



Federal Emergency Management Agency

Washington, D.C. 20472

January 08, 2025

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
19P

President and Member-at-Large Richard
Brewer
President & Member-at-Large, Town of
Randolph Town Council
Town Hall
41 South Main Street
Randolph, MA 02368

Community Name: Town of Randolph,
Norfolk County,
MA
Community No.: 250251
Map Panels See FIRM Index
Affected:

Dear President & Member-at-Large Brewer:

This is to notify you of the final flood hazard determination for Norfolk County, Massachusetts (All Jurisdictions), in compliance with Title 44, Chapter I, Part 67, Section 67.11, Code of Federal Regulations (CFR). This section requires that notice of final flood hazards shall be sent to the Chief Executive Officer of the community, all individual appellants, and the State Coordinating Agency, and shall be published in the *Federal Register*.

The statutory 90-day appeal period that was initiated for your community 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 local newspaper has elapsed.

FEMA did not receive any appeals of the proposed flood hazard determinations or submittals regarding the Revised Preliminary Flood Insurance Study (FIS) report and Flood Insurance Rate Map (FIRM) during that time.

Accordingly, the flood hazard determinations for your community are considered final. The final notice for flood hazard determinations will be published in the *Federal Register* as soon as possible. The FIS report and FIRM for your community will become effective on July 08, 2025. Before the effective date, we will send your community final printed copies of the FIS report and FIRM. For insurance purposes, the community number and new suffix code for the panels being revised are indicated on the FIRM and must be used for all new policies and renewals.

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.

It must be emphasized that all the standards specified in 44 CFR Part 60.3 (d) of the National Flood Insurance Program (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 other modifications made by this map revision. Some of the standards should already have been enacted by your community in order to establish initial eligibility in the NFIP. Your community can meet any additional requirements by taking one of the following actions in this Paragraph of the NFIP regulations:

1. Amending existing regulations to incorporate any additional requirements of 44 CFR Part 60.3 (d);
2. Adopting all the standards of 44 CFR Part 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 44 CFR Part 60.3 (d).

Also, prior to the effective date, your community is required, as a condition of continued eligibility in the NFIP, to adopt or show evidence of adoption of the floodplain management regulations that meet the standards of 44 CFR Part 60.3 (d) of the NFIP regulations by the effective date of the FIRM. These standards are the minimum requirements and do not supersede any State or local requirements of a more stringent nature.

Many states and communities have adopted building codes based on the International Codes (I-Codes); the model I-Codes (2009 and more recent editions) contain flood provisions that either meet or exceed the minimum requirements of the NFIP for buildings and structures. The model codes also contain provisions, currently found in an appendix to the International Building Code, that apply to other types of development and NFIP requirements. In these cases, communities should request review by the NFIP State Coordinator to ensure that local floodplain management regulations are coordinated (not duplicative or inconsistent) with the State or Local building code. FEMA's resource, *Reducing Flood Losses through the International Code: Coordinating Building Codes and Floodplain Management Regulations, 5th Edition (2019)*, provides some guidance on this subject and is available at <https://www.fema.gov/emergency-managers/risk-management/building-science/building-codes/flood>.

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 (Public Law 93-234) as amended, and 44 CFR Part 59.24.

To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions (SOMA) to document previous Letters of Map Change (LOMC) actions (i.e., Letters of Map Amendment, Letters of Map Revision) that will be affected when the revised FIRM panels referenced above become effective. If no LOMCs were issued previously for your community, you are receiving a SOMA for informational purposes only.

Once the FIS report and FIRM are printed and distributed, the digital files containing the flood hazard data for the entire county can be provided for use in a computer mapping system. These files can be used in conjunction with other thematic data for floodplain management purposes, insurance requirements, and many other planning applications. Copies of the digital files of the FIRM panels may be obtained by calling our FEMA Mapping and Insurance eXchange (FMIX), toll free, at (877) 336-2627 (877-FEMA MAP) or by visiting the Map Service Center at <https://www.msc.fema.gov>. In addition, your community may be eligible for additional credits under our Community Rating System if you implement your activities using digital mapping files.

For assistance with your floodplain management ordinance or enacting the floodplain management regulations, please contact Joy Duperault, NFIP State Coordinator for Massachusetts, by telephone at (857) 286-0326 or by email at joy.duperault@mass.gov. If you should require any additional information, we suggest that you contact the Director, Risk Analysis Branch of FEMA, Region I at (617) 956-7576 or kerry.bogdan@fema.dhs.gov for assistance. If you have any questions concerning mapping issues in general or the enclosed SOMA, please call our FMIX at the telephone number shown above. Additional information and resources you may find helpful regarding the NFIP and floodplain management can be found on our website at <https://www.fema.gov/flood-maps>. Copies of these documents may also be obtained by calling our FMIX.

Sincerely,



Luis Rodriguez, P.E.
Engineering and Modeling Division
Risk Management Directorate | Resilience

Enclosure:
Final SOMA

cc: Community Map Repository
Michelle Tyler, Director of Planning, Town of Randolph

FINAL SUMMARY OF MAP ACTIONS

Community: RANDOLPH, TOWN OF

Community No: 250251

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 8, 2025.

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: RANDOLPH, TOWN OF

Community No: 250251

2A. LOMCs on Revised Panels

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	98-01-746A	07/31/1998	124 CHESTNUT CIRCLE - LOT 9A	2502510003C	25021C0216F
LOMR-F	99-01-652A	05/21/1999	304 OAK ST	2502510003C	25021C0217F
LOMA	99-01-862A	09/15/1999	A PORTION OF LOT 2 - 16-18 PINE ROAD CONDOMINIUM	2502510002C	25021C0208F
LOMA	01-01-0456A	02/21/2001	8 THOMAS SALAMONE CIRCLE	2502510004D	25021C0216F
LOMA	01-01-1072A	09/21/2001	18-20 JULIAN ROAD	2502510002D	25021C0208F
LOMA	01-01-1202A	09/19/2001	14-16 JULIAN ROAD	2502510002D	25021C0208F
LOMA	03-01-0254A	01/30/2003	LOTS 991-994 ROOT STREET	2502510002D	25021C0208F
LOMA	04-01-0026A	02/05/2004	LOT A--100 CHESTNUT CIRCLE	2502510004D	25021C0216F
LOMA	04-01-1544A	09/23/2004	LOT 170 - 121 BITTERSWEET LANE	2502510004D	25021C0216F
LOMA	05-01-0233A	02/11/2005	MILL VILLAGE APTS -- 33, 49 HIGHLAND GLEN DRIVE, 45, 46 BIRCHWOOD ROAD, 51, 60, 61, 95 BRIDLE PATH C	2502510004D	25021C0216F
LOMA	06-01-B445A	07/07/2006	SPOTLESS TOWN, LOTS 700-704 -- 168 POND STREET (MA)	2502510002D	25021C0208F
LOMR-F	07-01-0032A	04/05/2007	10 EDWARD SCAHILL DRIVE (MA)	2502510004D	25021C0216F
LOMA	10-01-0077A	01/14/2010	MAP 60, BLOCK B, PARCEL 1 -- 159 BITTERSWEET LANE	2502510004D	25021C0216F
LOMA	11-01-0606A	02/24/2011	WALDRON PINES, LOTS 170-173 & LOTS 222-225--28 JULIAN ROAD	2502510002D	25021C0208F
LOMA	12-01-0232A	12/06/2011	LOT 289 --- 7 EDWARD SCAHILL DRIVE	2502510004D	25021C0216F
LOMA	12-01-1024A	02/21/2012	LOTS 705-708 & LOT A ----- 170 POND STREET	2502510002D	25021C0208F

FINAL SUMMARY OF MAP ACTIONS

Community: RANDOLPH, TOWN OF

Community No: 250251

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	12-01-1536A	04/26/2012	LOT 9 -- 26 & 28 COUNTRY CLUB DRIVE	2502510004D	25021C0216F
LOMA	13-01-0032A	10/18/2012	MAP 13, PARCEL 005 -- 4 LINDEN THOMAS STREET	25021C0208E	25021C0208F
LOMA	13-01-0527A	01/03/2013	SPOTLESS TOWN, LOTS 924-930 -- 85 WALSH STREET	25021C0208E	25021C0208F
LOMA	13-01-0787A	01/15/2013	LOT 12 -- 26 THOMAS PATTON DRIVE	25021C0216E	25021C0216F
LOMA	13-01-0865A	01/24/2013	MAP 12, LOT 2 -- 6 ROOT STREET	25021C0208E	25021C0208F
LOMA	13-01-1789A	05/21/2013	ASSESSORS MAP 13, BLOCK BB, PARCEL 003 -- 35 NEWCOMB AVENUE	25021C0208E	25021C0208F
LOMR-FW	13-01-2347A	09/10/2013	LOT 11 -- 11/15 PEARL STREET	25021C0216E	25021C0216F
LOMA	13-01-2401A	11/07/2013	LOT 10 - 70 Pond Lane	25021C0208E	25021C0208F
LOMA	14-01-0149A	12/10/2013	LOT 31 - 73 Webster Street	25021C0208E	25021C0208F
LOMA	13-01-2636A	12/17/2013	LOT 16 - 41 Tiffany Drive	25021C0218E	25021C0218F
LOMA	14-01-0956A	02/11/2014	LOT 9 -- 72 POND LANE	25021C0208E	25021C0208F
LOMA	14-01-1013A	02/11/2014	LOT 18 - 84 Chestnut Circle	25021C0216E	25021C0216F
LOMA	14-01-1283A	03/20/2014	LOT 2 - 28 Newcomb Avenue	25021C0208E	25021C0208F
LOMA	14-01-1659A	04/17/2014	LOT T -- 5 RESERVOIR DRIVE, 5A & 5B	25021C0216E	25021C0216F
LOMA	14-01-2238A	07/22/2014	LOT 2-A - 25 TEED DRIVE	25021C0217E	25021C0217F
LOMA	14-01-2496A	07/22/2014	129 BITTERSWEET LANE	25021C0216E	25021C0216F
LOMA	15-01-0377A	12/16/2014	PARCEL 51F -- 260 MILL STREET	25021C0217E	25021C0217F

FINAL SUMMARY OF MAP ACTIONS

Community: RANDOLPH, TOWN OF

Community No: 250251

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMR-F	15-01-0035A	01/08/2015	86 CHESTNUT CIRCLE	25021C0216E	25021C0216F
LOMA	15-01-0755A	02/03/2015	LOT 16 -- 13 JEANNE ROAD	25021C0216E	25021C0216F
LOMA	15-01-1225A	04/03/2015	LOT 286 -- 126 BITTERSWEET LANE	25021C0216E	25021C0216F
LOMA	15-01-2621A	10/20/2015	166 POND STREET	25021C0208E	25021C0208F
LOMA	15-01-2635A	10/20/2015	10 ROOT STREET	25021C0208E	25021C0208F
LOMA	16-01-1768A	06/23/2016	98 WARREN STREET	25021C0216E	25021C0216F
LOMA	17-01-0750A	02/03/2017	116/118/120 YORK AVENUE	25021C0212E	25021C0212F
LOMA	17-01-0912A	06/15/2017	RESIDENCES AT GREAT POND, LOT A -- PACELLA PARK DRIVE (BUILDING 5)	25021C0208E	25021C0208F
LOMA	17-01-2684A	10/18/2017	EXTENSION OF CHESTNUT CIRCLE, LOT 10A -- 120 CHESTNUT CIRCLE	25021C0216E	25021C0216F
LOMA	18-01-0612A	02/15/2018	136 BITTERSWEET LANE	25021C0216E	25021C0216F
LOMA	18-01-2112A	10/16/2018	MARY LEE ESTATES, LOT 1 -- 16 S.J. SKEEN CIRCLE	25021C0218E	25021C0218F
LOMA	19-01-0170A	12/11/2018	SPOTLESS TOWN, LOTS 957-961 -- 7 WALSH STREET	25021C0208E	25021C0208F
LOMA	19-01-0397A	01/16/2019	MARY LEE ESTATES, LOT 3 - 9 S.J. SKEEN CIRCLE	25021C0218E	25021C0218F
LOMA	19-01-0572A	02/25/2019	11 ROBERT ROAD	25021C0216E	25021C0216F
LOMA	21-01-1339A	09/08/2021	25 BRIDLE PATH CIRCLE & 164 BITTERSWEET LANE	25021C0216E	25021C0216F
LOMA	23-01-0533A	05/26/2023	100 Liberty Place	25021C0216E	25021C0216F
LOMA	23-01-0538A	06/27/2023	PLAN NO. 26455T, LOT 282 -- 24 BRIDLE PATH CIRCLE	25021C0216E	25021C0216F

FINAL SUMMARY OF MAP ACTIONS

Community: RANDOLPH, TOWN OF

Community No: 250251

2B. LOMCs on Unrevised Panels

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

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
LOMA	16-01-0531A	01/06/2016	LOT 38B -- 41 STEVENS TERRACE	4

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		