

DRAFT #3 Nov.17, 2014

	<u>Causeway #1</u>	<u>Causeway #2 & #3</u>	<u>Dune Road</u>	<u>Dune and At-grade road</u>	<u>Berm/Culverts</u>	<u>Low Causeway</u>	<u>Emergency Access Route</u>
<u>Proposal Description:</u>							
General:	SFHA	#2 - SFHA moved Inland 50-100' #3 – West end only moved inland	Manmade dune with road on inland side Dune migrates inland 2+ feet/ year Requires reconstruction every 10 years	Road behind, and partially on, dune	Raised roadway with culverts near Pond. 4 – 6 feet high No manmade dune	Alignment as berm/culverts 4 – 6 feet high	Road/bridges over Great Isl. or other location (Only as addition. to other alts.) 3,500' x 20'??
Size:	400' x 20' wide	#2 – 460' x 20' wide #3 – 440' x 20'	460' x 123' at base	Dune : 460' x 113 Road: 700' x 25'	600' x 40'	600' x 20'	
Properties Traversed	SFHA, VOLF, & Town	#2 – Same as #1 #2 – adds 17.4	Same as #1 + 17.4	Adds 17.3	Same as #1 + either 17.3 or 17.4		Several
No. of Lanes	2	2	1	1	2	2	1
							<i>For all alternatives the roadway can be either one or two lanes. One-lane roadways are likely to require traffic controls.</i>
<u>Potential to Meet Goals:</u>							
Access:							
Reliability	OK	OK	Feasibility of 10' roadway is questionable Potential interruption of Access Annually as dune migrates When reconstruction needed (10 yrs.)		Potential Interruption with severe storms ??:	OK	NA
Property avail-Ability	Ok	Potential Issue	OK	OK	Potential Issus	Potential Issue	?????
			<i>Potential issue = Property owners of lots 17.3 and 17.4 have stated that they will sell/lease their properties for the dune alternative, but not for any other alternative.</i>				
Beach: Expansion	Yes	Yes	Unlikely	Unlikely	Probably	Probably	NA
			<i>Likely only if parties involved are comfortable that access alternative is reliable.</i>				
Enhancement in front of existing parking lot	Yes	Yes	Initial dune location limits beach reestablishment		Yes	Yes	NA
Access to beach			<i>Depends on location of parking lot</i>				

Environmental Impacts:

Wetlands:	Minimal	Minimal	Major	Major	Major	Minimal	???
	20-24 piles	24-28 piles	5,000 SF initially, plus	5,000 SF for road,	5,000 SF	40-50 piles	
			5-10,000 SF every	and 5-10,000 SF for			
			10 yrs.	dune every 10 yrs.			
			Approval for intrusion in wetlands very unlikely unless there are no feasible alternatives				
	Shadows	Shadows				Shadows	Water crossing
							300-400 feet
Runoff to Pond:	From causeway		From dune = 27,600 SF	25,000 SF dune +			
	7,200 SF	8,000 SF	(60' wide x 460' long)	5,500 SF from road	24,000 SF	12,000 SF	???
Coastal dune impacts	4,000 SF from widened road		-	-	-		10,000 SF ???
	If parking moved to west						

Endangered species

Overland water	Over area of former parking		Restricted by dune	Restricted by dune	Over area of former parking		NA
Durability/ Longevity	SW abutment potential problem	OK	Requires annual maintenance plus periodic major reconstruction		May require reconstruction	OK (may over- wash In very major storms)	NA
Pond access	Depends partially on parking lot location						

Approval

Wetlands	Minor issues	Minor issues	Major issues	Major issues	Major issues	Minor issues	???
Other							

Visual Impacts:

View of causeway	View of manmade dune with road on it	View of dune and a separate roadway	View of roadway only on berm	View of low causeway
All alternatives seen fully by 8 houses, partially by 2				
All these houses now view existing parking lot				
<i>(This section probably needs more detail to indicate any differences among alternatives)</i>				

Property Requirements:

None	#2 Lot 17-4	Lots 17-3 & 17.4	Lot 17.3 or 17.4	Lot 27.3	Lot 17.3	Uses private roads
	#3 None					

Potential issue = Property owners of lots 17.3 and 17.4 have stated that they will sell/lease their properties for the dune alternative, but not for any other alternative.

Construction Issues:

Noise	Pile driving	Truck traffic (initially & periodically when rebuilding every 10 years	Pile driving
Maintenance	Minimal	Annually and after every major storm	After major storms Minimal
Reconstruction	No	Every 10 years	Possibly No

Financial:

Initial cost	\$	\$	\$	\$	\$	\$
Annual cost	0	0	\$\$	\$\$	\$	0
Periodic cost	small	small	\$\$	\$\$	\$	small
Payer	SFHA	SFHA	?	?	SFHA	SFHA
Beach permit rev	+\$	+\$	\$?	?	+\$
State funds avail.						
Impact on Town finances						