



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT

DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	TOWN OF WILTON, HILLSBOROUGH COUNTY, NEW HAMPSHIRE	A parcel of land, as described in the Warranty Deed recorded as Document No. 210058910, in Book 9518, Pages 1774 and 1775, in the Office of the Register of Deeds, Hillsborough County, New Hampshire  The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 330102	
AFFECTED MAP PANEL	NUMBER: 33011C0432D	
	DATE: 9/25/2009	
FLOODING SOURCE: STONY BROOK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 42.855122, -71.763860 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	317 Forest Road	Portion of Property	X (shaded)	--	--	450.7 feet


**Special Flood Hazard Area (SFHA)** - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

**ADDITIONAL CONSIDERATIONS** (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION PORTIONS REMAIN IN THE FLOODWAY SUPERSEDES PREVIOUS DETERMINATION	STATE LOCAL CONSIDERATIONS
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This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan.

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 Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.



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



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**LETTER OF MAP AMENDMENT  
DETERMINATION DOCUMENT (REMOVAL)**  
ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

**LEGAL PROPERTY DESCRIPTION (CONTINUED)**

BEGINNING AT A PIN & CAP ON THE NORTH SIDE OF FOREST ROAD, SAID PIN & CAP BEING THE WESTERN COMMON LOT CORNER BETWEEN LOTS B-98 & SUBJECT LOT B-97; THENCE N82°E ALONG SAID COMMON LOT LINE, 105 FEET TO A POINT; THENCE S22°W, 43 FEET TO A POINT; THENCE S03°W, 37 FEET TO A POINT; THENCE S23°E, 53 FEET TO A POINT; THENCE S60°W, 90 FEET TO A POINT ON THE NORTH SIDE OF FOREST ROAD; THENCE N10°W, 113 FEET ALONG FOREST ROAD TO A POINT; THENCE N10°W, 44 FEET ALONG FOREST ROAD TO THE POINT OF BEGINNING

**PORTIONS OF THE PROPERTY REMAIN IN THE FLOODWAY (This Additional Consideration applies to the preceding 1 Property.)**

A portion of this property is located within the Special Flood Hazard Area and the National Flood Insurance Program (NFIP) regulatory floodway for the flooding source indicated on the Determination/Comment Document while the subject of this determination is not. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in an NFIP regulatory floodway that may cause an increase in the base flood elevation, and any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Modifications to the NFIP regulatory floodway must be accepted by both the Federal Emergency Management Agency (FEMA) and the community involved. Appropriate community actions are defined in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office can be obtained by calling the FEMA Mapping and Insurance eXchange toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/about/regoff.htm>.

**SUPERSEDES OUR PREVIOUS DETERMINATION (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))**

This Determination Document supersedes our previous determination dated 1/6/2022, for the subject property.

**STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))**

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief  
Engineering Services Branch  
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## ADDITIONAL INFORMATION REGARDING LETTERS OF MAP AMENDMENT

When making determinations on requests for Letters of Map Amendment (LOMAs), the Department of Homeland Security's Federal Emergency Management Agency (FEMA) bases its determination on the flood hazard information available at the time of the determination. Requesters should be aware that flood conditions may change or new information may be generated that would supersede FEMA's determination. In such cases, the community will be informed by letter.

Requesters also should be aware that removal of a property (parcel of land or structure) from the Special Flood Hazard Area (SFHA) means FEMA has determined the property is not subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This does not mean the property is not subject to other flood hazards. The property could be inundated by a flood with a magnitude greater than the base flood or by localized flooding not shown on the effective National Flood Insurance Program (NFIP) map.

The effect of a LOMA is it removes the Federal requirement for the lender to require flood insurance coverage for the property described. The LOMA *is not* a waiver of the condition that the property owner maintain flood insurance coverage for the property. *Only* the lender can waive the flood insurance purchase requirement because the lender imposed the requirement. *The property owner must request and receive a written waiver from the lender before canceling the policy.* The lender may determine, on its own as a business decision, that it wishes to continue the flood insurance requirement to protect its financial risk on the loan.

The LOMA provides FEMA's comment on the mandatory flood insurance requirements of the NFIP as they apply to a particular property. A LOMA is not a building permit, nor should it be construed as such. Any development, new construction, or substantial improvement of a property impacted by a LOMA must comply with all applicable State and local criteria and other Federal criteria.

If a lender releases a property owner from the flood insurance requirement, and the property owner decides to cancel the policy and seek a refund, the NFIP will refund the premium paid for the current policy year, provided that no claim is pending or has been paid on the policy during the current policy year. The property owner must provide a written waiver of the insurance requirement from the lender to the property insurance agent or company servicing his or her policy. The agent or company will then process the refund request.

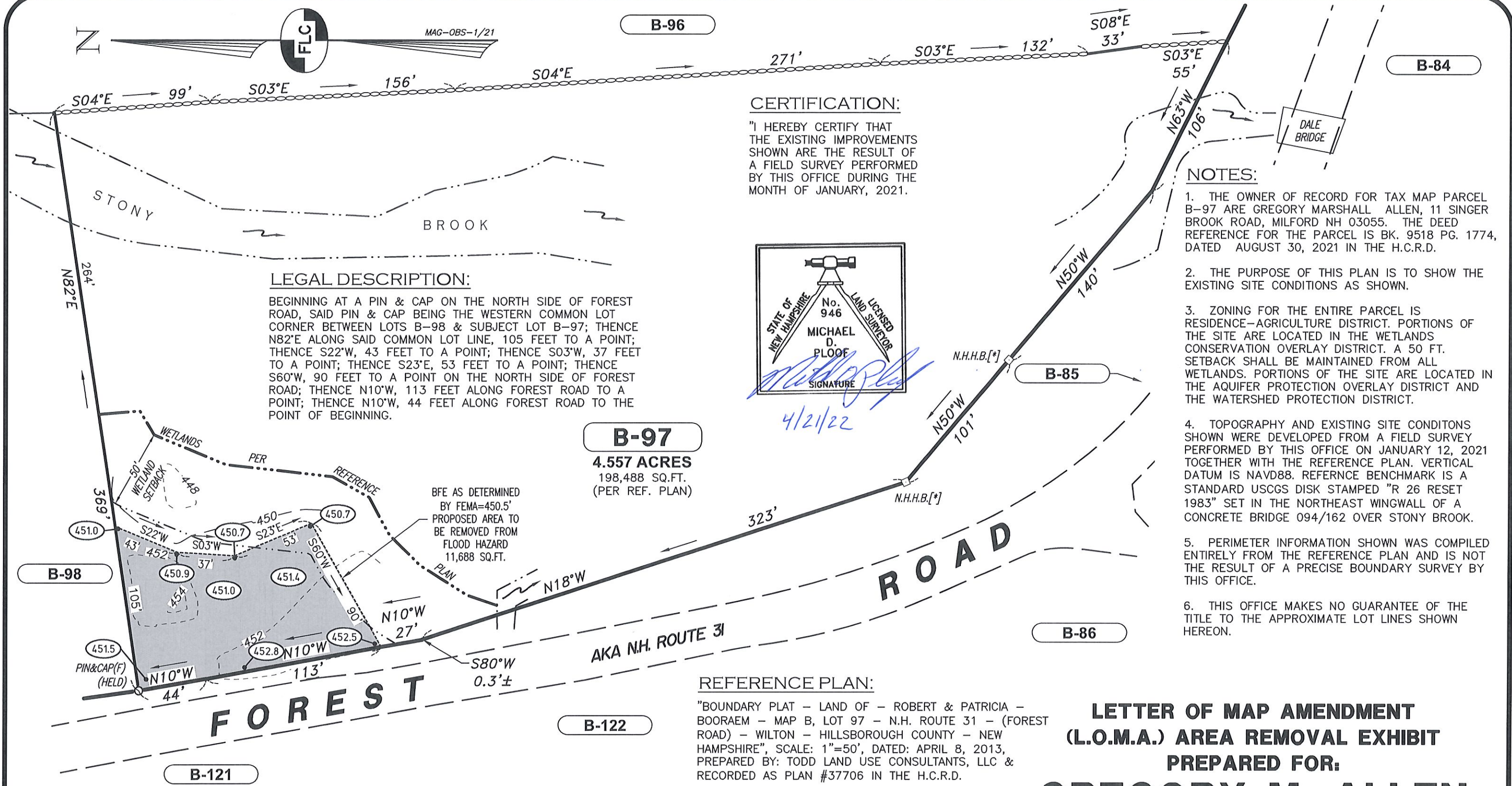
Even though structures are not located in an SFHA, as mentioned above, they could be flooded by a flooding event with a greater magnitude than the base flood. In fact, more than 25 percent of all claims paid by the NFIP are for policies for structures located outside the SFHA in Zones B, C, X (shaded), or X (unshaded). More than one-fourth of all policies purchased under the NFIP protect structures located in these zones. The risk to structures located outside SFHAs is just not as great as the risk to structures located in SFHAs. Finally, approximately 90 percent of all federally declared disasters are caused by flooding, and homeowners insurance does not provide financial protection from this flooding. Therefore, FEMA encourages the widest possible coverage under the NFIP.

LOMAs are based on minimum criteria established by the NFIP. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If a State, county, or community has adopted more restrictive and comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

In accordance with regulations adopted by the community when it made application to join the NFIP, letters issued to amend an NFIP map must be attached to the community's official record copy of the map. That map is available for public inspection at the community's official map repository. Therefore, FEMA sends copies of all such letters to the affected community's official map repository.

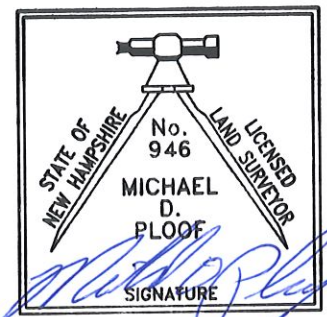
When a restudy is undertaken, or when a sufficient number of revisions or amendments occur on particular map panels, FEMA initiates the printing and distribution process for the affected panels. FEMA notifies community officials in writing when affected map panels are being physically revised and distributed. In such cases, FEMA attempts to reflect the results of the LOMA on the new map panel. If the results of particular LOMAs cannot be reflected on the new map panel because of scale limitations, FEMA notifies the community in writing and revalidates the LOMAs in that letter. LOMAs revalidated in this way usually will become effective 1 day after the effective date of the revised map.





**CERTIFICATION:**

"I HEREBY CERTIFY THAT THE EXISTING IMPROVEMENTS SHOWN ARE THE RESULT OF A FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF JANUARY, 2021.



**NOTES:**

1. THE OWNER OF RECORD FOR TAX MAP PARCEL B-97 ARE GREGORY MARSHALL ALLEN, 11 SINGER BROOK ROAD, MILFORD NH 03055. THE DEED REFERENCE FOR THE PARCEL IS BK. 9518 PG. 1774, DATED AUGUST 30, 2021 IN THE H.C.R.D.
2. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING SITE CONDITIONS AS SHOWN.
3. ZONING FOR THE ENTIRE PARCEL IS RESIDENCE-AGRICULTURE DISTRICT. PORTIONS OF THE SITE ARE LOCATED IN THE WETLANDS CONSERVATION OVERLAY DISTRICT. A 50 FT. SETBACK SHALL BE MAINTAINED FROM ALL WETLANDS. PORTIONS OF THE SITE ARE LOCATED IN THE AQUIFER PROTECTION OVERLAY DISTRICT AND THE WATERSHED PROTECTION DISTRICT.
4. TOPOGRAPHY AND EXISTING SITE CONDITONS SHOWN WERE DEVELOPED FROM A FIELD SURVEY PERFORMED BY THIS OFFICE ON JANUARY 12, 2021 TOGETHER WITH THE REFERENCE PLAN. VERTICAL DATUM IS NAVD88. REFERENCE BENCHMARK IS A STANDARD USCGS DISK STAMPED "R 26 RESET 1983" SET IN THE NORTHEAST WINGWALL OF A CONCRETE BRIDGE 094/162 OVER STONY BROOK.
5. PERIMETER INFORMATION SHOWN WAS COMPILED ENTIRELY FROM THE REFERENCE PLAN AND IS NOT THE RESULT OF A PRECISE BOUNDARY SURVEY BY THIS OFFICE.
6. THIS OFFICE MAKES NO GUARANTEE OF THE TITLE TO THE APPROXIMATE LOT LINES SHOWN HEREON.

**REFERENCE PLAN:**

"BOUNDARY PLAT - LAND OF - ROBERT & PATRICIA - BOORAEM - MAP B, LOT 97 - N.H. ROUTE 31 - (FOREST ROAD) - WILTON - HILLSBOROUGH COUNTY - NEW HAMPSHIRE", SCALE: 1"=50', DATED: APRIL 8, 2013, PREPARED BY: TODD LAND USE CONSULTANTS, LLC & RECORDED AS PLAN #37706 IN THE H.C.R.D.

**LETTER OF MAP AMENDMENT  
(L.O.M.A.) AREA REMOVAL EXHIBIT  
PREPARED FOR:**

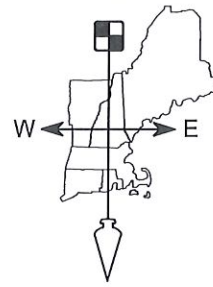
**GREGORY M. ALLEN  
TAX MAP PARCEL B-97  
(317 FOREST ROAD)  
WILTON, NEW HAMPSHIRE**

SCALE: 1" = 60'

MARCH 11, 2021

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	4/21/22	REVISE AREA OF REMOVAL		MDP	MDP

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs



**FIELDSTONE  
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