



Federal Emergency Management Agency

Washington, D.C. 20472

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
115-I

January 6, 2021

AS
1-10-21
Judith MacLeod-Froman
Chairperson, Board of Selectmen
Town of Bourne
Bourne Town Hall
24 Perry Avenue
Buzzards Bay, Massachusetts 02532

Community: Town of Bourne,
Barnstable County,
Massachusetts

Community No.: 255210
Map Panels Affected: See FIRM Index

BOURNE TOWN ADMINISTRATOR
RCOD 2021 JAN 11 AM 10:49

Dear Ms. MacLeod-Froman:

On August 28, 2018, you were notified of proposed modified flood hazard determinations affecting the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) report for Barnstable County, Massachusetts (All Jurisdictions). The statutory 90-day appeal period that was initiated on September 11, 2018, when the Department of Homeland Security's Federal Emergency Management Agency (FEMA) published a notice of proposed flood hazard determinations for your community in *The Cape Cod Times*, has elapsed.

FEMA received no valid requests for changes in the proposed flood hazard determinations. 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 modified flood hazard information and revised map panels for your community will be effective as of July 6, 2021, and will revise the FIRM that was 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 July 6, 2021, 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(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(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(e);
2. Adopting all the standards of Paragraph 60.3(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(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:

Kerry Bogdan
Risk Analysis Branch Chief
FEMA Region I
99 High Street, 6th Floor
Boston, Massachusetts 02110
(617) 956-7576

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 Special Flood Hazard Area 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 is 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 Mapping and Insurance 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, Mitigation Division, of FEMA in Boston, Massachusetts, at (617) 956-7576 for assistance. If you have any questions concerning mapping issues in general or the enclosed SOMA, please call our FMIX at the 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 NFIP*, *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 <https://www.fema.gov/letter-final-determination>. Paper copies of these documents may also be obtained by calling our FMIX.

Sincerely,

A handwritten signature in black ink, appearing to read 'Luis Rodriguez', with a stylized, cursive script.

Luis Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

Enclosure:
Final SOMA

cc: Community Map Repository
Anthony E. Schiavi, Town Administrator, Town of Bourne
Charles Noyes, Emergency Management Director, Town of Bourne
Christopher Southwood, Natural Resources Director, Town of Bourne
Coreen V. Moore, Town Planner, Town of Bourne
Matthew Quinn, Interim Public Works Director, Town of Bourne
Samuel Haines, Conservation Agent, Town of Bourne
Timothy Lydon, Engineering Technician II, Town of Bourne
Ken Murphy, Inspector of Buildings, Town of Bourne

FINAL SUMMARY OF MAP ACTIONS

Community: BOURNE, TOWN OF

Community No: 255210

To assist your community in maintaining the Flood Insurance Rate Map (FIRM), we have summarized below the effects of the enclosed revised FIRM panels(s) on previously issued Letter of Map Change (LOMC) actions (i.e., Letters of Map Revision (LOMRs), Letter of Map Revision based on Fill (LOMR-Fs), and Letters of Map Amendment (LOMAs)) that will be affected when the revised FIRM becomes effective on July 6, 2021.

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	Original Panel	Current Panel
LOMR	16-01-2154P	09/08/2017	LiMWA Updates For Massachusetts	25001C0313J 25001C0316J	25001C0313K 25001C0316K

2. LOMCs Not Incorporated

The modifications effected by the LOMCs listed below will not be reflected on the revised FIRM panels or 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.

FINAL SUMMARY OF MAP ACTIONS

Community: BOURNE, TOWN OF

Community No: 255210

2A. LOMCs on Revised Panels

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	00-01-0252A	01/28/2000	66 RIP VAN WINKLE WAY	2552100005E	25001C0313K
LOMA	08-01-0797A	05/20/2008	LOT 11, PLAN 2570B -- 95 LEWIS POINT ROAD	2552100005E	25001C0313K
LOMA	10-01-0889A	04/27/2010	24-E, HIDEAWAY VILLAGE CONDOMINIUM -- 24 EAST MAYNARD LANE	2552100005E	25001C0313K
LOMA	12-01-1266A	04/03/2012	LOT 35 -- 10 NYE LANE	2552100005E	25001C0313K
LOMA	12-01-2052A	08/28/2012	LOT 1 -- 2 BOURNE BRIDGE APPROACH	2552100005E	25001C0313K
LOMA	16-01-0379A	12/17/2015	819 HEAD OF THE BAY ROAD	25001C0313J	25001C0313K
LOMA	17-01-1058A	03/24/2017	225 HEAD OF THE BAY ROAD	25001C0313J	25001C0313K
LOMA	18-01-2055A	09/26/2018	55 HEAD OF THE BAY ROAD	25001C0313J	25001C0313K
LOMR-F	19-01-1053A	05/29/2019	LAND COURT PLAN 4965-D, LOT 52 -- 41 LITTLE BAY LANE	25001C0313J	25001C0313K

FINAL SUMMARY OF MAP ACTIONS

Community: BOURNE, TOWN OF

Community No: 255210

2B. LOMCs on Unrevised Panels

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	195100251D&D	11/22/1989	LOT 29, 21 SEABREEZE DRIVE	2552100005D	25001C0501J
LOMA	190099971R01	07/31/1997	26 SEABREEZE DRIVE	2552100005D	25001C0511J
LOMA	500024446R01	09/22/1997	24 SEABREEZE DRIVE	2552100005D	25001C0501J
LOMA	00-01-0336A	05/16/2000	1094 SHORE ROAD	2552100011F	25001C0511J
LOMA	03-01-0062A	01/08/2003	12 SEABREEZE DRIVE	2552100008F	25001C0501J
LOMA	05-01-0038A	02/04/2005	BLOCK 102, LOT 0 -- 417 SHORE ROAD	2552100008F	25001C0501J
LOMA	05-01-0634X	07/12/2005	SCRAGGY NECK, BLOCK J, LOT 6 -- 7 GULL LANE	2552100013E	25001C0492J
LOMA	05-01-0717A	08/16/2005	SCRAGGY NECK, BLOCK H, LOT 10 -- 16 PASTURE ROAD	2552100013E	25001C0492J
LOMA	06-01-B287A	05/02/2006	BAYHEAD SHORES SECTION 1, LOT 7 -- 27 BAYHEAD SHORES ROAD (MA)	2552100004E	25001C0249J
LOMA	06-01-B400A	06/15/2006	5 LAFAYETTE AVENUE (MA)	2552100005E	25001C0501J
LOMA	06-01-B884A	10/24/2006	2 WINDSONG CIRCLE -- Lot 189, Plan 1286-U (MA)	2552100011F	25001C0503J
LOMA	07-01-0080A	11/14/2006	MONUMENT BEACH, LOT 24 -- 18 VALLEY BARS ROAD (MA)	2552100008F	25001C0503J
LOMA	09-01-0425A	01/22/2009	90 OLD DAM ROAD	2552100005E	25001C0501J
LOMA	11-01-1980A	06/16/2011	PARCEL B -- 51 OLD NORTH ROAD	2552100010F	25001C0484J
LOMA	11-01-2768A	09/22/2011	LOTS 62 & 63 --- 29 BELL BUOY ROAD	2552100011F	25001C0511J

FINAL SUMMARY OF MAP ACTIONS

Community: BOURNE, TOWN OF

Community No: 255210

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	13-01-0816A	12/21/2012	LOT 51,52, OAK HILL SUBDIVISION - 25 GAFFIELD AVENUE	2552100008F	25001C0503J
LOMA	13-01-0592A	01/22/2013	SCRAGGY NECK, BLOCK L, LOT 3 -- 534 SCRAGGY NECK ROAD	2552100010F	25001C0492J
LOMA	13-01-1154A	02/04/2013	LOT A - 7 CAPE COD LANE	2552100011F	25001C0511J
LOMA	13-01-2236A	08/13/2013	MAP 26.3, PARCEL 10 -- 34 BENEDICT ROAD	2552100008F	25001C0501J
LOMA	14-01-0209A	10/22/2013	MAP 24.3, LOT 92 -- 25 SHORE ROAD	2552100005E	25001C0501J
LOMA	14-01-0924A	01/23/2014	LOT 9, TRUSTEES OF POCASSET TRUST SUBDIVISION - 9 MIDDLE WAY	2552100010F	25001C0484J
LOMA	14-01-1845A	05/01/2014	LOT B - 12 LAWRENCE ROAD	2552100011F	25001C0503J
LOMA	15-01-0235A	11/05/2014	LOT 1, BASSETT'S ISLAND SUBDIVISION - 0 BASSETT'S ISLAND	25001C0492J	25001C0492J
LOMA	15-01-0069A	11/12/2014	LOT 24, OAK HILL-- 3 WYMAN AVENUE	25001C0503J	25001C0503J
LOMA	15-01-0262A	11/20/2014	LOT MAP 23.4, BLOCK PARCEL 26, LOT #1 - 8 OLD MONUMENT NECK RD	25001C0501J	25001C0501J
LOMA	15-01-0251A	12/04/2014	MAP 23.2, LOT 12 - 12 CENTER AVENUE	25001C0501J	25001C0501J
LOMA	14-01-3563A	12/11/2014	LOT 9 - 22 LAFAYETTE AVENUE	25001C0501J	25001C0501J
LOMA	15-01-0799A	02/03/2015	LOT 2 -- 240 WINGS NECK ROAD	25001C0484J	25001C0484J
LOMA	15-01-1230A	04/07/2015	OLD FORGE ESTATES, LOT 9 -- 46 BACK RIVER ROAD	25001C0501J	25001C0501J
LOMA	15-01-1514A	05/18/2015	291 & 291A BARLOWS LANDING ROAD	25001C0503J	25001C0503J
LOMA	15-01-1688A	05/27/2015	29 BUZZARDS BAY AVENUE	25001C0501J	25001C0501J

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Community: BOURNE, TOWN OF

Community No: 255210

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	15-01-2340A	09/08/2015	12 CARLTON ROAD	25001C0501J	25001C0501J
LOMA	16-01-0026A	10/16/2015	LOT 4, BRIDGE VIEW ACRES SUBDIVISION - 7 FARNUM ROAD	25001C0502J	25001C0502J
LOMA	15-01-2774A	10/30/2015	26 SHORE ROAD	25001C0501J	25001C0501J
LOMA	16-01-1117A	04/01/2016	LOT 5 -- 42 WALLACE AVENUE	25001C0501J	25001C0501J
LOMR-F	17-01-2089A	09/18/2017	SCRAGGY NECK, BLOCK A, LOT 23 -- 490 SCRAGGY NECK ROAD	25001C0492J	25001C0492J
LOMA	18-01-0938A	03/21/2018	LAND COURT PLAN 12861-W, LOT 195 -- 71 WAMSUTTA AVENUE	25001C0503J	25001C0503J
LOMA	18-01-0950A	03/23/2018	PLAN 11468-D, BLOCK P, LOTS 5 & 6 -- 29 CENTRAL BOULEVARD	25001C0501J	25001C0501J
LOMA	18-01-1581A	07/09/2018	150 RED BROOK HARBOR ROAD	25001C0511J	25001C0511J
LOMR-F	19-01-0851A	04/12/2019	LAND COURT PLAN NO. 10837-K, LOT 15 -- 80 ROCKY POINT ROAD	25001C0501J	25001C0501J
LOMR-VZ	20-01-0184A	12/19/2019	148 CIRCUIT AVENUE	25001C0511J	25001C0511J
LOMR-VZ	20-01-0383X	12/24/2019	PLAN NO. 12861-J, LOT 167 -- 148 CIRCUIT AVENUE	25001C0511J	25001C0511J
LOMA	20-01-0527A	02/26/2020	MASHNEE VILLAGE, LOT 176 -- 176 LEEWARD ROAD	25001C0484J	25001C0484J

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 or revised 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
			NO CASES RECORDED	

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.
6. Superseded by another LOMC.

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Community: BOURNE, TOWN OF

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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 is no longer valid, the LOMC cannot be revalidated through this administrative process. Therefore, we will review the data previously submitted for the LOMC requests listed below and if appropriate issue a new determination for the affected properties after the effective date of the revised FIRM.

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		