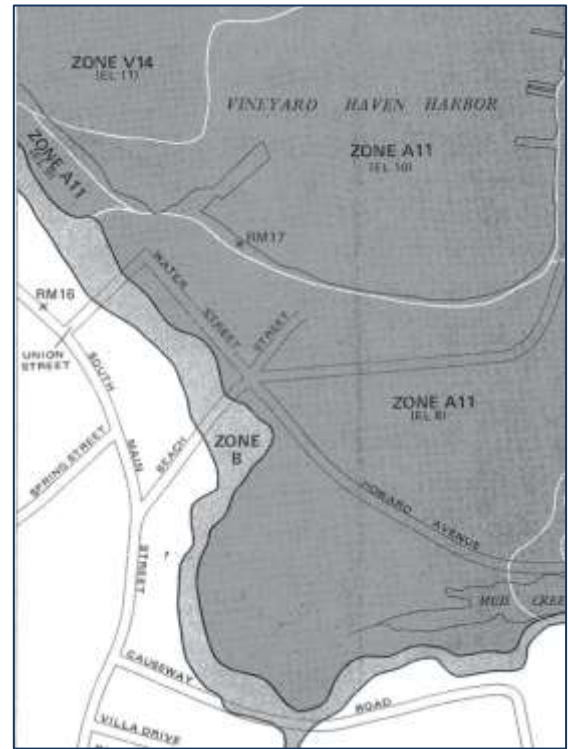
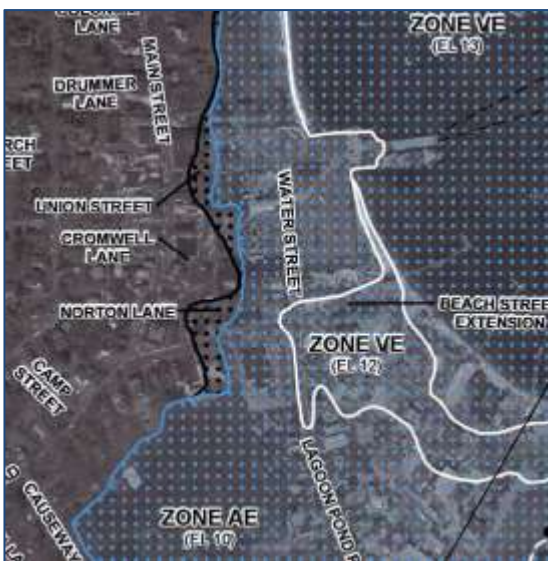


- Proposal to expand the Stop and Shop supermarket on Water Street, Tisbury, and to utilize the lower elevation for parking. These supplemental notes are provided in further explanation of the Effective and Preliminary versions of the Flood Insurance Rate Maps (FIRM).
- Floodplain regulatory issues fall into two categories: Effective regulations, and pending regulations to utilize updated Preliminary FIRM maps not yet finalized. The process toward finalizing the Preliminary maps has hit a snag, and the newest target date for the towns to adopt the new maps is the 2015 Town Meeting season.

Under the effective floodplain regulations, a small part of the front of the property is in Zone A11. The Base Flood Elevation is 8 feet. The BFE is 8 feet above the datum NAVD 88. The lowest part of the lowest habitable floor (the bottom of the floor structure, not the surface where people walk) must be above this elevation. Inland of Zone A11, there is a 500-year flood zone extending to about halfway across the property. The landward half of the property is out of the floodplain.



Effective FIRM map



Under the updated Preliminary FIRM maps, approximately half of the property (the seaward half), lies in an AE Zone with a Base Flood Elevation of 10 feet above NAVD 88. This means that the lowest part of the lowest floor must be above this elevation. Relief is provided for construction exclusively for building access, parking or storage, so long as there are openings to allow water to move in and out. There follows inland a small strip of 500-year flood with no BFE referenced. Inland of the 500-year zone, the remainder of the property is out of the floodplain. The AE zone is one which is expected to encounter stillwater flooding or waves less than 3 feet in height.

Preliminary FIRM map (update), left

A note on velocity zones: Velocity zones are projected for flooding with waves 3 feet in height or greater. In the effective map, the nearest V zone is in the harbor, west of the SSA, with a BFE of 11. The nearest velocity zone moves closer to the parcel in the update. In the update, the nearest VE zone is at the nearby beach, with a BFE of 12. Very close to that is the main VE zone of the harbor, with a BFE of 13. There is not and will not be a VE zone on the property with either map. If there WERE a VE zone on the property, the Massachusetts building code would not preclude building, but would require an extra 2 feet of freeboard.