

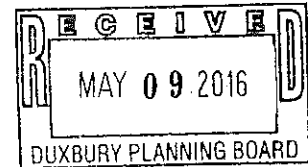


# Federal Emergency Management Agency

Washington, D.C. 20472

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:  
115-A



May 4, 2016

David J. Madigan  
Chairperson, Board of Selectmen  
Town of Duxbury  
878 Tremont Street  
Duxbury, Massachusetts 02332

Community: Town of Duxbury,  
Plymouth County, Massachusetts  
Community No.: 250263  
Map Panels Affected: See FIRM Index

Dear Mr. Madigan:

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 *Duxbury Clipper* 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:

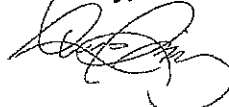
Marilyn Hilliard  
Risk Analysis Branch Chief  
Mitigation Division  
FEMA, Region I  
99 High Street, Sixth Floor  
Boston, Massachusetts 02110  
(617) 956-7536

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

Scott J. Lambiase, Building Commissioner and Director of Municipal Services, Town of Duxbury  
Valerie Massard, AICP, CFM, Planning Director, Town of Duxbury  
Rene J. Read, Town Manager, Town of Duxbury  
Shawn Dahlen, Clerk, Board of Selectmen, Town of Duxbury  
Peter Buttkus, Director of Public Works, Town of Duxbury  
Corey Wisneski, Chairperson, Conservation Commission, Town of Duxbury  
George D. Wadsworth, Chairperson, Planning Board, Town of Duxbury  
Kevin M. Nord, Fire Chief and Emergency Management Director, Town of Duxbury  
Donald C. Beers, Harbormaster, Shellfish Constable and Beach Manager, Town of Duxbury  
Marc Draisen, Executive Director, Metropolitan Area Planning Council  
Martin Pillsbury, Environmental Division Manager, 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: DUXBURY, TOWN OF

Community No: 250263

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	199309748D&D	03/13/1990	LOT #2 LYMAN STREET	2502630005B	25023C0228K
LOMA	199500127R01	01/28/1994	3 SETTLERS PATH	2502630005B	25023C0228K
LOMA	99-01-756A	07/30/1999	493 WEST ST	2502630005B	25023C0237K
LOMA	99-01-930A	11/10/1999	DUXBURY ASSESSOR'S MAP 180A - LOT 002-003 - 1043 TREMONT ST	2502630012C	25023C0237K
LOMA	03-01-1688A	10/02/2003	783 KEENE STREET - LOT 3	2502630005B	25023C0228K
LOMA	04-01-0668A	03/11/2004	10 FOX RUN	2502630011C	25023C0239K
LOMA	05-01-0078A	03/23/2005	290 WEST STREET	2502630005B	25023C0237K
LOMA	05-01-0890A	10/18/2005	DUXBURY, LOTS 32A-32B -- 91 STAGECOACH ROAD	2502630040D	25023C0238K

## FINAL SUMMARY OF MAP ACTIONS

Community: DUXBURY, TOWN OF

Community No: 250263

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMA	05-01-0936A	11/01/2005	48 MERRY AVENUE	2502630040D	25023C0237K
LOMA	06-01-0159A	12/13/2005	1053 TREMONT STREET	2502630040D	25023C0237K 25023C0241K
LOMA	06-01-B683A	10/26/2006	50 MERRY AVENUE (MA)	2502630040D	25023C0237K
LOMA	07-01-0312A	01/03/2007	58 BEECHWOOD LANE (MA)	2502630039D	25023C0239K
LOMA	07-01-0494A	03/20/2007	589 UNION STREET (MA)	2502630030D	25023C0228K
LOMA	08-01-1287A	11/20/2008	567 UNION STREET	2502630030D	25023C0228K
LOMA	09-01-1182A	07/09/2009	522 UNION STREET	2502630030D	25023C0228K
LOMA	09-01-1123A	07/23/2009	536 UNION STREET	2502630030D	25023C0228K
LOMA	09-01-1263A	08/25/2009	507 TEMPLE STREET	2502630030D	25023C0228K
LOMA	10-01-0951A	04/13/2010	Lot 1--400 Church Street	2502630040D	25023C0237K
LOMA	12-01-1585A	05/10/2012	LOT 2 --- 380 CHURCH STREET	2502630040D	25023C0237K
LOMA	12-01-2143A	09/06/2012	577 UNION STREET	25023C0228J 25023C0236J	25023C0228K 25023C0236J
LOMA	12-01-2468A	10/18/2012	LOT 035-001 -- 254 WEST STREET	25023C0237J	25023C0237K
LOMA	12-01-2574A	10/16/2012	154 ENTERPRISE STREET	25023C0229J	25023C0229K
LOMA	13-01-0151A	11/06/2012	LOT 2 HIDDEN ACRES AT HERITAGE VILLAGE -- 10 HIDDEN ACRES DRIVE	25023C0229J	25023C0229K
LOMA	13-01-0368A	12/18/2012	LOT 21 -- 154 ISLAND CREEK ROAD	25023C0239J	25023C0239K
LOMA	13-01-0470A	12/28/2012	PARCEL 0821150-921-025 -- 80 FOX RUN	25023C0239J	25023C0239K
LOMA	13-01-0823A	01/29/2013	HIDDEN ACRES AT HERITAGE VILLAGE, LOT 1 -- 6 HIDDEN ACRES DRIVE	25023C0229J	25023C0229K

## FINAL SUMMARY OF MAP ACTIONS

Community: DUXBURY, TOWN OF

Community No: 250263

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMA	13-01-1289A	06/11/2013	LOT C -- 3 CHERRY LANE	25023C0239J	25023C0239K
LOMR-F	13-01-2130A	06/13/2013	LOT D -- 48 HICKS POINT ROAD	25023C0239J	25023C0239K
LOMA	13-01-2734A	09/17/2013	LOT 2 & PARCEL A - 297 Elm Street	25023C0238J	25023C0238K
LOMA	14-01-1939A	05/13/2014	LOT 4 - 425 BAY ROAD	25023C0239J	25023C0239K
LOMA	14-01-2242A	06/19/2014	ASSESSORS PLOT NO 053 -- 344 TEMPLE STREET	25023C0229J	25023C0229K
LOMA	14-01-2079A	07/01/2014	LOT 1 - 20 ISLAND CREEK ROAD	25023C0239J	25023C0239K
LOMA	14-01-2434A	07/15/2014	692 TEMPLE STREET	25023C0228J	25023C0228K
LOMA	14-01-2619A	07/31/2014	462 WEST STREET	25023C0237J	25023C0237K
LOMA	15-01-0533A	01/08/2015	702 TEMPLE STREET	25023C0228J	25023C0228K
LOMA	15-01-1073A	03/03/2015	COTTAGE LOTS AT ISLAND FARM, LOTS 12 & 14 -- 46 ASHBURTON AVENUE	25023C0234J	25023C0234K

## 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.

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
LOMA	14-01-1781A	05/08/2014	18 HICKS POINT ROAD	4
LOMR-F	15-01-0738A	02/10/2015	294 KING CAESAR ROAD	4
LOMA	15-01-0798A	02/10/2015	282 POWDER POINT AVENUE	4

## FINAL SUMMARY OF MAP ACTIONS

Community: DUXBURY, TOWN OF

Community No: 250263

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		