



**FEMA**

May 3, 2013

Erik Tolley  
Chairperson, Board of Selectmen  
Town of Yarmouth  
Town Hall  
1146 Route 28  
South Yarmouth, MA 02664

Prelim-EAP-R1  
Community Name: Town of Yarmouth,  
Barnstable County,  
Massachusetts  
Community No.: 250015  
Panels Affected: 25001CIND0A, 25001C0557J,  
25001C0559J, 25001C0567J,  
25001C0569J, 25001C0576J,  
25001C0577J, 25001C0578J,  
25001C0579J, 25001C0583J,  
25001C0586J, 25001C0587J,  
25001C0588J, 25001C0589J,  
25001C0591J, and  
25001C0782J

Re: Updated Preliminary Flood Insurance Rate Maps (FIRMs) and Updated Preliminary Flood Insurance Study (FIS) Report for Barnstable County, Massachusetts

Dear Mr. Tolley:

We are pleased to present your community with copies of the Preliminary Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) report for Barnstable 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 Barnstable 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/dfim\\_dfhm.shtm#5](http://www.fema.gov/plan/prevent/fhm/dfim_dfhm.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](http://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, 3<sup>rd</sup> 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 CCO 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](mailto: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](mailto: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](mailto:richard.zingarelli@state.ma.us)

Enclosures:  
DVD of Preliminary FIRMs, FIS report, and SOMA

cc: Kathy Williams , Town Planner, Town of Yarmouth (hard copy and DVD)  
Mark A. Grylls, Building Commissioner, Town of Yarmouth (w/o enclosures)  
Kerry Muldoon, Conservation Administrator, Town of Yarmouth (w/o enclosures)  
William Hinchey, Town Administrator, Town of Yarmouth (w/o enclosures)  
George R. Allaire, Director of Public Works, Town of Yarmouth (w/o enclosures)  
Karen M. Greene, Director of Community Development, Town of Yarmouth (w/o enclosures)  
Karl von Hone, Director of Natural Resources, Town of Yarmouth (w/o enclosures)  
Richard Anctil, Civil Engineer, Town of Yarmouth (w/o enclosures)  
Steven DeYoung, Chairperson, Board of Appeals, Town of Yarmouth (w/o enclosures)  
Ed Hoopes, Chairperson, Conservation Commission, Town of Yarmouth (w/o enclosures)  
Chris Vincent, Chairperson, Planning Board, Town of Yarmouth (w/o enclosures)  
Sandi Clark, Board of Appeals Office Administrator, Town of Yarmouth (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: YARMOUTH, TOWN OF

Community No: 250015

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	01-01-0284A	01/17/2001	72 TANGLEWOOD DRIVE, WEST YARMOUTH	2500150005D	25001C0569J 25001C0588J
LOMA	02-01-0762A	05/10/2002	48 MILL LANE, YARMOUTH PORT	2500150001D	25001C0559J
LOMA	04-01-0332A	12/18/2003	40 LEWIS BAY ROAD	2500150005D	25001C0588J
LOMA	04-01-0868A	03/25/2004	8 MILLARD ROAD	2500150006D	25001C0589J
LOMA	05-01-0859A	11/01/2005	42 MILL LANE	2500150001D	25001C0559J
LOMA	07-01-0195A	11/28/2006	RAILWAY BLUFFS, LOT 26 -- 14 ARLINGTON STREET (MA)	2500150005D	25001C0569J
LOMR-VZ	09-01-0798A	06/25/2009	BEACH BAND CONDOMINIUM, BLDG G, UNIT 7 -- 9 WINDEMERE ROAD	2500150005D	25001C0569J
LOMR-F	10-01-0185A	12/31/2009	LOT 26, CROWELL PINES REVISED71 NEARMEADOWS ROAD	2500150005D	25001C0588J

## PRELIMINARY SUMMARY OF MAP ACTIONS

Community: YARMOUTH, TOWN OF

Community No: 250015

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMR-F	10-01-1202A	06/03/2010	LOT 21 -- 1 HEDGE ROW	2500150005D	25001C0569J
LOMA	11-01-0887A	03/01/2011	BAYVIEW ACRES, LOT 12 --- 39 VIRGINIA STREET	2500150005D	25001C0569J
LOMA	12-01-0923A	02/14/2012	LOT 234 --- 55 RUN POND ROAD	2500150006D	25001C0589J
LOMA	13-01-0791A	01/24/2013	MAP 33, PARCEL 139 -- 2 NANTUCKET AVENUE	2500150006D	25001C0589J
LOMA	11-01-0486A	02/14/2011	Lot 7, Wimbledon Thirty Acres on Cape Cod Subdivision - 21 Crest Circle	2500150005D	25001C0569J
LOMA	11-01-2633A	08/15/2011	Lot 53 - 102 Pheasant Cove Circle	2500150001D	25001C0576J

## 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	500015355R01	05/30/1997	343 MAIN STREET	1
LOMA	500000506R01	07/29/1997	18 ELDRIDGE ROAD	4
LOMA	98-01-464A	06/05/1998	CASEY HOMES - LOT 10 - 176 SEAVIEW AVENUE	4
LOMA	02-01-1056A	05/15/2002	15 THORWALD PLACE, YARMOUTHPORT	4
LOMA	03-01-0276A	01/08/2003	LOT 11, BAYVIEW ACRES - 40 VIRGINIA STREET	4
LOMA	05-01-0670A	08/30/2005	DENNIS CAREY SUBDIV, LOT 2 -- 42 ASPINET ROAD	4
LOMR-F	05-01-0846A	09/27/2005	343 STATE ROUTE 28	4
LOMA	06-01-B807A	10/12/2006	250 SOUTH SHORE DRIVE (MA)	4

## PRELIMINARY SUMMARY OF MAP ACTIONS

Community: YARMOUTH, TOWN OF

Community No: 250015

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
LOMA	08-01-0266A	01/31/2008	WIMBLEDON THIRTY ACRES, LOT 57 -- 14 VALLEY ROAD	4
LOMA	10-01-1523A	07/13/2010	PARCEL 1 & 2 -- 367 ROUTE 28	4
LOMA	11-01-1148A	03/29/2011	LOT 30 -- 37 PEREGRINE LANE	4
LOMA	11-01-2624A	09/15/2011	LOT 10 --- 26 BAYBERRY ROAD	4
LOMR-F	13-01-0241A	11/13/2012	PARCEL B -- 47 PARKWOOD ROAD	4
LOMA	13-01-0947A	01/15/2013	LOT 1 -- 34 ASPINET ROAD	4
LOMA	13-01-0969A	02/07/2013	39 BREEZY POINT ROAD	4
LOMA	13-01-0997A	03/07/2013	LOT 102, BLOCK 5 - 435 Highbank Road	4
LOMA	13-01-1263A	03/26/2013	ASSESSORS MAP 70, PARCEL 116 -- 38 CHARLES STREET	4
LOMA	11-01-3031A	08/18/2011	Lot 40, Sound Side Village A Subdivision - 58 Holly Lane	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		