



Federal Emergency Management Agency

Washington, D.C. 20472

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
19P-N

December 4, 2009

Paulina Knibbe
Chairperson, Board of Selectmen
Town of Acton
472 Main Street
Acton, Massachusetts 01720

Community: Town of Acton,
Middlesex County, Massachusetts
Community No.: 250176
Map Panels Affected: See FIRM Index

Dear Ms. Knibbe:

This is to formally notify you of the final flood hazard determination for your community in compliance with Title 44, Chapter I, Part 67, Code of Federal Regulations. On January 6, 1988, the Department of Homeland Security's Federal Emergency Management Agency (FEMA) issued a Flood Insurance Rate Map (FIRM) that identified the Special Flood Hazard Areas (SFHAs), the areas subject to inundation by the base (1-percent-annual-chance) flood, in the Town of Acton, Middlesex County, Massachusetts. Recently, FEMA completed a re-evaluation of flood hazards in your community. On September 28, 2007, and May 29, 2008, FEMA provided you with Preliminary and Revised Preliminary copies of the Flood Insurance Study (FIS) report and FIRM that identify existing flood hazards in your community.

FEMA has addressed all comments received on the Preliminary and Revised Preliminary copies of the FIS report and FIRM. Accordingly, the FIS report and FIRM for your community will become effective on June 4, 2010. Before the effective date, FEMA will send you final printed copies of the FIS report and FIRM.

Because the FIS report for your community has been completed, certain additional requirements must be met under Section 1361 of the National Flood Insurance Act of 1968, as amended, within 6 months from the date of this letter. Prior to June 4, 2010, 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) of the NFIP regulations (44 CFR 59, etc.). 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) of the NFIP regulations must be enacted in a legally enforceable document. This includes adoption of the current effective FIS report and FIRM to which the regulations apply and the other modifications made by this map revision. Some of the standards should already have been enacted by your community in order to establish eligibility in the NFIP. 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);
2. Adopting all the standards of Paragraph 60.3(d) 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).

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 Flood Disaster Protection Act of 1973 as amended.

In addition to your community using the FIS report and FIRM to manage development in the floodplain, FEMA will use the FIS report to establish appropriate flood insurance rates. On the effective date of the revised FIRM, actuarial rates for flood insurance will be charged for all new structures and substantial improvements to existing structures located in the identified SFHAs. These rates may be higher if structures are not built in compliance with the floodplain management standards of the NFIP. The actuarial flood insurance rates increase as the lowest elevations (including basement) of new structures decrease in relation to the Base Flood Elevations established for your community. This is an important consideration for new construction because building at a higher elevation can greatly reduce the cost of flood insurance.

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 [LOMA], Letters of Map Revision [LOMR]) that will be superseded when the revised FIRM panels 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 FIS report and FIRM for your community have been prepared in our countywide format, which means that flood hazard information for all jurisdictions has been combined into one FIS report and FIRM. When the FIS report and FIRM are printed and distributed, your community will receive only those panels that present flood hazard information for your community. We will provide complete sets of the FIRM panels to county officials, where they will be available for review by your community.

The FIRM panels have been computer-generated. Once the FIS report and FIRM are printed and distributed, the digital files containing the flood hazard data for the entire county will 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 Map Service Center, toll free, at 1-800-358-9616. 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 your community is encountering difficulties in enacting the necessary floodplain management measures required to continue participation in the NFIP, we urge you to call the Director, Federal Insurance and Mitigation Division of FEMA, Region I, in Boston, Massachusetts, at (617) 956-7573 for assistance. If you have any questions concerning mapping issues in general or the enclosed Summary of Map Actions,

please call our Map Assistance Center, toll free, at 1-877-FEMA MAP (1-877-336-2627). In addition, the Massachusetts Department of Conservation and Recreation, Flood Hazard Management Program is available to assist your community. For questions regarding the FIRM for your community or the NFIP, you may contact Richard Zingarelli, the NFIP State Coordinator, by telephone at (617) 626-1406, by mail at 251 Causeway Street, Suite 700, Boston, Massachusetts 02114, or by e-mail at richard.zingarelli@state.ma.us.

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 National Flood Insurance Program*, *Frequently Asked Questions Regarding the Effects that Revised Flood Hazards have on Existing Structure*, *Use of Flood Insurance Study (FIS) Data as Available Data*, and *National Flood Insurance Program Elevation Certificate and Instructions*, can be found on our website at <http://www.floodmaps.fema.gov/lfd>. Paper copies of these documents may also be obtained by calling our Map Assistance Center.

Sincerely,



Kevin C. Long, Acting Chief
Engineering Management Branch
Mitigation Directorate

Enclosure:

Final Summary of Map Actions

cc: Community Map Repository
Frank Ramsbottom, Building Commissioner, Town of Acton

FINAL SUMMARY OF MAP ACTIONS

Community: ACTON, TOWN OF

Community No: 250176

To assist your community in maintaining the Flood Insurance Rate Map (FIRM), we have summarized below the previously issued Letter of Map Change (LOMC) actions (i.e., Letters of Map Revision (LOMRs) and Letters of Map Amendment (LOMAs)) that will be affected when the revised FIRM becomes effective on June 4, 2010.

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	Old Panel	New 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 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.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMA	500003140R01	03/14/1997	7 CARRIAGE DRIVE	2501760006C	25017C0234E 25017C0242E
LOMA	98-01-770A	07/29/1998	ACORN PARK CONDOMINIUMS, UNIT 9 - EVA #13 - 9 BEECHNUT STREET	2501760005C	25017C0243E
LOMA	00-01-0650A	06/20/2000	29 ROBINWOOD ROAD	2501760007C	25017C0358E
LOMA	02-01-0034A	12/05/2001	2 ROBINWOOD ROAD	2501760003C	25017C0358E
LOMA	02-01-0220A	12/07/2001	LOT 8-A - 14 KNOWLTON DRIVE	2501760001C	25017C0352E
LOMA	04-01-1626A	10/14/2004	LOT 34 - 8 ARBORWOOD ROAD	2501760003C	25017C0358E
LOMR-F	05-01-0914A	10/13/2005	LOT 4A - 4 SWEENEY FARM LANE	2501760001C	25017C0351E 25017C0353E
LOMA	06-01-B151A	02/07/2006	LOT 35-2 - 144 Great Road	2501760007C	25017C0356E

FINAL SUMMARY OF MAP ACTIONS

Community: ACTON, TOWN OF

Community No: 250176

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMA	07-01-0003A	12/05/2006	LOT 7 – 40 ROBBINS STREET	2501760003C	25017C0353E 25017C0354E
LOMR-FW	07-01-0063A	01/11/2007	LOT 17 – 29 KNOX TRAIL	2501760006C	25017C0358E
LOMA	06-01-B852A	01/16/2007	60 POWDER MILL ROAD	2501760006C	25017C0358E
LOMA	07-01-0496A	06/12/2007	LOT A – 875 MAIN STREET	2501760005C	25017C0244E
LOMA	07-01-1233A	10/25/2007	LOT 8 – 110 WILLOW STREET	2501760001C	25017C0353E
LOMA	09-01-0273A	12/09/2008	A PORTION OF LOT 2 – 81 RIVER STREET	2501760003C	25017C0354E
LOMR-FW	08-01-1014A	01/22/2009	A PORTION OF LOTS 1 AND 2 81 RIVER STREET	2501760003C	25017C0354E
LOMA	09-01-0539A	02/10/2009	LOT E.U.A 19, ACORN PARK 5 HAZELNUT STREET	2501760005C	25017C0243E
LOMA	09-01-0347A	03/03/2009	LOT 3-C – 200 NEWTOWN ROAD	2501760002C	25017C0239E

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
			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.

FINAL SUMMARY OF MAP ACTIONS

Community: ACTON, TOWN OF

Community No: 250176

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 has changed, the LOMC cannot be revalidated through this administrative process. Therefore, we will review the data previously submitted for the LOMC requests listed below and issue a new determination for the affected properties after the effective date of the revised FIRM.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
			NO CASES RECORDED		

**Middlesex County, Massachusetts and Incorporated Areas
Docket Nos.: FEMA-B-7781 and B-7798**

Flooding Source(s)	Location of Referenced Elevation	*Elevation in feet (NGVD) +Elevation in feet (NAVD) # Depth in feet above ground Modified	Communities Affected
Aberjona River	At outlet to Lower Mystic Lake	+7	Town of Arlington, City of Medford, City of Woburn, Town of Reading, Town of Winchester
	At divergence of Aberjona River – North Spur	+83	
Aberjona River – North Spur	At confluence with Aberjona River	+64	Town of Reading, City of Woburn, Town of Wilmington
	Approximately 300 feet upstream of Willow Street	+83	
Alewife Brook (Little River)	At confluence with Mystic River	+7	Town of Arlington, City of Somerville
	Approximately 320 feet downstream of Henderson Street	+7	
Assabet River	Entire reach within Town of Hudson	+181	Town of Hudson
Assabet River	At upstream side of Interstate 495	+213	City of Marlborough
	Approximately 800 feet upstream of Interstate 495	+214	
Beaver Brook 1	Approximately 4,040 feet upstream of Beaver Street	+54	Town of Belmont
	Approximately 5,765 feet upstream of Beaver Street	+75	
Beaver Brook 3	Approximately 1,000 feet downstream of Pleasant Street	+71	Town of Dracut
	At Pleasant Street	+71	
Butter Brook	Approximately 1,600 feet upstream of Main Street	+176	Town of Westford
	Approximately 2,100 feet downstream of Old Road	+176	
Concord River	Approximately 450 feet upstream of Interstate 495 East	+104	Town of Billerica, Town of Chelmsford, Town of Tewksbury
	Approximately 2,280 feet upstream of Interstate 495 East	+105	
Cummings Brook	At confluence with Shakers Glen Brook	+47	City of Woburn
	Approximately 130 feet upstream of Winn Street	+102	
Fort Meadow Brook	Approximately 100 feet downstream of Main Street	+181	Town of Hudson
	At confluence with Assabet River	+181	
Fort Meadow Reservoir	Entire reach within City of Marlborough	+262	City of Marlborough
Guggins Brook	Approximately 1,000 feet upstream of confluence with Inch Brook	+207	Town of Boxborough

Hales Brook	Approximately 1,350 feet east of Industrial Avenue East and Lowell Connector intersection - backwater area	+102	City of Lowell
Hales Brook	At confluence with River Meadow Brook	+102	City of Lowell
	Approximately 1,500 feet upstream of Industrial Avenue East	+102	
Hales Brook	Approximately 1,350 feet east of Industrial Avenue East and Lowell Connector intersection - backwater area	+102	Town of Chelmsford
Hales Brook	Approximately 2,200 feet downstream of Interstate 495	+102	Town of Chelmsford
	Approximately 200 feet downstream of Interstate 495	+102	
Halls Brook	At confluence with Aberjona River	+54	City of Woburn
	Approximately 220 feet upstream of Merrimac Street	+95	
Horn Pond Brook / Fowle Brook	At confluence with Aberjona River	+23	City of Woburn,
	At confluence with Shakers Glen Brook	+47	Town of Winchester
Little Brook	At confluence with Cummings Brook	+67	City of Woburn
	Approximately 400 feet upstream of Bedford Road	+95	
Lubbers Brook	Approximately 1,800 feet downstream of Cook Street	+102	Town of Wilmington
	Approximately 3,090 feet upstream of Cook Street	+103	
Marginal Brook	Entire reach within Town of Tewksbury	+126	Town of Tewksbury
Merrimack River	Approximately 6,000 feet upstream of County boundary	+57	Town of Chelmsford, Town of Dracut, Town of Tewksbury,
	Approximately 10,730 feet downstream of Tyngsborough Bridge	+104	Town of Tyngsborough
Mill Brook	Approximately 315 feet downstream of confluence with Tributary to Mill Brook	+119	Town of Bedford
	Approximately 315 feet upstream of confluence with Tributary to Mill Brook	+119	
Mill Brook 3	Upstream side of Mystic Valley Parkway	+7	Town of Arlington, Town of Lexington
	Approximately 70 feet upstream of Boston and Maine Railroad	+168	
Mystic River	Upstream side of Mystic Valley Parkway – State Route 16	+5	Town of Arlington, City of Medford
	At outlet to Lower Mystic Lake	+7	
Nonesuch Pond	Entire reach within Town of Natick	+174	Town of Natick
North Lexington Brook	Approximately 400 feet upstream of confluence with Shawsheen River	+116	Town of Lexington
	At Boston and Maine Railroad	+117	

Pages Brook	Approximately 250 feet northwest of Larsen Lane and Outlook Road intersection – backwater area	+119	Town of Billerica
Peppermint Brook	At confluence with Beaver Brook 3 Approximately 50 feet downstream of State Route 113	+71 +74	Town of Dracut
Richardson Brook	At confluence with Merrimack River Downstream side of State Route 10 Dam	+57 +58	Town of Dracut
Schneider Brook	At confluence with Aberjona River Approximately 880 feet upstream of Forbes Street	+45 +84	City of Woburn
Shakers Glen Brook	At confluence with Fowle Brook At Russell Street	+47 +62	City of Woburn
Shawsheen River	At upstream side of Boston and Maine Railroad Approximately 1.9 miles downstream of Boston Road (State Road 3A)	+91 +97	Town of Wilmington
Shawsheen River	Approximately 2,125 feet upstream of Bridge Street Approximately 300 feet upstream of Summer Street	+113 +116	Town of Lexington
Snake Brook	Approximately 2,420 feet downstream of Main Street Approximately 2,760 feet downstream of Commonwealth Avenue	+138 +147	Town of Natick
Sweetwater Brook	At confluence with Aberjona River Approximately 120 feet upstream of Lindenwood Road	+36 +63	City of Woburn, Town of Stoneham
Town Line Brook	Approximately 370 feet upstream of Lynn Street Approximately 1,650 feet upstream of Lynn Street	+8 +8	City of Everett
Town Line Brook	Approximately 1,850 feet downstream of County boundary	+8	City of Everett
Trull Brook	At confluence with Merrimack River Approximately 100 feet upstream of Golf Course Bridge	+57 +57	Town of Tewksbury
Valley Pond	Entire shoreline within community	+175	Town of Weston
Wellington Brook	Approximately 600 feet upstream of confluence with Alewife Brook (Little River) Approximately 1,700 feet upstream of Concord Avenue	+7 +20	City of Cambridge Town of Belmont

Depth in feet above ground

*National Geodetic Vertical Datum

+North American Vertical Datum

ADDRESSES:

City of Cambridge:

Maps are available for inspection at the City of Cambridge Department of Public Works, 147 Hampshire Street, Cambridge, Massachusetts.

City of Everett:

Maps are available for inspection at the Everett City Hall, Office of the City Engineer, 484 Broadway Street, Room 26, Everett, Massachusetts.

City of Lowell:

Maps are available for inspection at the Lowell City Hall, 375 Merrimack Street, Lowell, Massachusetts.

City of Marlborough:

Maps are available for inspection at the Marlborough City Hall, Office of Inspectional Services, 140 Main Street, Marlborough, Massachusetts.

City of Medford:

Maps are available for inspection at the Medford City Hall, Engineering Division, 85 George P. Hassett Drive, Room 300, Medford, Massachusetts.

City of Somerville:

Maps are available for inspection at the Somerville City Hall, Public Works Department, 93 Highland Avenue, Somerville, Massachusetts.

City of Woburn:

Maps are available for inspection at the Woburn City Hall, Engineering Department, 10 Common Street, Woburn, Massachusetts.

Town of Arlington:

Maps are available for inspection at the Arlington Town Hall, 730 Massachusetts Avenue, Arlington, Massachusetts.

Town of Bedford:

Maps are available for inspection at the Bedford Town Hall, 10 Mudge Way, Bedford, Massachusetts.

Town of Belmont:

Maps are available for inspection at the Town of Belmont Community Development Office, 19 Moore Street, Belmont, Massachusetts.

Town of Billerica:

Maps are available for inspection at the Town of Billerica Building Department, 365 Boston Road, Billerica, Massachusetts.

Town of Boxborough:

Maps are available for inspection at the Town of Boxborough, 29 Middle Road, Boxborough, Massachusetts.

Town of Chelmsford:

Maps are available for inspection at the Town of Chelmsford Public Works Department, 50 Billerica Road, Chelmsford, Massachusetts.

Town of Dracut:

Maps are available for inspection at the Dracut Town Hall, 11 Springpark Avenue, Dracut, Massachusetts.

Town of Hudson:

Maps are available for inspection at the Town of Hudson Inspections Department, 78 Main Street, Hudson, Massachusetts.

Town of Lexington:

Maps are available for inspection at the Town of Lexington Engineering Department, 1625 Massachusetts Avenue, Lexington, Massachusetts.

Town of Natick:

Maps are available for inspection at the Natick Town Hall, 13 East Central Street, Natick, Massachusetts.

Town of Reading:

Maps are available for inspection at the Reading Town Hall, Building Department, 16 Lowell Street, Reading, Massachusetts.

Town of Stoneham:

Maps are available for inspection at the Town of Stoneham Department of Public Works, 16 Pine Street, Stoneham, Massachusetts.

Town of Tewksbury:

Maps are available for inspection at the Tewksbury Town Hall, Building Department, 1009 Main Street, Tewksbury, Massachusetts.

Town of Tyngsborough:

Maps are available for inspection at the Tyngsborough Town Hall, Building Department, 25 Bryants Lane, Tyngsborough, Massachusetts.

Town of Westford:

Maps are available for inspection at the Westford Town Hall, Building Department, 55 Main Street, Westford, Massachusetts.

Town of Weston:

Maps are available for inspection at the Weston Town Hall, 11 Town House Road, Weston, Massachusetts.

Town of Wilmington:

Maps are available for inspection at the Wilmington Town Hall, 121 Glen Road, Wilmington, Massachusetts.

Town of Winchester:

Maps are available for inspection at the Town of Winchester Engineer's Office, 71 Mt. Vernon Street, Winchester, Massachusetts.
