



# Federal Emergency Management Agency

Washington, D.C. 20472

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:  
115-A

May 4, 2016

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

Community: Town of Marshfield,  
Plymouth County, Massachusetts  
Community No.: 250273  
Map Panels Affected: See FIRM Index

Dear Mr. McDonough:

On July 3, 2013, you were notified of proposed modified flood elevation determinations affecting the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) report for Plymouth County, Massachusetts (All Jurisdictions). You were also notified of the proposed addition of and/or modifications to Base Flood Elevations, base flood depths, Special Flood Hazard Areas (SFHAs), zone designations, and regulatory floodways. SFHAs are the areas subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). The Department of Homeland Security's Federal Emergency Management Agency (FEMA) published a notification of the proposed flood hazard determinations for your community in the *Marshfield Mariner* on July 10, 2013, and July 17, 2013. The statutory 90-day appeal period that was initiated on July 17, 2013 has elapsed.

FEMA did receive an appeal during that 90-day period. The technical data submitted in support of the appeal have been evaluated, and the appeal has been resolved. Therefore, the determination of the Agency as to the flood hazard information for your community is considered final. FEMA will publish a notice of final flood hazard determinations in the *Federal Register* as soon as possible. The FIRM for your community will become effective as of November 4, 2016, and will revise the FIRM and FIS report that were in effect prior to that date. For insurance rating purposes, the community number and new suffix code for the panels being revised are indicated above and on the maps and must be used for all new policies and renewals. Final printed copies of the report and maps will be mailed to you before the effective date.

The modifications are pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and are in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Because of the modifications to the FIRM and FIS report for your community made by this map revision, certain additional requirements must be met under Section 1361 of the 1968 Act, as amended, within 6 months from the date of this letter. Prior to November 4, 2016, your community is required, as a condition of continued eligibility in the National Flood Insurance Program (NFIP), to adopt or show evidence of adoption of floodplain management regulations that meet the standards of Paragraph 60.3(d) and (e) of the NFIP regulations. These standards are the minimum requirements and do not supersede any State or local requirements of a more stringent nature.

It must be emphasized that all the standards specified in Paragraph 60.3(d) and (e) of the NFIP regulations must be enacted in a legally enforceable document. This includes the adoption of the effective FIRM and FIS report to which the regulations apply and the modifications made by this map revision. Some of the

standards should already have been enacted by your community. Any additional requirements can be met by taking one of the following actions:

1. Amending existing regulations to incorporate any additional requirements of Paragraph 60.3(d) and (e);
2. Adopting all the standards of Paragraph 60.3(d) and (e) into one new, comprehensive set of regulations; or,
3. Showing evidence that regulations have previously been adopted that meet or exceed the minimum requirements of Paragraph 60.3(d) and (e).

Communities that fail to enact the necessary floodplain management regulations will be suspended from participation in the NFIP and subject to the prohibitions contained in Section 202(a) of the 1973 Act as amended.

A Consultation Coordination Officer (CCO) has been designated to assist your community with any difficulties you may be encountering in enacting the floodplain management regulations. The CCO will be the primary liaison between your community and FEMA. For information about your CCO, please contact:

Marilyn Hilliard  
Risk Analysis Branch Chief  
Mitigation Division  
FEMA, Region I  
99 High Street, Sixth Floor  
Boston, Massachusetts 02110  
(617) 956-7536


To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions (SOMA) to document previous Letter of Map Change (LOMC) actions (i.e., Letters of Map Amendment [LOMAs], Letters of Map Revision [LOMRs]) that will be superseded when the revised FIRM panels referenced above become effective. Information on LOMCs is presented in the following four categories: (1) LOMCs for which results have been included on the revised FIRM panels; (2) LOMCs for which results could not be shown on the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lots or structures involved were outside the SFHA as shown on the FIRM; (3) LOMCs for which results have not been included on the revised FIRM panels because the flood hazard information on which the original determinations were based are being superseded by new flood hazard information; and (4) LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures cannot be revalidated through an administrative process like the LOMCs in Category 2 above. LOMCs in Category 2 will be revalidated through a single letter that reaffirms the validity of a previously issued LOMC; the letter will be sent to your community shortly before the effective date of the revised FIRM and will become effective 1 day after the revised FIRM becomes effective. For the LOMCs listed in Category 4, we will review the data previously submitted for the LOMA or LOMR request and issue a new determination for the affected properties after the revised FIRM becomes effective.

The FIRM panels have been computer-generated. Once the FIRM and FIS report are printed and distributed, the digital files containing the flood hazard data for the entire county can be provided to your community for use in a computer mapping system. These files can be used in conjunction with other thematic data for floodplain management purposes, insurance purchase and rating requirements, and many other planning applications. Copies of the digital files or paper copies of the FIRM panels may be

obtained by calling our FEMA Map Information eXchange (FMIX), toll free, at 1-877-FEMA MAP (1-877-336-2627). In addition, your community may be eligible for additional credits under our Community Rating System if you implement your activities using digital mapping files.

If you have any questions regarding the necessary floodplain management measures for your community or the NFIP in general, we urge you to call the Director, Federal Insurance and Mitigation Division of FEMA, Region I, in Boston, Massachusetts, at (617) 956-7506. If you have any questions concerning mapping issues in general or the enclosed SOMA, please call our FMIX at the toll free number shown above. Additional information and resources your community may find helpful regarding the NFIP and floodplain management, such as *The National Flood Insurance Program Code of Federal Regulations*, *Answers to Questions About the National Flood Insurance Program*, *Use of Flood Insurance Study (FIS) Data as Available Data*, *Frequently Asked Questions Regarding the Effect that Revised Flood Hazards have on Existing Structures*, and *National Flood Insurance Program Elevation Certificate and Instructions*, can be found on our website at <http://www.floodmaps.fema.gov/lfd>. Paper copies of these documents may also be obtained by calling our FMIX.

Sincerely,



Luis Rodriguez, P.E., Chief  
Engineering Management Branch  
Federal Insurance and Mitigation Administration

Enclosures:

Final Summary of Map Actions

cc: Community Map Repository

Stephen G. Robbins, Vice Chairperson, Board of Selectmen, Town of Marshfield  
Rocco Longo, Town Administrator, Town of Marshfield  
Gerald P. O'Neill, Building Commissioner and Zoning Code Enforcement Officer,  
Town of Marshfield  
Thomas Reynolds, Superintendent, Department of Public Works, Town of Marshfield  
Robert Conlon, Chairperson, Conservation Commission, Town of Marshfield  
Jay Wennemer, Conservation Agent, Town of Marshfield  
Karen Horne, Chairperson, Planning Board, Town of Marshfield  
Joseph E. Kelleher, Chairperson, Zoning Board of Appeals, Town of Marshfield  
Lieutenant Paul Taber, Director, Emergency Management Agency, Town of Marshfield  
Michael DiMeo, Harbormaster, Town of Marshfield  
Jonathan Nash, MIS Director, Town of Marshfield  
Roderic Procaccino, Town Engineer, Town of Marshfield  
Marc Draisen, Executive Director, Metropolitan Area Planning Council  
Martin Pillsbury, Environmental Planning Director, Metropolitan Area Planning Council  
Kerry Bogdan, Senior Engineer, FEMA Region I  
Joy Duperault, CFM, State NFIP Coordinator, Massachusetts Department of Conservation and  
Recreation  
Brian Caufield, Project Manager, STARR Region I  
Alex Sirotek, Regional Technical Coordinator, STARR Region I

## FINAL 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 when the revised FIRM becomes effective on November 4, 2016.

### 1. LOMCs Incorporated

The modifications effected by the LOMCs listed below will be reflected on the revised FIRM. 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 will not be reflected on 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 remain in effect until the revised FIRM becomes effective. 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	02-01-0390A	01/16/2002	LOTS 1053-1064, MARSHFIELD ESTATES, SECTION 1--177 CAMBRIDGE STREET	2502730002D	25023C0227K
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) (MVW)	2502730014E	25023C0229K
LOMA	07-01-0788A	06/26/2007	PLAN 27682B, LOT 3 -- 1254 OCEAN STREET (MA)	2502730011E	25023C0231K
LOMA	07-01-0791A	07/17/2007	LOT 5, GREEN ISLAND CREEK -- 54 PARTRIDGE BROOK CIRCLE (MA)	2502730014E	25023C0229K
LOMA	08-01-0211A	01/08/2008	HISTORIC DANIEL WEBSTER VILLAGE, LOT A-27 -- 22 PRESIDENTIAL CIRCLE	2502730015E	25023C0233K

## FINAL SUMMARY OF MAP ACTIONS

Community: MARSHFIELD, TOWN OF

Community No: 250273

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMA	08-01-0380A	03/18/2008	56 FAIRWAYS EDGE	2502730014E	25023C0229K
LOMA	10-01-0495A	01/26/2010	46 FAIRWAYS EDGE	2502730014E	25023C0229K
LOMA	10-01-1507A	07/27/2010	LOT 9 -- 14 LIBERTY ROAD	2502730011E	25023C0231K
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
LOMA	13-01-0832A	02/21/2013	LOT 26 -- 93 BOURNE PARK AVENUE	25023C0231J	25023C0231K
LOMA	14-01-2990A	08/07/2014	Lot 172 -- 100 ATWELL CIRCLE	25023C0233J	25023C0233K
LOMA	14-01-2935A	09/11/2014	271 Standish Street	25023C0231J	25023C0231K
LOMA	14-01-3067A	09/25/2014	LOTS 1585-1589, Section 1, Marshfield Estates - 202 Arlington Street	25023C0231J	25023C0231K
LOMA	15-01-2286A	09/01/2015	22R ELM STREET	25023C0139J	25023C0139K
LOMA	16-01-0845A	01/14/2016	155 Somerville Street	25023C0231J	25023C0231K
LOMA	12-01-1858A	06/12/2013	4 Chilmark Lane	2502730015E	25023C0233K
LOMA	13-01-0072A	12/04/2012	Lot 1877 - 1881, Block 1, Marshfield Estates Subdivision - 226 Arlington Street	25023C0231J	25023C0231K
LOMA	13-01-0169A	11/05/2012	Block 1, Marshfield Estates Subdivision - 88 Nantasket Street	25023C0227J	25023C0227K
LOMA	14-01-0152A	10/11/2013	Lot A43, Historic Daniel Webster Village Subdivision - 41 Constantine Drive	25023C0233J	25023C0233K

**3. LOMCs Superseded**

The modifications effected by the LOMCs listed below have not been reflected on the Final 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.

## FINAL SUMMARY OF MAP ACTIONS

Community: MARSHFIELD, TOWN OF

Community No: 250273

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
LOMA	199600252R01	10/25/1996	2 MISSOURI STREET	4
LOMA	99-01-428A	03/19/1999	LOT 3 - 36 CUT RIVER ROAD	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	07-01-0853A	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
LOMA	07-01-1127A	09/27/2007	172 ARNOLD ROAD -- Lots 300 and 301, Marshfield Acres Section 1	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	10-01-2067A	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

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Community: MARSHFIELD, TOWN OF

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LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
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 I4, 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
LOMA	13-01-1823A	07/18/2013	33A -- 12 PARK STREET	4
LOMA	13-01-2890A	10/04/2013	49 SEKONNET AVENUE	4
LOMA	14-01-0019A	10/17/2013	LOT 6 - 38 Old Colony Lane	4
LOMA	13-01-3068A	01/07/2014	LOTS 26 & 27 - 56 Allan Street	4
LOMA	14-01-0324A	02/11/2014	HARBOR LIGHT ESTATES, LOT 31 -- 78 GENEVIEVE LANE	4
LOMA	14-01-2543A	07/24/2014	45 Laurel Street	4
LOMA	14-01-3361A	10/23/2014	LOT N06-06-45 - 43 Bancroft Street	4
LOMA	15-01-0213A	02/12/2015	27 Rexhame Road	4
LOMA	15-01-2538A	09/30/2015	Lot 75 - 76, - 1130 Ferry Street	4
LOMA	15-01-2540A	10/05/2015	210 BAY AVENUE	4
LOMA	16-01-0554A	12/17/2015	Lot 15, - 46 Assumption Road	4

## FINAL SUMMARY OF MAP ACTIONS

Community: MARSHFIELD, TOWN OF

Community No: 250273

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
LOMA	16-01-0705A	01/27/2016	GREEN HARBOR, LOT 1 -- 197 BAY AVENUE	4
LOMA	16-01-0859A	02/26/2016	DUXBURY BEACH, LOT 40 -- 206 BAY AVENUE	4
LOMA	16-01-0860A	02/23/2016	GREEN HARBOR, LOT 2 -- 201 BAY AVENUE	4
LOMA	16-01-0976A	03/10/2016	LOT 2 -- 8 GARDEN GATE WAY	4
LOMA	13-01-0694A	12/10/2012	Lot I06, Block 05-038 - 17 Fairways edge Drive	4
LOMA	13-01-1572A	03/27/2013	148 Webster Street	4
LOMA	14-01-2748A	06/30/2014	76A Marginal 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		