12th Road	AE 14	AO 3	Appears to be in AO 3
	14	12th Road	AE 14	AO 3	Appears to be in AO 3
	21	12th Road	AE 14	AO 3	Appears to be in AO 3
	22	12th Road	AE 14	AO 3	Appears to be in AO 3
	26	12th Road	AE 14	AO 3	Appears to be in AO 3
	27	12th Road	AE 14	AO 3	Appears to be in AO 3
	30	12th Road	AE 14	AO 3	Appears to be in AO 3
	33	12th Road	AE 14	AO 3	Appears to be in AO 3
	34	12th Road	AE 14	AO 3	Appears to be in AO 3
	36	12th Road	AE 14	AO 3	Appears to be in AO 3
N	4	13th Road	VE 17/AE14	VE 19	Appears to be in VE 19
	8	13th Road	AE 14	AO 3	Appears to be in AO 3

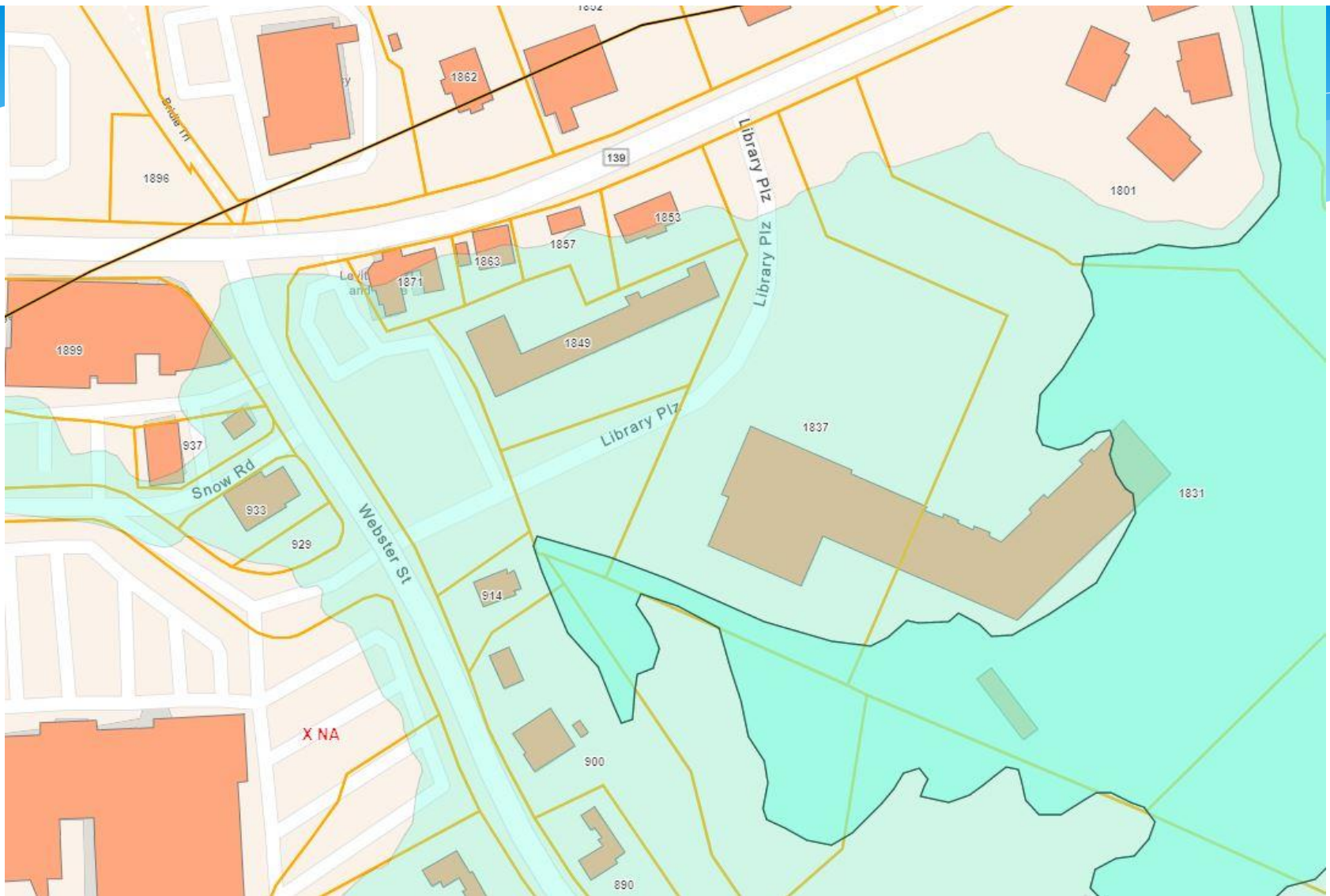
Marshfield LOMR

This LOMR will affect approximately 2,278 homes and businesses in Marshfield (within the storm surge influence of Massachusetts Bay).

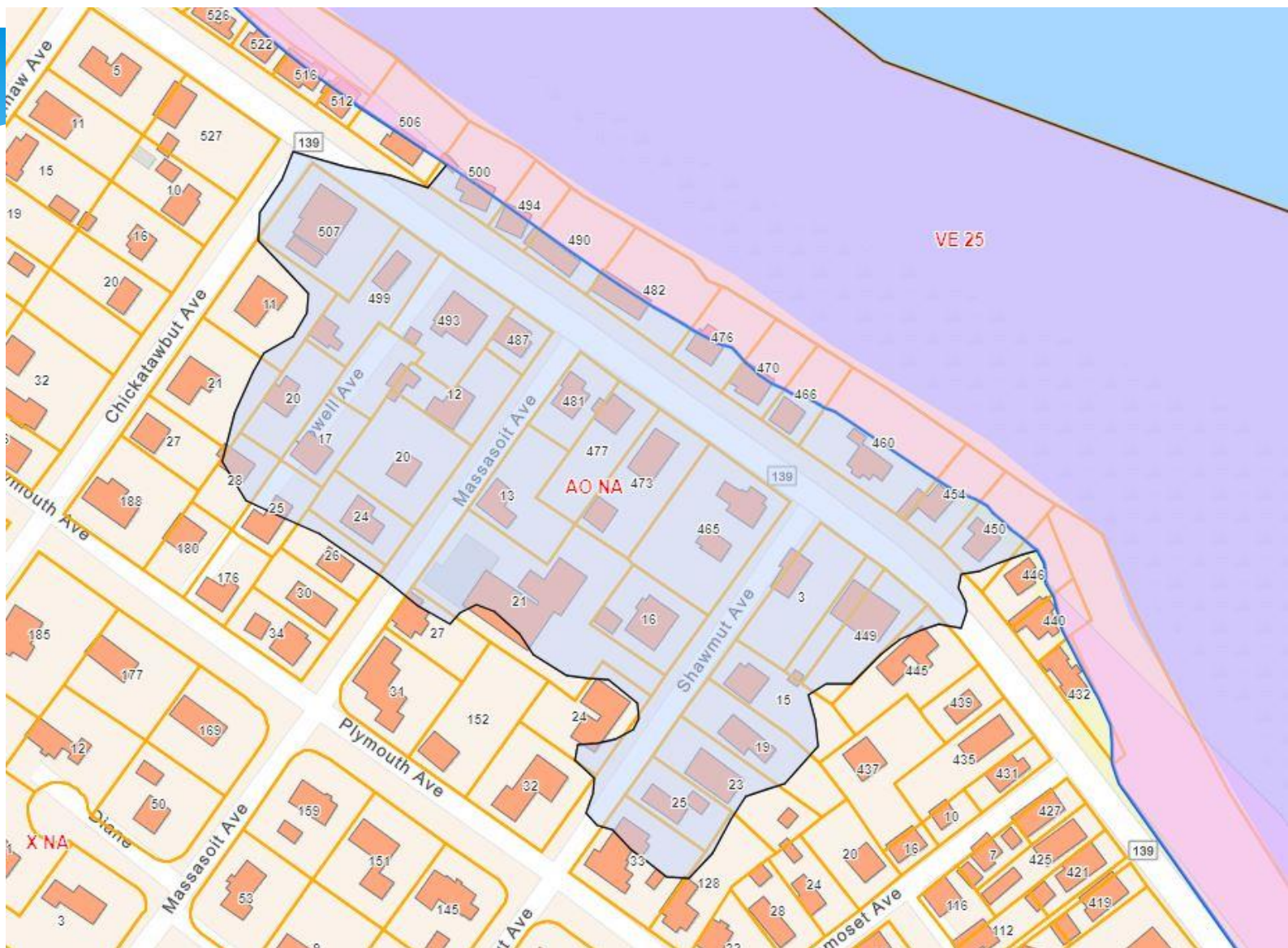
- * 632 Buildings will come out of the Flood plain,
- * 1,476 Buildings will have their Base Flood Elevations (BFE) reduced by 4 to 7 feet in height,
- * 37 Buildings will have no change,
- * 106 Buildings will have their Base Flood Elevations (BFE) increased by 2 to 7 feet in height,
- * 34 Buildings will come into the Flood plain (from X to an AO 3).



The LOMR removes the invisible wall along Route 139 (Ocean Street) where the north side had a Base Flood Elevation (BFE) of 9 feet and the south side of the road had a BFE of 14 feet.



The LOMR will also remove most of the buildings in the downtown area including: Tumblefun, Station 8, Levitate and Dairy Queen.



Unfortunately, due to the higher off shore wave conditions (VE 25) in the revised modeling and overtopping in that area, the LOMR does add a group of homes in the Lowell, Massasoit and Shawmut Avenue area into a AO 3 Flood zone.

LOMR Time Frame

FEMA issued the Letter of Map Revision Determination Document on February 24, 2020. Unless appealed this LOMR will become effective on July 6, 2020.

No changes in flood zones and/or insurance rates are official until the LOMR effective date.

There is a 90 day appeal period to a LOMR. A request was sent to FEMA asking for the official deadline to the 90 day appeal period.

LOMR Time Frame

FEMA has not yet replied to the request.

If we use the issue date (2/24/20) the 90 day appeal period would end on May 26, 2020.

If we use the second notice in the Newspaper date of (3/5/20) the 90 day appeal period would end on June 5, 2020.

If you want to appeal this LOMR to be safe use the May 26th date.

LOMR Time Frame

An appeal of a LOMR requires supporting scientific and/or technical data. The criteria for data submittals can be found in Title 44, Chapter 1, Code of Federal Regulations, Section 67.6(b).

FEMA will review the alternative analyses and determine if the data in the appeal is superior to information supplied in the LOMR and whether any changes in the LOMR are warranted.

LOMA Changes after a LOMR

Individual properties may find that filing a Letter of Map Amendment (LOMA) after the LOMR is a better way to address an issue like still being in the flood zone because a corner of the house or wall just touches the flood zone.

An elevation certificates or certified plot plans are required by FEMA when filing a LOMA. More information about the LOMA process can be found at:

https://www.fema.gov/media-library-data/1490118979672-c9c3172e0cd7437cb033da371cf1751e/LOMA-LOMRF_Fact_Sheet.pdf

Questions

For questions please contact:

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