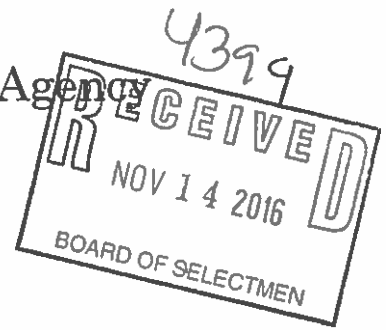




Federal Emergency Management Agency

Washington, D.C. 20472

November 4, 2016



CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Mr. Christopher Senior
Manager, Town of Cohasset
41 Highland Avenue
Cohasset, MA 02025

IN REPLY REFER TO:

Case No.: 16-01-0636P
Community Name: Town of Cohasset, MA
Community No.: 250236
Effective Date of
This Revision: **March 21, 2017**

Dear Mr. Senior:

The Flood Insurance Study Report and Flood Insurance Rate Map for your community have been revised by this Letter of Map Revision (LOMR). Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals issued in your community.

Additional documents are enclosed that provide information regarding this LOMR. Please see the List of Enclosures below to determine which documents are included. Other enclosures specific to this request may be included as referenced in the Determination Document. If you have any questions regarding floodplain management regulations for your community or the National Flood Insurance Program (NFIP) in general, please contact the Consultation Coordination Officer for your community. If you have any technical questions regarding this LOMR, please contact the Director, Mitigation Division of the Department of Homeland Security's Federal Emergency Management Agency (FEMA) in Boston, Massachusetts, at (617) 832-4761, or the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our website at <http://www.fema.gov/national-flood-insurance-program>.

Sincerely,

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

List of Enclosures:

Letter of Map Revision Determination Document
Annotated Flood Insurance Rate Map
Annotated Flood Insurance Study Report

cc: Mr. Brian Joyce, P.E.
Director of Project Management and Planning
Town of Cohasset

Mr. Peter Williams, P.E.
Senior Project Manager
GZA GeoEnvironmental, Inc.



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 Cohasset Norfolk County Massachusetts	NO PROJECT	COASTAL ANALYSIS UPDATED TOPOGRAPHIC DATA
	COMMUNITY NO.: 250236		
IDENTIFIER	Town Of Cohasset LOMR	APPROXIMATE LATITUDE AND LONGITUDE: 42.242, -70.794 SOURCE: USGS QUADRANGLE DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM*	NO: 25021C0118E DATE: July 17, 2012	DATE OF EFFECTIVE FLOOD INSURANCE STUDY: July 16, 2015	
TYPE: FIRM*	NO: 25021C0256E DATE: July 17, 2012	STILLWATER ELEVATION TABLE: 15 TRANSECT DATA TABLE: 18 TRANSECT DESCRIPTION TABLE: 17	

Enclosures reflect changes to flooding sources affected by this revision.

* FIRM - Flood Insurance Rate Map

FLOODING SOURCE AND REVISED REACH

See Page 2 for Additional Flooding Sources

Massachusetts Bay - an area from Cohasset-Hull corporate limits to Government Island, including Little Harbor and Cohasset Cover

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Massachusetts Bay	Zone AE	Zone AE	NONE	YES
	Zone AE	Zone AO	NONE**	NONE**
	Zone VE	Zone AO	NONE**	NONE**
	BFEs *	BFEs	YES	YES

* BFEs - Base Flood Elevations; ** NONE - Special Flood Hazard Area (SFHA) Zone designations modified without boundary change

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 panels 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 website at <http://www.fema.gov/national-flood-insurance-program>.

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

16-01-0636P

102-1-A-C



Federal Emergency Management Agency
Washington, D.C. 20472

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

OTHER FLOODING SOURCES AFFECTED BY THIS REVISION

FLOODING SOURCES AND REVISED REACHES

Massachusetts Bay - an area from Cohasset-Hull corporate limits to Government Island, including Little Harbor and Cohasset Cover
The Gulf - an area from Boarder Street to 300 feet North of Supper Island
James Brook - an area from Border Street tide gate to Elm Street
Richardsons Brook - an area upstream of Jerusalem Road

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Massachusetts Bay The Gulf	Zone AE	Zone VE	NONE**	NONE**
	BFEs*	BFEs	YES	YES
	Zone AE	Zone VE	NONE**	NONE**
	Zone VE	Zone VE	NONE	YES
James Brook	Zone VE	Zone AE	NONE**	NONE**
	BFEs	BFEs	YES	YES
	Zone VE	Zone VE	YES	NONE
Richardsons Brook	BFEs	BFEs	YES	NONE

* BFEs - Base Flood Elevations; ** NONE - Special Flood Hazard Area (SFHA) Zone designations modified without boundary change

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 website at <http://www.fema.gov/national-flood-insurance-program>.

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



Federal Emergency Management Agency
Washington, D.C. 20472

**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 computed in the FIS for your community. 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.

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

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 website at <http://www.fema.gov/national-flood-insurance-program>.

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



Federal Emergency Management Agency
Washington, D.C. 20472

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

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 panels 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 website at <http://www.fema.gov/national-flood-insurance-program>.

A handwritten signature in black ink, appearing to read "Rick F. Sacbibit".

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

16-01-0636P

102-I-A-C



Federal Emergency Management Agency
Washington, D.C. 20472

**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 website at https://www.floodmaps.fema.gov/fhm/bfe_status/bfe_main.asp

LOCAL NEWSPAPER

Name: *Cohasset Mariner*

Dates: November 11, 2016 and November 18, 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 website at <http://www.fema.gov/national-flood-insurance-program>.

A handwritten signature in black ink, appearing to read "Rick F. Sacbbit".

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

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>
41	This transect represents the shoreline of Cohasset from the western extent of Pleasant Beach near the intersection of Jerusalem Road and Jerusalem Lane to the intersection of Linden Drive and Jerusalem Road.	9.6	26
		REVISED DATA ↓	
42	This transect represents the shoreline of Cohasset from the eastern extent of Pleasant Beach along Atlantic Avenue to the western extent of Pleasant Beach near the intersection of Jerusalem Road and Jerusalem Lane.	9.5	19.8
43	This transect represents the shoreline of Cohasset from the western extent of Sandy Beach to the eastern extent of Pleasant Beach along Atlantic Avenue.	9.6	24
		REVISED DATA ↓	
44	This transect represents the shoreline of Cohasset in Little Harbor from the intersection of Jerusalem Road and Whites Way to the inlet of Little Harbor near the intersection of Hobart Lane and Atlantic Avenue.	9.5	20.9
45	This transect represents the shoreline of Cohasset from the fork in Joy Place near Gammons Road to intersection of Jerusalem Road and Bow Street.	9.5	21.9
46	This transect represents the shoreline of Cohasset along Sandy Beach and any overtopping resulting in wave transmission to the shoreline along Little Harbor to the fork in Joy Place near Gammons Road.	9.5	23.1

¹North American Vertical Datum of 1988

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

REVISED TO
REFLECT LOMR
EFFECTIVE: March 21, 2017

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>
47	This transect represents the shoreline of Cohasset from the inlet of Little Harbor near the intersection of Hobart Lane and Atlantic Avenue to eastern extent of Sandy Beach.	9.6	20
		REVISED DATA ↓	
48	This transect represents the shoreline of Cohasset from Quarry Point, just north of Lothrop Lane to the inlet of Little Harbor near the intersection of Hobart Lane and Atlantic Avenue.	9.5	29
49	This transect represents the shoreline of Cohasset from the eastern extent of Whitehead Road to Quarry Point, just north of Lothrop Lane.	9.5	21.2
50	This transect represents the shoreline of Cohasset from Cohasset Harbor near the intersection of Howard Gleason Road and Atlantic Avenue to the eastern extent of Whitehead Road.	9.5	25.5
51	This transect represents the shoreline of Cohasset from the North Scituate Corporate Boundary, near the intersection of Gannett Road and Hollett Street, to Cohasset Harbor near the intersection of Howard Gleason Road and Atlantic Avenue.	9.5	35.7

¹North American Vertical Datum of 1988

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

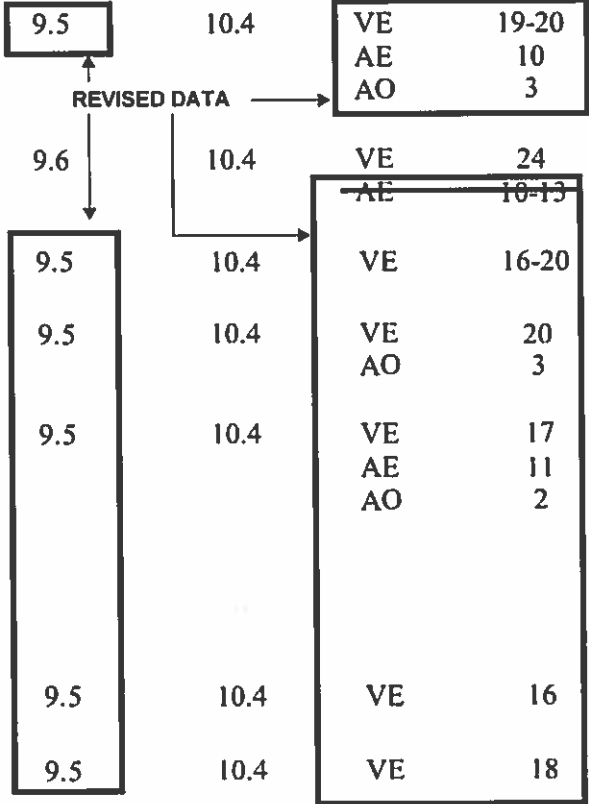
For the revised open water flooding sources in the Town of Cohasset, coastal transect data was extracted from topographic data acquired from 3-meter contour data obtained from the Massachusetts Office of Geographic and Environmental Information (MassGIS). For the revised open water flooding sources in the Towns of Braintree and Weymouth, coastal transect data was extracted from 2-foot contour data provided by the communities. Additionally, portions of twenty (20) coastal transects were field-surveyed to supplement the contour data for the restudy area. As appropriate, coastal protection structure details and 0.0-foot NAVD elevation were included and noted in the transect field surveys. Bathymetric data from NOAA Nautical Charts were used to extend the

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TABLE 18 – REVISED TRANSECT DATA

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		
<u>Town of Cohasset</u>						
MASSACHUSETTS BAY From Cohasset-Hull corporate limits to Government Island, including Little Harbor and Cohasset Cove						
40	8.4	9.3	9.6	10.4	VE AE	21 10
41	8.4	9.3	9.6	10.4	VE	26
42	8.4	9.3	9.5	10.4	VE AE AO	19-20 10 3
43	8.4	9.3	9.6	10.4	VE AE	24 10-13
47	8.4	9.3	9.5	10.4	VE	16-20
48	8.4	9.3	9.5	10.4	VE AO	20 3
49	8.4	9.3	9.5	10.4	VE AE AO	17 11 2
THE GULF From Border Street to 300 feet north of Supper Island						
50	8.4	9.3	9.5	10.4	VE	16
51	8.4	9.3	9.5	10.4	VE	18

REVISED DATA



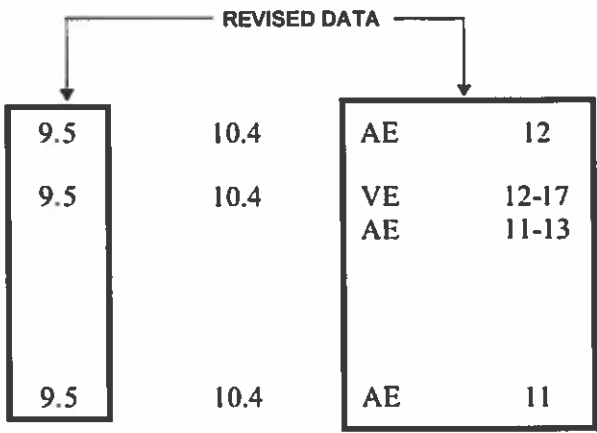
¹North American Vertical Datum of 1988

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

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EFFECTIVE: March 21, 2017**

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	9.5	10.4	AE	12
46	8.4	9.3	9.5	10.4	VE AE	12-17 11-13
RICHARDSONS BROOK						
Upstream of Jerusalem Road						
44	8.4	9.3	9.5	10.4	AE	11
Town of Weymouth						
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	14; 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.

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is presented below. For the June 9, 2014 coastal study update, a description of the methods is described in the June 9, 2014 Partial Countywide Analyses section.

July 17, 2012 Partial Countywide Analyses

As part of the July 17, 2012 partial countywide update, revised coastal analyses were performed for the open water flooding sources in the Towns of Braintree, Cohasset and Weymouth. Provided below is a summary of the analyses performed. All revised coastal analyses were performed in accordance with Appendix D “Guidance for Coastal Flooding Analyses and Mapping,” (Reference 164) of the Guidelines and Specifications, as well as the “Atlantic Ocean and Gulf of Mexico Coastal Guidelines Update” (Reference 165).

For the revised communities, published values in the Tidal Flood Survey (Reference 166) were used to estimate the stillwater elevations for the 10-, 2-, and 1-percent-annual-chance floods for Hingham Bay, Straits Pond, The Gulf, Massachusetts Bay, Weymouth Fore River, and Weymouth Back River. The 0.2-percent-annual-chance stillwater elevations for the revised flooding sources were extrapolated based on the more frequent stillwater elevations in the Tidal Flood Survey. Stillwater elevations for the revised flooding sources are presented in Table 15.

TABLE 15 –SUMMARY OF COASTAL STILLWATER ELEVATIONS

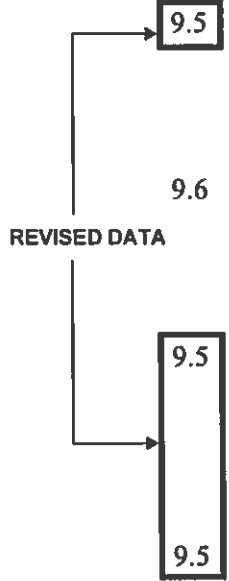
<u>FLOODING SOURCE AND LOCATION</u>	<u>ELEVATION (feet NAVD¹)</u>			
	<u>10-PERCENT</u>	<u>2-PERCENT</u>	<u>1-PERCENT</u>	<u>0.2-PERCENT</u>
<u>Town of Cohasset</u>				
MASSACHUSETTS BAY				
From Cohasset-Hull corporate limits to Government Island, including Little Harbor and Cohasset Cove Transects 40-43 and 47-79	8.4	9.3	9.5	10.4
		REVISED DATA →		
THE GULF				
From Border Street to 300 feet north of Supper Island Transects 50-51	8.4	9.3	9.5	10.4
Near Supper Island	8.4	9.3	9.6	10.4
200 feet south of Supper Island to Stanton Road	8.4	9.3	9.6	10.4

¹North American Vertical Datum of 1988

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TABLE 15 – SUMMARY OF COASTAL STILLWATER ELEVATIONS - continued

<u>FLOODING SOURCE AND LOCATION</u>	<u>ELEVATION (feet NAVD¹)</u>			
	<u>10-PERCENT</u>	<u>2-PERCENT</u>	<u>1-PERCENT</u>	<u>0.2-PERCENT</u>
THE GULF - continued				
Stanton Road to Scituate-Cohasset corporate limits	8.4	9.3	9.5	10.4
STRAITS POND				
Entire shoreline within the corporate limits	8.4	9.3	9.6	10.4
JAMES BROOK				
From Border Street tide gate to Elm Street Transects 45-46	8.4	9.3	9.5	10.4
RICHARDSONS BROOK				
Upstream of Jerusalem Road Transect 44	8.4	9.3	9.5	10.4
<u>Town of Weymouth</u>				
HINGHAM BAY				
At Grape Bay Transects 36-38	8.3	9.2	9.5	10.4
WEYMOUTH BACK RIVER				
Entire length within community Transect 39	8.3	9.2	9.5	10.4
WEYMOUTH FORE RIVER				
At Rose Cliff Transects 31-32	8.3	9.2	9.5	10.4
At Wassagusset Beach Transects 34-35	8.3	9.2	9.5	10.4



¹North American Vertical Datum of 1988

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