



Federal Emergency Management Agency

Washington, D.C. 20472

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
115-I

January 22, 2020

Karen Johnson
Chairperson, Board of Selectmen
Town of Hingham
Town Hall
210 Central Street
Hingham, Massachusetts 02043

Community: Town of Hingham,
Plymouth County,
Massachusetts
Community No.: 250268
Map Panels Affected: See FIRM Index

Dear Ms. Johnson:

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 Plymouth 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 Patriot Ledger*, has elapsed. The flood hazard determinations for your community may include the 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).

FEMA did not receive any appeals of the proposed flood hazard determinations. Any comments and concerns about the FIRM and FIS report submitted to FEMA have been addressed and 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 July 22, 2020, 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 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 22, 2020, 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:

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 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 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 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, 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,



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

Enclosure:

Final SOMA

cc: Community Map Repository
Loni Fournier, Senior Planner, Conservation Commission, Town of Hingham
Mary Savage-Dunham, AICP, Director of Community Planning, Town of Hingham
Michael J. Clancy, Building Commissioner, Town of Hingham
Randy Sylvester, Department of Public Works Superintendent, Town of Hingham
Tom Mayo, Town Administrator, Town of Hingham
Eileen McCracken, Town Clerk, Town of Hingham

FINAL SUMMARY OF MAP ACTIONS

Community: HINGHAM, TOWN OF

Community No: 250268

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 22, 2020.

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
			NO CASES RECORDED		

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: HINGHAM, TOWN OF

Community No: 250268

2A. LOMCs on Revised Panels

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	195100233D&D	05/07/1990	POND AND WHITING ST. (ST HWY)	2502680010B	25023C0092K
LOMA	195100234D&D	05/07/1990	POND AND WHITING ST. (ST HWY)	2502680010B	25023C0092K
LOMA	01-01-0608A	05/23/2001	22 HARVEST LANE	2502680010B	25023C0092K
LOMA	02-01-0604A	06/14/2002	6 VILLAGE LANE	2502680004B	25023C0101K
LOMA	12-01-1296A	03/29/2012	1154 MAIN STREET	2502680008B	25023C0092K
LOMA	12-01-2058A	07/24/2012	THE MEADOWS CONDOMINIUM --- 90-98 & 100-108 THISTLE PATCH WAY, BUILDINGS 9 & 10	25023C0082J 25023C0084J 25023C0101J 25023C0103J	25023C0082J 25023C0084J 25023C0101K 25023C0103K
LOMA	13-01-0370A	12/11/2012	MAP 198, LOT 9 -- 1150 MAIN STREET	25023C0092J	25023C0092K
LOMA	13-01-0744A	01/08/2013	109 KILBY STREET	25023C0101J	25023C0101K
LOMA	13-01-1602A	05/16/2013	MAP 82, LOT 52 -- 11 RIVERVIEW ROAD	25023C0101J	25023C0101K
LOMA	13-01-2270A	07/25/2013	1142 Main Street	25023C0092J	25023C0092K
LOMA	13-01-2320A	08/15/2013	Lot 59 - 6 accord lane	25023C0092J	25023C0092K
LOMR-F	13-01-2348A	08/20/2013	2 KEITH WAY, BUILDING 2 & 4 KEITH WAY, UNITS 4, 5, & 10	25023C0091J	25023C0091K
LOMA	13-01-2902A	10/04/2013	196 CHIEF JUSTICE CUSHING HIGHWAY	25023C0101J	25023C0101K
LOMA	14-01-0656A	12/10/2013	LOT 60 AND A PORTION OF LOT 45 -- 5 WINFIELD ROAD	25023C0092J	25023C0092K
LOMA	14-01-1910A	05/01/2014	Map 160, Lot 9 - 22 Sawmill Pond Road	25023C0103J	25023C0103K
LOMA	15-01-2725A	10/27/2015	LOUIS BAUMAN EYSTER, LOT 3B -- 1120 MAIN STREET	25023C0092J	25023C0092K

FINAL SUMMARY OF MAP ACTIONS

Community: HINGHAM, TOWN OF

Community No: 250268

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	16-01-0544A	12/28/2015	Lot 19, - 8 Village Lane	25023C0101J	25023C0101K

FINAL SUMMARY OF MAP ACTIONS

Community: HINGHAM, TOWN OF

Community No: 250268

2B. LOMCs on Unrevised Panels

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	199500147R01	01/07/1994	2 ANDREWS ISLE	2502680004B	25023C0082J
LOMA	199500115R01	04/29/1994	145 OTIS STREET	2502680003B	25023C0019J
LOMA	199600195R01	08/14/1996	79 FREE STREET	2502680007B	25023C0084J
LOMA	02-01-0260A	04/10/2002	7 STONEGATE LANE	2502680007B	25023C0081J
LOMA	05-01-0719A	07/19/2005	MILLWOOD ESTATES, LOT 4 -- 19 CAMELOT DRIVE	2502680007B	25023C0084J
LOMA	05-01-0671A	08/02/2005	222 SOUTH STREET -- LOT A	2502680007B	25023C0082J
LOMA	06-01-B126A	05/04/2006	507 Main Street -- Tax Map 108, Parcel 67 (MA)	2502680007B	25023C0082J
LOMA	07-01-0288A	04/26/2007	JUSTICE CUSHING WAY, LOT 4A -- 37 ELDRIDGE COURT (MA)	2502680004B	25023C0082J
LOMA	08-01-0804A	06/30/2008	9 STONEGATE LANE -- LOT 50	2502680007B	25023C0081J
LOMA	09-01-0325A	01/08/2009	222 NORTH STREET CONDOMINIUM -- 222 NORTH STREET	2502680007B	25023C0082J
LOMA	09-01-0767A	03/26/2009	6 HITCHING POST LANE	2502680008B	25023C0084J
LOMA	09-01-1783A	10/06/2009	269-271 North Street	2502680007B	25023C0082J
LOMA	09-01-1802A	11/24/2009	38 Bonnie Brier Circle --	2502680001B	25023C0038J
LOMA	10-01-0411A	05/18/2010	Lot 10 -- 2 Brookfield Way	2502680007B	25023C0081J
LOMA	10-01-1750A	08/12/2010	LOTS 12-14 -- 21 SOUTH BRADFORD ROAD	2502680007B	25023C0082J

FINAL SUMMARY OF MAP ACTIONS

Community: HINGHAM, TOWN OF

Community No: 250268

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	10-01-2020A	09/23/2010	LOT 3 & 2C --- 5 ROSEWOOD LANE	2502680007B	25023C0081J
LOMA	10-01-2201A	10/28/2010	LOT 8 --- 16 CROOKED MEADOW LANE	2502680007B	25023C0084J
LOMA	11-01-0116A	12/02/2010	7 Camelot Drive	2502680007B	25023C0084J
LOMA	11-01-0228A	12/02/2010	LOT 2, MILLWOOD ESTATES ---15 CAMELOT DRIVE	2502680007B	25023C0084J
LOMA	11-01-0903A	03/10/2011	29 Merrymount Road	2502680007B	25023C0082J
LOMA	11-01-1074A	03/29/2011	LOT 15 -- 16 ANDREWS ISLE	2502680004B	25023C0082J
LOMA	10-01-2165A	05/05/2011	Lot 10, Mill Lane Subdivision - 36 Mill Lane	2502680007B	25023C0084J
LOMA	11-01-2479A	07/21/2011	295 North Street	2502680007B	25023C0082J
LOMA	11-01-2307A	08/11/2011	MAP 62, LOT 37 --- 32 ELDRIDGE COURT	2502680004B	25023C0082J
LOMA	11-01-2396A	08/16/2011	LOT 97 --- 5 MONUMENT CIRCLE	2502680008B	25023C0084J
LOMA	11-01-2779A	09/22/2011	LOT C --- 51 SUMMER STREET	2502680004B	25023C0082J
LOMA	12-01-0006A	10/18/2011	ASSESSORS MAP 168, LOT 149 -- 1 PRESIDENTS ROAD	2502680008B	25023C0084J
LOMA	12-01-0371A	01/17/2012	LOT 121 --- 6 CONCORD CIRCLE	2502680008B	25023C0084J
LOMA	12-01-0588A	01/26/2012	295 North Street	2502680007B	25023C0082J
LOMA	12-01-1554A	04/30/2012	279 North Street	2502680007B	25023C0082J
LOMA	12-01-1505A	06/05/2012	ASSESSORS MAP 107, LOT 44 --- 5 PAOLO ROAD	2502680007B	25023C0082J 25023C0084J

FINAL SUMMARY OF MAP ACTIONS

Community: HINGHAM, TOWN OF

Community No: 250268

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	12-01-2135A	08/02/2012	Lot 3, Eldridge Court Subdivision - 33 Eldridge Court	25023C0082J	25023C0082J
LOMA	12-01-2578A	10/23/2012	145 OTIS STREET	25023C0019J	25023C0019J
LOMA	13-01-0131A	11/13/2012	LOT C --- 116 HOBART STREET	25023C0082J	25023C0082J
LOMA	13-01-0347A	12/13/2012	MAP 158, LOT 46 -- 883 MAIN STREET	25023C0084J	25023C0084J
LOMR-VZ	13-01-0685A	01/10/2013	LOT 5 -- 147 OTIS STREET	25023C0019J	25023C0019J
LOMA	13-01-0716A	01/10/2013	LOT B -- 620 MAIN STREET	25023C0084J	25023C0084J
LOMA	13-01-0637A	01/24/2013	MAP 168, LOTS 99 & 100 -- 895 & 901 MAIN STREET	25023C0084J	25023C0084J
LOMR-FW	13-01-0656A	01/29/2013	MAP 168, LOT 87 -- 14 BREWSTER ROAD	25023C0084J	25023C0084J
LOMA	13-01-0898A	02/19/2013	LOT 1 - 211 Central Street	25023C0082J	25023C0082J
LOMA	13-01-1322A	03/26/2013	PARCEL 168-0-119 -- 7 GRENADIER ROAD	25023C0084J	25023C0084J
LOMA	13-01-1442A	04/18/2013	217 CENTRAL STREET	25023C0082J	25023C0082J
LOMA	13-01-1657A	05/16/2013	ASSESSORS MAP 62, LOT 46 -- 39 ELDRIDGE COURT	25023C0082J	25023C0082J
LOMA	13-01-1599A	05/30/2013	GOLF VIEW ESTATES, LOT 13 -- 11 GOLF VIEW DRIVE	25023C0082J	25023C0082J
LOMA	13-01-2243A	07/25/2013	LOT 62, BLOCK 73 - 11 Andrews Isle	25023C0082J	25023C0082J
LOMA	14-01-0056A	10/22/2013	LOT 62, BLOCK 73 - 11 ANDREW ISLE	25023C0082J	25023C0082J
LOMA	14-01-0145A	11/26/2013	Lot H -- 5 SOUTHGATE LANE	25023C0084J	25023C0084J

FINAL SUMMARY OF MAP ACTIONS

Community: HINGHAM, TOWN OF

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LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	14-01-1008A	02/11/2014	LOT A-1 -- 4 ROSEWOOD LANE	25023C0081J 25023C0083J	25023C0081J 25023C0083J
LOMA	14-01-1009A	02/11/2014	LOT 37 -- 14 PARTRIDGE DRIVE	25023C0081J	25023C0081J
LOMA	14-01-1018A	02/20/2014	ASSESSORS MAP 107, LOT 10 -- 148 HOBART STREET	25023C0082J	25023C0082J
LOMA	14-01-1580A	02/25/2014	3 West Street	25023C0082J	25023C0082J
LOMA	14-01-1321A	03/11/2014	LOT 74, BLOCK 0 - 15 Andrews Isle	25023C0082J	25023C0082J
LOMA	14-01-2252A	06/05/2014	ASSESSORS MAP 107, LOT 16 -- 120 HOBART STREET	25023C0082J	25023C0082J
LOMA	14-01-2253A	07/15/2014	ASSESSORS PARCEL 107-0-48 -- 10 BLUE SKY DRIVE	25023C0082J	25023C0082J
LOMA	14-01-2591A	07/24/2014	6 SOUTHGATE LANE	25023C0084J	25023C0084J
LOMA	14-01-3319A	09/03/2014	11 West Street	25023C0082J	25023C0082J
LOMA	14-01-3156A	10/07/2014	LOT 14 - 18 Andrews Isle	25023C0082J	25023C0082J
LOMA	14-01-3569A	10/28/2014	ASSESSORS MAP 99, LOT 109 -- 24 HOBART STREET	25023C0082J	25023C0082J
LOMA	15-01-0254A	11/25/2014	14 Andrews Isle Road	25023C0082J	25023C0082J
LOMA	15-01-0163A	12/23/2014	252 Rockland Street	25023C0038J	25023C0038J
LOMR-F	15-01-1034A	03/03/2015	RUSSEL H. WHITING PLAN, LOTS 63 THROUGH 68 -- 3 VOLUSIA ROAD	25023C0081J	25023C0081J
LOMA	15-01-0803A	03/12/2015	LOT 48 -- 5 STONEGATE LANE	25023C0081J	25023C0081J
LOMA	15-01-1257A	04/09/2015	SUBDIV PLAN OF LAND IN HINGHAM, LOT 47 -- 3 STONEGATE LANE	25023C0081J	25023C0081J

FINAL SUMMARY OF MAP ACTIONS

Community: HINGHAM, TOWN OF

Community No: 250268

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	15-01-1295A	04/16/2015	SUBDIVISION PLAN 12068D, LOT 35 -- 18 PARTRIDGE DRIVE	25023C0081J	25023C0081J
LOMA	15-01-1964A	07/21/2015	LOT 1 -- 52 UNION STREET	25023C0082J	25023C0082J
LOMA	15-01-1971A	08/17/2015	212 OTIS STREET	25023C0019J	25023C0019J
LOMA	15-01-2392A	09/16/2015	216 OTIS STREET	25023C0019J	25023C0019J
LOMA	15-01-2719A	10/07/2015	Lot 25, - 11 Partridge Drive	25023C0083J	25023C0083J
LOMA	16-01-0231A	12/02/2015	7 ANDREWS ISLE ROAD	25023C0082J	25023C0082J
LOMA	16-01-0693A	01/26/2016	PLAN OF LAND IN HINGHAM, MASS., LOT 138 -- 10 BUCKET MILL LANE	25023C0084J	25023C0084J
LOMA	16-01-1870A	06/14/2016	Lot 256A, - 299 North Street	25023C0082J	25023C0082J
LOMA	17-01-0017A	11/23/2016	SUBDIVISION PLAN OF LAND IN HINGHAM, LOT 6 -- 94 MANATEE ROAD	25023C0081J	25023C0081J
LOMA	17-01-1855A	07/07/2017	217 North Street	25023C0082J	25023C0082J
LOMA	18-01-1317A	05/18/2018	121 DOWNER AVENUE -- TAX MAP 27, TAX LOT 62	25023C0019J	25023C0019J
LOMA	18-01-1709A	07/27/2018	LOTS 52 & 53 -- 142 HOBART STREET	25023C0082J	25023C0082J
LOMA	18-01-1717A	08/20/2018	73 SUWANEE ROAD	25023C0081J	25023C0081J
LOMA	19-01-1001A	05/14/2019	39 ELDRIDGE COURT	25023C0082J	25023C0082J
LOMR-F	19-01-1386A	08/07/2019	LOT 5 -- 83 FREE STREET	25023C0084J	25023C0084J
LOMA	19-01-1254A	08/14/2019	LOT 3 -- 35 HOBART STREET	25023C0082J	25023C0082J

FINAL SUMMARY OF MAP ACTIONS

Community: HINGHAM, TOWN OF

Community No: 250268

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	20-01-0072A	12/16/2019	WEIR CLIFFS, LOT 38 -- 6 CHESTNUT ROAD	25023C0038J	25023C0038J

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.

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		