



Federal Emergency Management Agency

Washington, D.C. 20472

December 20, 2023

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
19P

Jonathan Anderson
Chairperson, Town Council
Town of Scarborough
P.O. Box 360
Scarborough, Maine 04070

Community Name: Town of Scarborough,
Cumberland County,
Maine
Community No.: 230052
Map Panels Affected: See FIRM Index

Dear Chairperson Anderson:

This is to notify you of the final flood hazard determination for Cumberland County, Maine (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 receive an appeal regarding the proposed flood hazard determinations during that time. The technical data submitted in support of the appeal has been evaluated and the appeal has been resolved in accordance with the requirements of 44 CFR Part 67. We determined that changes were warranted based on the submitted data and have incorporated the applicable changes on the final copies of the Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM) for your community.

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 June 20, 2024. 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(e) 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(e);
2. Adopting all the standards of 44 CFR Part 60.3(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 44 CFR Part 60.3(e).

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(e) 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 Susan Baker, NFIP State Coordinator for Maine by telephone at (207) 287-8063. If you should require any additional information, we suggest that you contact the Director, Mitigation Division of FEMA, Region 1 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 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 V. Rodriguez, P.E.
Director, Engineering and Modeling Division
Risk Management Directorate | Resilience

Enclosure:
Final SOMA

cc: Community Map Repository
Autumn Speer, Planning Director, Town of Scarborough

FINAL SUMMARY OF MAP ACTIONS

Community: SCARBOROUGH, TOWN OF

Community No: 230052

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 June 20, 2024.

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: SCARBOROUGH, TOWN OF

Community No: 230052

2A. LOMCs on Revised Panels

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	190100004D&D	01/17/1996	36 OLD NECK ROAD	2300520021D	23005C0804F
LOMA	98-01-196A	03/04/1998	2A WILDROSE LANE - LOT 1B	2300520021D	23005C0808F
LOMA	98-01-828A	08/12/1998	221 SPURWINK ROAD - ASSESSMENT MAP R-97, LOT 14	2300520010D	23005C0809F
LOMA	99-01-712A	05/07/1999	PROPERTY MAP U.13 - LOT 1A	2300520021D	23005C0804F
LOMA	00-01-0174A	12/17/1999	101 EAST GRAND AVENUE	2300520023D	23005C0811F
LOMA	00-01-0846A	09/12/2000	7 WILDROSE LANE	2300520010D	23005C0808F
LOMA	04-01-1182A	06/07/2004	LOT 66, SECTION 9, OCEAN VIEW HARBOR -- 7 CATHERINE DRIVE	2300520021D	23005C0812F
LOMA	06-01-0090A	11/16/2005	1 CHASEDEER LANE	2300520021D	23005C0804F
LOMA	06-01-B154A	02/23/2006	Tax Assessor's Map R098, Parcel 12 (ME)	2300520010D	23005C0809F
LOMA	06-01-B139A	04/21/2006	6 Wiley Way -- Tax Map R098, Parcel 10 (ME)	2300520010D	23005C0809F
LOMA	08-01-1273A	11/06/2008	9 THUNDER ROAD	2300520015D	23005C0777F
LOMA	09-01-0523A	03/26/2009	TAX MAP U-36, LOT 6 -- 20 MILLIKEN ROAD	2300520020D	23005C0784F
LOMA	12-01-0211A	12/06/2011	TAX MAP R077, LOT 19 -- 52 US ROUTE 1	2300520010D	23005C0802F
LOMA	12-01-0348A	02/09/2012	TAX MAP R096, LOTS 5 & 9 --- 302 HIGHLAND AVENUE	2300520010D	23005C0806F 23005C0808F
LOMA	13-01-1784A	05/16/2013	TAX MAP R100, LOT 5 -- 83 SPURWINK ROAD	2300520022D	23005C0808F
LOMA	14-01-1035A	12/30/2013	Lot Lot 36, Olde Millbrook Subdivision - 14 Olde Mill Road	2300520021D	23005C0804F
LOMA	14-01-1437A	03/18/2014	TAX MAP 73, LOT 14 -- 59 BLACK POINT ROAD	2300520021D	23005C0804F

FINAL SUMMARY OF MAPACTIONS

Community: SCARBOROUGH, TOWN OF

Community No: 230052

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	14-01-3039A	09/16/2014	LOT 5 - 14 Milliken Road	2300520020D	23005C0784F
LOMA	14-01-3184A	09/25/2014	TAX MAP R-90, LOT 16C -- 6 OLD NECK ROAD	2300520022D	23005C0812F
LOMA	15-01-1668A	06/29/2015	8 WILEY WAY	2300520010D	23005C0809F
LOMA	16-01-0747A	02/03/2016	BEAVER CREEK SUBDIVISION, LOT 2A -- 4 WILDROSE LANE	2300520010D	23005C0808F
LOMA	16-01-1974A	08/12/2016	82 FOGG ROAD	2300520021D	23005C0808F
LOMA	17-01-0451A	12/22/2016	15 THUNDER ROAD	2300520015D	23005C0777F
LOMA	17-01-1417A	05/19/2017	OCEAN VIEW HARBOR, SECTION 3, LOT 12 -- 40 OLD NECK ROAD	2300520021D 2300520022D	23005C0812F
LOMA	17-01-2528A	10/02/2017	11 STARBIRD ROAD	2300520010D	23005C0809F
LOMA	17-01-2680A	10/24/2017	BEAVER CREEK SUBDIVISION, LOT 3 -- 6 WILDROSE LANE	2300520010D	23005C0808F
LOMR-F	18-01-0960A	04/02/2018	9 CANTERBURY LANE	2300520021D 2300520022D	23005C0808F
LOMA	19-01-0878A	04/19/2019	17 MILLIKEN ROAD	2300520020D	23005C0784F
LOMA	19-01-1152A	06/13/2019	17 MILLIKEN ROAD (GARAGE)	2300520020D	23005C0784F
LOMA	20-01-0300A	01/10/2020	19 MILLIKEN ROAD	2300520020D	23005C0784F
LOMA	20-01-1544A	09/08/2020	Lot 86, Block -/2, Olde Millbrook Subdivision -- 17 Fern Circle	2300520021D	23005C0804F
LOMA	21-01-0353A	01/15/2021	6 ROSE HILL WAY	2300520020D	23005C0784F

2B. LOMCs on Unrevised Panels

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

FINAL SUMMARY OF MAPACTIONS

Community: SCARBOROUGH, TOWN OF

Community No: 230052

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	195100098D&D	05/20/1988	65 FOGG ROAD	2
102	1-89-13	06/21/1989	V-ZONE DETERMINATION FOR FIRM PANEL 0022 - AT HIGGINS BEACH, BERENSON PROPERTY	4
102	1-89-12	06/21/1989	V-ZONE DETERMINATION FOR FIRM PANEL 0022 - AT HIGGINS BEACH, GUSTAFSON PROPERTY	4
LOMA	199300047R01	11/12/1992	8 MORNING STREET	6
102A	93-01-047P	11/01/1993	LCX REALTY, INC. PROPERTY OFF KING ST., PINE POINT	4
LOMA	95-01-004A	12/14/1994	UNIT 68, BUILDING 3 - SANDPIPER 2 CONDO	2
LOMA	199500493R01	01/17/1996	24 CLAY PITS RD	6
102A	96-01-069P	11/18/1996	LIBBY RIVER/ATLANTIC OCEAN - PINTAIL POINT SUBDIVISION	4
LOMA	500009425R01	06/12/1997	9 FERN CIRCLE	4
LOMA	500012805R01	07/31/1997	24 CLAY PITS RD	4
LOMA	98-01-1038A	02/03/1999	SANDPIPER II CONDOMINIUMS	4
LOMR-F	00-01-0528A	06/08/2000	67 FOGG ROAD	6
LOMA	01-01-0130A	12/05/2000	5 HAMPTON CIRCLE	2
LOMA	01-01-1228A	09/05/2001	LOT 6, DUNEFIELD II--6 DUNEFIELD LANE	4
LOMA	01-01-1174A	09/14/2001	#7 AVENUE SEVEN	2

FINAL SUMMARY OF MAPACTIONS

Community: SCARBOROUGH, TOWN OF

Community No: 230052

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
102	01-01-045P	11/19/2001	FOGG, SILVER & S. BRANCH BROOKS - RIVER WOODS SUBD.	4
LOMA	02-01-1794A	10/30/2002	11 HEMLOCK CIRCLE	2
LOMA	03-01-0300A	12/20/2002	54 WINNOCKS NECK ROAD	2
LOMA	03-01-1740A	08/28/2003	LOT 63, OLDE MILLBROOK SUBDIVISION--17 HEMLOCK CIRCLE	2
LOMA	04-01-0222A	11/17/2003	5 FERN CIRCLE	3
LOMA	04-01-0396A	01/02/2004	20 CLAY PITS ROAD	4
102	04-01-031P	06/28/2004	ATLANTIC OCEAN - MOISTER PROPERTY	4
LOMA	04-01-1450A	08/19/2004	52 WINNOCKS NECK ROAD	2
LOMA	06-01-0091A	11/16/2005	40 CLAY PITS ROAD -- LOT 4A	2
LOMA	06-01-0093A	11/22/2005	42 CLAY PITS ROAD	2
LOMA	06-01-B127A	06/13/2006	7 Starbird Road -- Tax Map R099, Lot 6	2
LOMA	06-01-B839A	09/19/2006	1 RIVER BEND LANE (ME)	2
LOMA	06-01-B879A	10/12/2006	14 PARTRIDGE LANE -- Lot 94, Olde Millbrook (JEG)	2
LOMA	07-01-0770A	05/29/2007	LOT 95, OLDE MILLBROOK -- 18 PARTRIDGE LANE (ME)	2
LOMA	08-01-0513A	04/29/2008	OLDE MILLBROOK, LOT 68 -- 7 HEMLOCK CIRCLE	2
LOMA	09-01-0320A	12/18/2008	446 BLACKPOINT ROAD -- TAX MAP U-17, LOT 3	2
LOMA	09-01-0404A	02/03/2009	PILLSBURY SHORES PINE POINT, LOT 69 -- 81 KING STREET	2

FINAL SUMMARY OF MAP ACTIONS

Community: SCARBOROUGH, TOWN OF

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LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
LOMA	09-01-1276A	08/06/2009	TAX MAP U23, LOT 111 – 27 EAST GRAND AVENUE	2
LOMA	09-01-1553A	11/10/2009	Scarborough Tax map U007 Lot 34 Deed Book 10 425 Page 312	2
LOMA	10-01-1092A	06/15/2010	537 U.S. ROUTE 1	2
LOMA	10-01-1245A	07/08/2010	3 HAMPTON CIRCLE	3
LOMA	10-01-1752A	08/10/2010	LOT 62, OLDE MILLBROOK -- 19 HEMLOCK CIRCLE	2
LOMA	10-01-1980A	09/02/2010	LOT 65, OLDE MILLBROOK--13 HEMLOCK CIRCLE	2
LOMA	10-01-2044A	10/05/2010	378 Pine Point Road	4
LOMA	11-01-0332A	01/04/2011	71 EAST GRAND AVENUE	3
LOMA	11-01-0168A	01/25/2011	FISHERMANS COVE SUBD., LOTS 1, 2, & 3 – 82 KING STREET	4
LOMA	11-01-0661A	02/10/2011	LOT 1 & UNLABELED LAND FRONTING ON MOORS POINT ROAD	2
LOMA	11-01-1837A	04/25/2011	Lot 4, Plan of Sea Meadow Subdivision - 3 Sea Meadow Lane	2
LOMA	11-01-2350A	08/11/2011	MAP U-22, LOT 42 – 9 AVENUE 4	2
LOMA	12-01-0995A	02/16/2012	6 SACCARAPPA LANE	2
LOMA	12-01-1259A	04/17/2012	MAP U-1, LOT 104 --- 42 BAYVIEW AVENUE	4
LOMA	12-01-2252A	09/11/2012	TAX MAP U002, LOT 125A -- 8 MORNING STREET	2
LOMA	13-01-1165A	03/19/2013	TAX MAP R090, LOT 22A -- 1 WHISPERING SURF LANE	2
LOMA	13-01-1668A	04/11/2013	TAX MAP 4-001, PARCEL 103 -- 3 MORNING STREET	2

FINAL SUMMARY OF MAP ACTIONS

Community: SCARBOROUGH, TOWN OF

Community No: 230052

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
LOMA	13-01-1912A	06/13/2013	TAX MAP U-22, PARCEL 16 -- 34 JONES CREEK DRIVE	2
LOMA	13-01-1987A	06/18/2013	LOT 3 - 38 Clay Pits Road	2
LOMA	13-01-2739A	10/17/2013	TAX MAP R-90, LOT 16C -- 6 OLD NECK ROAD	6
LOMA	13-01-3039A	10/31/2013	LOT Parcel 118D, BLOCK map U22, Pine Point - 19 East Grand Ave	6
LOMA	14-01-0677A	12/17/2013	Units 16 & 17, Pine Point Tourist Court Condos - 19 East Grand Avenue	6
LOMA	14-01-0731X	01/07/2014	LOT PARCEL 118D, BLOCK U22, PINE POINT - 19 EAST GRAND AVENUE	6
LOMA	14-01-1269A	03/11/2014	TAX MAP U21, PARCEL 15 -- 78 KING STREET	2
LOMA	14-01-1440A	04/03/2014	TAX MAP U22, PARCEL 90 -- 4 KING STREET	4
LOMA	14-01-1971A	04/22/2014	LOT PARCEL 118D, BLOCK U22, PINE POINT - 19 EAST GRAND AVENUE (UNITS 16&17)	2
LOMA	14-01-2687A	08/05/2014	TAX MAP U002, PARCEL 33 -- 36 BAYVIEW AVENUE	2
LOMA	14-01-3637A	10/07/2014	Lot 113, William Moulton's Plan of Pine Point Subdivision - 36 Jones Creek Drive	2
LOMA	14-01-3258A	10/14/2014	TAX MAP U-22, PARCEL 28 -- 62 JONES CREEK DRIVE	2
LOMA	14-01-3353A	10/21/2014	15 EAST GRAND AVENUE	2
LOMA	14-01-3331A	12/18/2014	OCEAN VIEW HARBOR, LOT 11 -- 38 OLD NECK ROAD	2
LOMA	15-01-0998A	02/19/2015	13 EAST GRAND AVENUE	2
LOMA	15-01-1434A	04/16/2015	Lot 97, Olde Mill Brook Subdivision - 19 Hawthorn Circle	4
LOMA	17-01-0173A	11/03/2016	423 Black Point Road	2

FINAL SUMMARY OF MAPACTIONS

Community: SCARBOROUGH, TOWN OF

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LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
LOMA	17-01-0712A	02/08/2017	3 SOUTHGATE BUSINESS PARK CONDOMINIUM- 3 SOUTHGATE ROAD	4
LOMA	17-01-1134A	03/22/2017	3 East Grand Avenue	2
LOMA	17-01-1149A	04/19/2017	5 MOORS POINT ROAD	2
LOMA	17-01-1294A	05/05/2017	Pine Point Tourist Court Condominiums Subdivision - 19 East Grand Avenue	2
LOMA	17-01-2263A	08/30/2017	8 MOORS POINT ROAD	2
LOMA	18-01-0594A	12/21/2017	5 Avenue Six	2
LOMA	18-01-0766A	01/24/2018	Lot 46, William Moulton's plan of Pine Point Subdivision - 74 King Street	2
LOMA	20-01-0276A	01/03/2020	OCEAN VIEW HARBOR, SECTION 8, LOT 49 - 3 RHONDA DRIVE	2
LOMA	22-01-0797A	09/06/2022	59 EAST GRAND AVENUE	2
LOMA	22-01-1058A	09/07/2022	35 East Grand Avenue	2

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		