



FEMA

March 4, 2016

Elaine Abbott, City Manager
City of Eastport
78 High Street
Eastport, Maine 04631

Re: City of Eastport, Washington County, Maine
Community No.: 230137

IN REPLY REFER TO: Prelim-EAP-R1

Dear Ms. Abbott:

We are pleased to present your community with copies of the Preliminary Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) report for the City of Eastport, Washington County, Maine for your review and comment. These updates represent a new coastal study that was conducted in your community, using updated methodology and 2-foot topographic data obtained through Light Detection and Ranging (LiDAR). The purpose of this effort is to provide your community with updated flood hazard risk information that can be utilized for mitigation actions and planning in order for your community to become more resilient to flood hazards.

You will find enclosed a DVD with the flood hazard information for Washington County as updated by this Preliminary issuance. In addition to the DVD, a hard copy of your community's Preliminary coastal FIRM panels and FIS report were forwarded to your community's Floodplain Administrator. We have also provided a hard copy set of FIRM panels to Sue Baker, your State National Flood Insurance Program (NFIP) Coordinator, whose contact information is provided at the end of this letter.

The flood hazard information presented on the FIRM includes Special Flood Hazard Areas (SFHAs), which are the areas that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year, known as the base flood; as well as the Base Flood Elevations (BFEs). There are also regulatory zones in coastal areas identified as "VE Zones". These areas have been identified using National Academy of Sciences (NAS) methodology to delineate areas subject to wave heights of 3 feet or greater. In addition, these updated panels will depict a "Limit of Moderate Wave Action" (LiMWA), which represents the region subject to the limit of wave heights between 1.5 to 3 feet. The LiMWA is currently a non-regulatory demarcation on the map, but is meant to convey the risk associated with a 1.5-foot wave, which has been found through post-event damage assessment surveys to have the potential to cause substantial damage to structures built in compliance with A Zone standards. Although the LiMWA currently holds no higher building regulation requirements in the State of Maine, FEMA's Coastal Construction Manual encourages building practices in these areas of increased risk follow V Zone standards.

Your community should note that there may be additional areas where the SFHA has changed due to new studies or the use of more precise topographic data. In areas where there were no additional studies or information, the currently effective digital SFHA was incorporated onto the new base map. This work was conducted by FEMA's mapping contractor, STARR. Please note that the BFEs will be listed in the North American Vertical Datum (1988), which may be different from the datum used in previous flood studies.

Flood hazard information for your community was converted to meet the FEMA Digital Flood Insurance Rate Map (DFIRM) database specifications and Geographic Information System (GIS) format requirements. More information on FEMA database specifications is available at: http://www.fema.gov/plan/prevent/fhm/dfm_dfhm.shtm#5.

By providing the flood hazard information in GIS format, we are making it easier for your community to incorporate the data into your local GIS.

We are sending the Preliminary copies at this time to give your community an opportunity to review them. Additionally, in an effort to assist you in circulating the information, FEMA has posted digital copies of the FIRM and FIS report materials to the following website: www.fema.gov/preliminaryfloodhazarddata.

We are working with your State NFIP Coordinator to schedule a community coordination meeting (a "Consultation Coordination Officer [CCO]" Meeting). The purpose of this meeting will be to present the results of the study, discuss the information presented on the Preliminary FIRM and FIS report, discuss their impact on your community's participation in the NFIP, and give your community a chance to comment or ask questions. In the meantime, we strongly encourage you to thoroughly review the enclosed copy, and circulate it as widely as possible among elected officials, staff, and other individuals or organizations in the community that would have an interest in the FIRM and FIS report, so that they will also have the opportunity to review them thoroughly before the formal community coordination meeting. We will contact you once this meeting has been scheduled. The meeting will be around 30 days after the issuance of this letter.

This review period also provides your community with an opportunity to identify changes and corrections to non-technical information. These may include corporate limits, road names, bridges, stream names, etc. on the FIRM or in the FIS report. Please send comments to Justin King at 5565 Centerview Drive, Suite 107, Raleigh, North Carolina, 27606. We will consider all comments and changes received during this period and will incorporate them, as appropriate, before the FIRM and FIS report become effective.

We reviewed our records for any previous Letters of Map Change (LOMCs) (i.e., Letters of Map Amendment, Letters of Map Revision [LOMRs]) for your community. According to our records, no LOMCs have been issued for your community. Please let us know immediately if your records show any LOMCs in your community.

After the CCO Meeting, a statutory 90-day appeal period is required when FEMA adds or modifies BFEs, base flood depths, SFHAs, flood zone designations, or regulatory floodways within a community, as shown on the Preliminary FIRM. We will send you a letter approximately 2 weeks before the start of the 90-day appeal period to detail the appeal process. The letter will forward information regarding notifications to be published in the FEDERAL REGISTER and local newspaper(s) and will provide the first and second publication dates. The appeal period will start on the second publication date. Additional information concerning the 90-day appeal period will be provided during the CCO Meeting.

All comments and appeals received through the end of the 90-day appeal period will be considered and incorporated as appropriate. Following the resolution of all comments and appeals, FEMA will issue a Letter of Final Determination (LFD). When FEMA issues the LFD, the community must adopt the new FIRM panels and FIS within 6 months in order to remain in good standing with the NFIP.

The new FIRM and FIS report for your community will become effective 6 months after the LFD date. Before the effective date, you will be notified in writing of the official FIRM and FIS report effective date and asked to adopt floodplain ordinances or modify existing ordinances as necessary that correspond with the new FIRM or FIS report. If you or other community officials have any questions regarding floodplain ordinances, you may raise them with our FEMA Regional Office or you may discuss those issues with your State NFIP Coordinator. Several months before the effective date, we will mail one set of printed copies of the finalized FIRM and FIS report and digital copies of the map and report products.

Your community's comments on the Preliminary FIRM panels and FIS report are an important part of our mapping process, and we will consider them carefully before we publish the FIRM and FIS report in their final form. If you have any questions regarding the Preliminary copies of the FIRM and FIS report, please contact Kerry Bogdan, the FEMA Senior Engineer designated for your community, at (617) 956-7576 or by email at Kerry.Bogdan@fema.dhs.gov. If you have any questions regarding the necessary floodplain management measures for your community or the NFIP in general, we urge you to contact Sue Baker, Maine State NFIP Coordinator, at (207) 287-8063 or by email at Sue.Baker@maine.gov.

Sincerely,

**MARILYN
HILLIARD**

Digitally signed by MARILYN HILLIARD
DN: c=US, o=U.S. Government, ou=Department
of Homeland Security, ou=FEMA, ou=People,
cn=MARILYN HILLIARD,
0.9.2342.19200300.100.1.1=0505196419.FEMA.1
Date: 2016.02.26 14:19:22 -05'00'

Marilyn Hilliard
Risk Analysis Branch Chief
Mitigation Division
FEMA Region I

State NFIP Coordinator's Contact Information:
Sue Baker, CFM, State NFIP Coordinator
Maine Floodplain Management Program
Department of Agriculture, Conservation & Forestry
93 SHS, 17 Elkins Lane
Augusta, Maine 04333-0093

Phone Number: (207) 287-8063
Email: Sue.Baker@maine.gov

Enclosures:

DVD of Preliminary FIRMs, and FIS report

cc: Robert P. Scott, Code Enforcement Officer, City of Eastport (hard copy and DVD)
Ella Kowal, City Clerk, City of Eastport (w/o enclosure)
Mary Repole, Council President, City of Eastport (w/o enclosure)
Steven Collins, Chairperson, Planning Board, City of Eastport (w/o enclosure)
Richard Clark, Fire Chief, City of Eastport (w/o enclosure)
Rodney Merritt, Police Chief, City of Eastport (w/o enclosure)
Richard Quint, Public Works Director, City of Eastport (w/o enclosure)
Michael Hinerman, Emergency Management Director, Washington County (DVD only)
Kerry Bogdan, Senior Engineer, FEMA Region I (w/o enclosure)
Sue Baker, CFM, State NFIP Coordinator, Maine Floodplain Management Program, Department of
Agriculture, Conservation & Forestry (DVD only)
Alex Sirotek, Regional Service Center, Region I (w/o enclosure)
Justin King, Project Manager, STARR Region I (w/o enclosure)

PRELIMINARY SUMMARY OF MAP ACTIONS

Community: EASTPORT, CITY OF

Community No: 230137

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 by the preparation of the enclosed revised FIRM panel(s).

1. LOMCs Incorporated

The modifications effected by the LOMCs listed below have been reflected on the Preliminary copies of the revised FIRM panels. 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 have not been reflected on the Preliminary copies of 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 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
			NO CASES RECORDED		

3. LOMCs Superseded

The modifications effected by the LOMCs listed below have not been reflected on the Preliminary copies of the 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
LOMR-VZ	08-01-0050A	01/29/2008	BLOCK D4, LOT 8 -- 14 BAYVIEW DRIVE EAST	3

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.

PRELIMINARY SUMMARY OF MAP ACTIONS

Community: EASTPORT, CITY OF

Community No: 230137

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		