



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	Town of Weymouth Norfolk County Massachusetts	NO PROJECT	COASTAL ANALYSIS UPDATED TOPOGRAPHIC DATA
	COMMUNITY NO.: 250257		
IDENTIFIER	Revisions to Weymouth June 2014 FIRM	APPROXIMATE LATITUDE AND LONGITUDE: 42.237 - 70.956 SOURCE: USGS QUADRANGLE DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM* NO.: 25021C0227F DATE: June 9, 2014		DATE OF EFFECTIVE FLOOD INSURANCE STUDY: July 16, 2015 TRANSECT DESCRIPTION TABLE: 17 TRANSECT DATA TABLE: 18	

Enclosures reflect changes to flooding sources affected by this revision.

* FIRM - Flood Insurance Rate Map

FLOODING SOURCE AND REVISED REACH

Weymouth Fore River – An area along a portion of the eastern shoreline and bounded by Idlewell Boulevard to the south, Norton Street to the east, Evans Street to the north and Monatiquot Street to the west.

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Weymouth Fore River	BFE*	BFE	NONE	YES
	Zone AE	Zone AE	YES	YES
	Zone VE	Zone VE	NONE	YES
	Zone VE	Zone AE	NONE	YES

* BFEs - Base Flood Elevations

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panel revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional Information about the NFIP is available on our Web site at <http://www.fema.gov/national-flood-insurance-program>.

Patrick "Rick" F. Sacbitt, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



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LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance stillwater elevations (SWELs) computed in the submitted coastal analysis. A comprehensive restudy of your community's flood hazards could establish greater flood hazards in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional Information about the NFIP is available on our Web site at <http://www.fema.gov/national-flood-insurance-program>.

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Patrick "Rick" F. Sacibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



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**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Mr. Dean Savramis
Director, Mitigation Division
Federal Emergency Management Agency, Region I
99 High Street, Sixth Floor
Boston, MA 02110
(617) 832-4761

STATUS OF THE COMMUNITY NFIP MAPS

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional Information about the NFIP is available on our Web site at <http://www.fema.gov/national-flood-insurance-program>.

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**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

PUBLIC NOTIFICATION OF REVISION

A notice of changes will be published in the *Federal Register*. This information also will be published in your local newspaper on or about the dates listed below, and through FEMA's Flood Hazard Mapping Web site at https://www.floodmaps.fema.gov/fhm/bfe_status/bfe_main.asp

LOCAL NEWSPAPER

Name: *Weymouth News*

Dates: May 25, 2016 and June 1, 2016

Within 90 days of the second publication in the local newspaper, any interested party may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised flood hazard determination presented in this LOMR may be changed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional Information about the NFIP is available on our Web site at <http://www.fema.gov/national-flood-insurance-program>.

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Engineering Services Branch
Federal Insurance and Mitigation Administration

TABLE 18 – REVISED TRANSECT DATA - continued

FLOODING SOURCE	STILLWATER ELEVATIONS (feet NAVD ¹)				ZONE	BASE FLOOD ELEVATION (feet NAVD ¹) ²
	10- PERCENT- ANNUAL- CHANCE	2- PERCENT- ANNUAL- CHANCE	1- PERCENT- ANNUAL- CHANCE	0.2- PERCENT- ANNUAL- CHANCE		
JAMES BROOK From Border Street tide gate to Elm Street						
45	8.4	9.3	9.6	10.4	VE AE	14 10-12
46	8.4	9.3	9.6	10.4	VE AE	12; 18-21 10-15
RICHARDSONS BROOK Upstream of Jerusalem Road						
44	8.4	9.3	9.6	10.4	AE	10
<u>Town of Weymouth</u>						
HINGHAM BAY At Grape Bay						
36	8.3	9.2	9.5	10.4	VE	13-16
37	8.3	9.2	9.5	10.4	VE AE	24; 13-15 12-14
38	8.3	9.2	9.5	10.4	VE AE	18; 13-15 11-13
WEYMOUTH BACK RIVER Entire length within community						
39	8.3	9.2	9.5	10.4	VE AE	12-13 10-12
WEYMOUTH FORE RIVER At Rose Cliff						
31	8.3	9.2	9.5	10.4	VE AE	<div>REVISED DATA ↓ <div>12 10</div></div>

¹North American Vertical Datum of 1988

²Due to map scale limitations, base flood elevations shown on the FIRM represent average elevations for the zones depicted.

TABLE 18 – REVISED TRANSECT DATA - continued

FLOODING SOURCE	STILLWATER ELEVATIONS (feet NAVD ¹)				ZONE	BASE FLOOD ELEVATION (feet NAVD ¹) ²
	10- PERCENT- ANNUAL- CHANCE	2- PERCENT- ANNUAL- CHANCE	1- PERCENT- ANNUAL- CHANCE	0.2- PERCENT- ANNUAL- CHANCE		
WEYMOUTH FORE RIVER						
At Rose Cliff - continued						REVISED DATA ↓
32	8.3	9.2	9.5	10.4	VE AE	<div><div>12</div><div>11</div></div>
At Wassagusset Beach						
34	8.3	9.2	9.5	10.4	VE AE	12-15 10-12
35	8.3	9.2	9.5	10.4	VE AE	20; 12-15 10-12
Kings Cove						
33	8.3	9.2	9.5	10.4	VE AE	22; 15-18 10-15
<u>Town of Braintree</u>						
WEYMOUTH FORE RIVER						
Quincy corporate limits to Venus Road						
27B	8.4	9.3	9.5	10.4	VE AE	12-13 10-12
28	8.4	9.3	9.5	10.4	VE AE	12-13 10-12
29	8.4	9.3	9.5	10.4	VE AE	12 10-12
Venus Road to Shaw Street						
30	8.4	9.3	9.5	10.4	VE AE	12-13 10-12

¹North American Vertical Datum of 1988

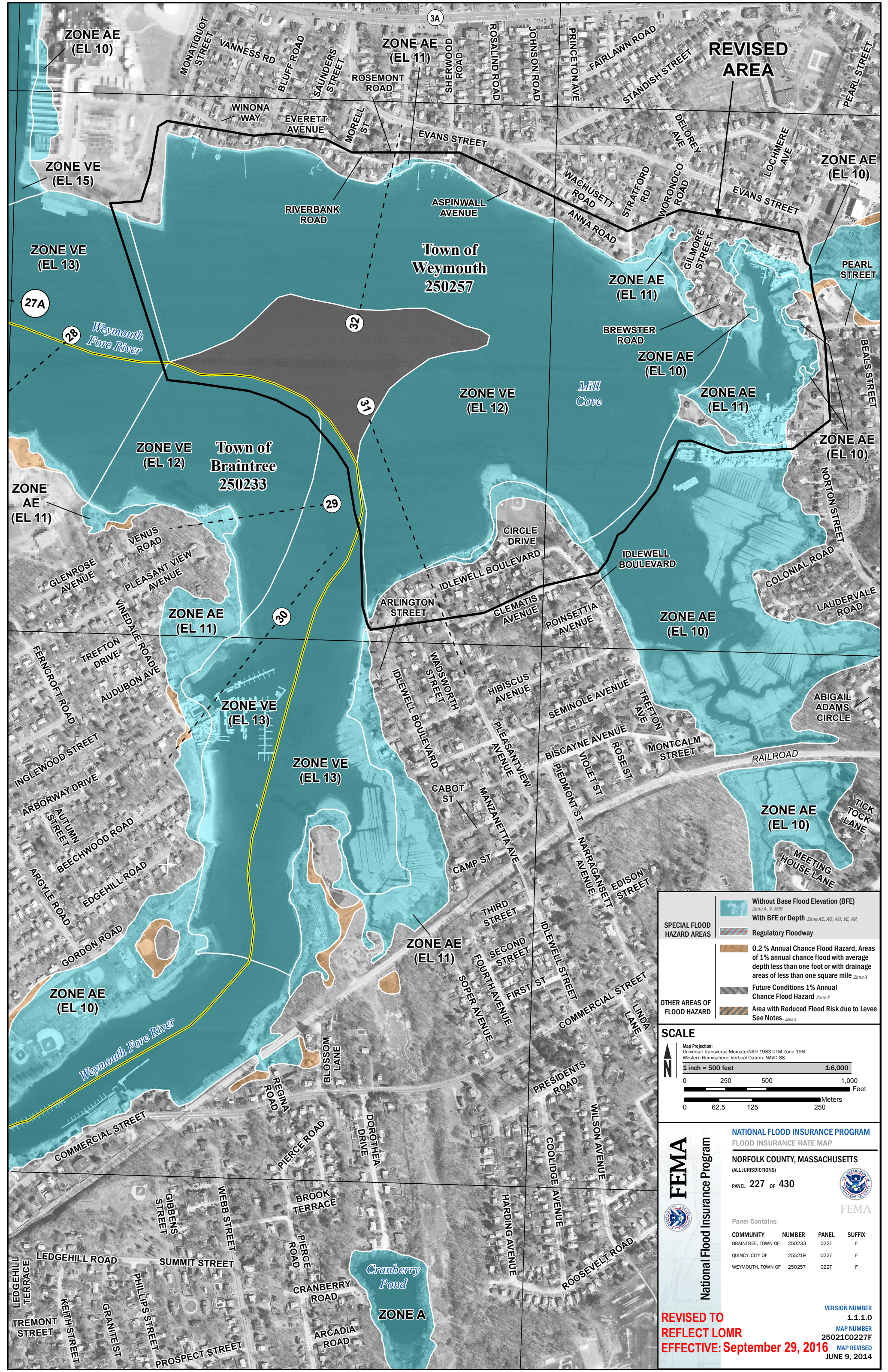
²Due to map scale limitations, base flood elevations shown on the FIRM represent average elevations for the zones depicted.

TABLE 17 – REVISED TRANSECT DESCRIPTIONS - continued

<u>TRANSECT</u>	<u>LOCATION</u>	<u>ELEVATION (feet NAVD¹)</u>	
		<u>1-PERCENT- ANNUAL-CHANCE STILLWATER</u>	<u>MAXIMUM 1- PERCENT- ANNUAL-CHANCE WAVE CREST²</u>
29	This transect represents the shoreline of Braintree from the eastern property limit of the CITGO Petroleum property to the northeast end of Audubon Avenue.	9.5	12
30	This transect represents the shoreline of Braintree from the northeast end of Audubon Avenue to the Corporate Limits of the Town of Weymouth.	9.5	13
31	This transect represents the shoreline of Weymouth from the marina just east of the intersection of Gilmore Street and Brewster Road to the Corporate Limits of the Town of Braintree.	9.5	<div> <div>REVISED DATA</div> <div>↓</div> <div> <div>12</div> <div>12</div> </div> </div>
32	This transect represents the shoreline of Weymouth from the Fore River Bridge to the marina just east of the intersection of Gilmore Street and Brewster Road.	9.5	
33	This transect represents the shoreline of Weymouth from the intersection of Babcock Avenue and Kings Cove Road to the Fore River Bridge.	9.5	22
34	This transect represents two non-adjacent sections of shoreline of Weymouth. The first is between the intersection of Regatta Road and Neck Street and the intersection of Wessagussett Road and North Street and the second is along Wessagussett Road between Pilgrim Road and Paomet Road.	9.5	15

¹North American Vertical Datum of 1988

²Because of map scale limitations, the maximum wave elevation may not be shown on the FIRM.



SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth
Zone AE, AO, AH, VE, AR
- Regulatory Floodway
- 0.2 % Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
Zone X
- Future Conditions 1% Annual Chance Flood Hazard
Zone X
- Area with Reduced Flood Risk due to Levee
See Notes - Zone X

OTHER AREAS OF FLOOD HAZARD

SCALE

Map Projection:
Universal Transverse Mercator NAD 1983 UTM Zone 19N
Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 500 feet 1:6,000

0 250 500 1,000 Feet

0 62.5 125 250 Meters

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

NORFOLK COUNTY, MASSACHUSETTS
(ALL JURISDICTIONS)

PANEL 227 OF 430

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
BRAINTREE, TOWN OF	250233	0227	F
QUINCY, CITY OF	255219	0227	F
WEYMOUTH, TOWN OF	250257	0227	F

VERSION NUMBER 1.1.1.0
MAP NUMBER 25021C0227F
MAP REVISED JUNE 9, 2014

REVISED TO REFLECT LOMR
EFFECTIVE: September 29, 2016