



# TOWN OF YARMOUTH

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Telephone (508) 398-2231, Ext. 1276, Fax (508) 398-2365

Planning  
Division

July 23, 2014

Mark Grylls  
Yarmouth Building Commissioner  
Town Hall  
1146 Route 28  
South Yarmouth, MA 02664

Re: 2014 Final FEMA Flood Insurance Rate Maps  
Superseded & Revalidated Letters of Map Change (LOMC)

Dear Mark:

When the new FEMA Flood Insurance Rate Maps (FIRMs) became effective on July 16, 2014, there were several existing Letters of Map Change (LOMC) that were superseded. Please find attached a list developed by FEMA that identifies the LOMCs that have been superseded by the new FIRM maps. Also added to this list are two additional LOMCs (28 Kelley Road and 14 Nantucket Avenue) that were issued in the recent past that have also been superseded based on my communications with Colleen Bailey, Flood Hazard Mapping Coordinator for MA DCR Flood Hazard Management Program. All of these properties and/or structures would now be considered to be located within a Special Flood Hazard Area (SFHA) and would be subject to all applicable regulations. The Town has sent notification letters to the impacted property owners on this list.

Conversely, there were numerous LOMCs that were determined to remain valid under the new maps. The LOMCs for these properties and/or structures were revalidated in the attached July 16, 2014 letter from FEMA. The Town has sent a notification letter to each property identified in the revalidation letter.

If you have any questions, or require additional information, please do not hesitate to contact this office.

Sincerely,

Kathleen D. Williams, PE  
Town Planner

cc: Kerry Muldoon, Conservation Administrator  
Attachments: FEMA List of LOMCs Superseded  
Revalidation Letter from FEMA dated July 16, 2014

## FINAL SUMMARY OF MAP ACTIONS

## 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 LOMCs Superseded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effected by the LOMCs listed below have not been reflected on the Final revised FIRM panels because they are being superseded by new detailed flood hazard information or the information available was not sufficient to make a determination. The reason each is being superseded is noted below.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LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded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	500015355R01	05/30/1997	343 MAIN STREET	1
LOMA	500000506R01	07/29/1997	18 ELDRIDGER 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, YARMOUTH PORT	4
LOMA	03-01-0276A	01/08/2003	LOT 11, BAYVIEWACRES - 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	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	14-01-0369A	12/05/2013	ASSESSORS MAP 33, LOT 141 - 20 NANTUCKET AVENUE	4
LOMA	14-01-0370A	12/05/2013	ASSESSORS MAP 33, LOT 142 - 24 NANTUCKET AVENUE	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.

Additional superseded LOMCs issued in the past 12 months:

LOMA	14-01-2166A	05/01/2014	28 Kelley Road
LOMA	14-01-0450A	12/12/2013	14 Nantucket Avenue



# Federal Emergency Management Agency

Washington, D.C. 20472

July 16, 2014

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

Case No: 11-01-0521V  
Community: Town of Yarmouth,  
Barnstable County, Massachusetts  
Community No.: 250015  
Effective Date: July 17, 2014  
LOMC-VALID

Dear Mr. Tolley:

This letter revalidates the determinations for properties and/or structures in the referenced community as described in the Letters of Map Change (LOMCs) previously issued by the Department of Homeland Security's Federal Emergency Management Agency (FEMA) on the dates listed on the enclosed table. As of the effective date shown above, these LOMCs will revise the effective National Flood Insurance Program (NFIP) map dated July 16, 2014 for the referenced community, and will remain in effect until superseded by a revision to the NFIP map panel on which the property is located. The FEMA case number, date issued, property identifier, NFIP map panel number, and current flood insurance zone for the revalidated LOMCs are listed on the enclosed table.

Because these LOMCs will not be printed or distributed to primary map users, such as local insurance agents and mortgage lenders, your community will serve as a repository for this new data. We encourage you to disseminate the information reflected by this letter throughout your community so that interested persons, such as property owners, local insurance agents, and mortgage lenders, may benefit from the information.

For information relating to LOMCs not listed on the enclosed table or to obtain copies of previously issued Letters of Map Revision (LOMRs), Letters of Map Revisions Base on Fill (LOMR-Fs) and Letters of Map Amendments (LOMAs), if needed, please contact our FEMA's Map Information eXchange (FMIX), toll free, at 1-877-FEMA-MAP (1-877-336-2627).

Sincerely,

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

Enclosure: Revalidated Letters of Map Change for the Town of Yarmouth, Massachusetts

cc: Community Map Repository  
Kathy Williams, Town Planner, Town of Yarmouth



**REVALIDATED LETTERS OF MAP CHANGE FOR TOWN OF YARMOUTH, MA**  
**Case No: 11-01-0521V** **Community No.: 250015**

**July 17, 2014**

<b>Case No.</b>	<b>Date Issued</b>	<b>Identifier</b>	<b>Map Panel No.</b>	<b>Zone</b>
01-01-0284A	01/17/2001	72 TANGLEWOOD DRIVE, WEST YARMOUTH	25001C0569J 25001C0588J	X
02-01-0762A	05/10/2002	48 MILL LANE, YARMOUTH PORT	25001C0559J	X
04-01-0332A	12/18/2003	40 LEWIS BAY ROAD	25001C0588J	X
04-01-0868A	03/25/2004	8 MILLARD ROAD	25001C0589J	X
05-01-0859A	11/01/2005	42 MILL LANE	25001C0559J	X
06-01-B807A	10/12/2006	250 SOUTH SHORE DRIVE (MA)	25001C0589J	X
07-01-0195A	11/28/2006	RAILWAY BLUFFS, LOT 26 -- 14 ARLINGTON STREET (MA)	25001C0569J	X
09-01-0798A	06/25/2009	BEACH BAND CONDOMINIUM, BLDG G, UNIT 7 -- 9 WINDEMERE ROAD	25001C0569J	X
10-01-0185A	12/31/2009	LOT 26, CROWELL PINES REVISED71 NEARMEADOWS ROAD	25001C0588J	X
10-01-1202A	06/03/2010	LOT 21 -- 1 HEDGE ROW	25001C0569J	X
11-01-0887A	03/01/2011	BAYVIEW ACRES, LOT 12 --- 39 VIRGINIA STREET	25001C0569J	X
12-01-0923A	02/14/2012	LOT 234 --- 55 RUN POND ROAD	25001C0589J	X
13-01-0791A	01/24/2013	MAP 33; PARCEL 139 -- 2 NANTUCKET AVENUE	25001C0589J	X
11-01-0486A	02/14/2011	LOT 7, WIMBLEDON THIRTY ACRES ON CAPE COD SUBDIVISION - 21 CREST CIRCLE	25001C0569J	X
11-01-2633A	08/15/2011	LOT 53 - 102 PHEASANT COVE CIRCLE	25001C0576J	X