

Brief Summary of Approach	Use Vytlicil Lot for Parking	Use Combined Orphanos/Weldon Lots for Parking	Use Combined Vytlicil/Orphanos/Weldon Lots for Parking	Park to the West of Current Lot	Park to the west of Current Lot (slightly different location)
Location of Lot	On west side of Squibnocket Road	On west side of Squibnocket Road	On west side of Squibnocket Road	To the west of current parking lot	To the east of Squibnocket Road
Land Acquisition	Town to lease Vytlicil property	Town to lease Vytlicil/Weldon lots.	Town to lease Vytlicil/Orphanos/Weldon lots.	Who owns this land?	Town to lease Weldon lot
Access to Beach via Foot	walk down existing Squibnocket Road to beach	walk down existing Squibnocket Road to beach	walk down existing Squibnocket Road to beach	Walk over sand path to beach	Walk down existing Squibnocket Road to beach
Stairs to Access Beach	Probably	Probably	Probably	No	Probably
Handicapped Access	Not sure. Lot probably not big enough to include drop-off.	Lot would be large enough to accommodate a drop off at the lower		Not sure.	
Room for Port-a-potty and attendant's shack					
Size of lot	Approximately 1/2 acre	Approximately 1 acre			
Access to Pond	?	?		Likely on opposite side of road from the parking lot	
ASSESSMENT AREAS					
<u>Environmental:</u>					
Wetlands Impacted	Might be wetlands on west side of lot	Might be wetlands on west side of lot		Would seem to be near wetlands and marshlands as well as close to the beach itself	Probably least impact (this is a guess)
Run-off to Pond	There would likely be run-off to pond; best material to use?	There would likely be run-off to pond; best material to use?		Likely to be run-off onto the beach itself, and possibly across the road to the pond	Not sure. Probably run-off but would not go directly into wetlands or onto beach
Coastal dune (Barrier beach), marshland, etc. disturbed	Will not disturb	Will not disturb		Will disturb the marshlands, etc	Will not disturb
Beach enhancement	?	?		?	?
Beach degradation	?	?		?	?
Beach Access	Where to put walking path; would Squibnocket Road need to be upgraded in any way to make it safe for foot traffic? would stairs be required?	Where to put walking path; would Squibnocket Road need to be upgraded in any way to make it safe for foot traffic? would stairs be required?		Probably would walk from lot right onto the beach; no need for stairs	
Pond Access	Where to put walking path to get to pond; ease of carting kayaks down to the water's edge	Where to put walking path to get to pond; ease of carting kayaks down to the water's edge			
Durability	Probably would require some maintenance (re-surfacing every now and then); also stairs and access along Squibnocket Road				
-Rebuilding required					
Approvals required:					
Agencies	Concom	Concom		Concom	?
Likelihood of obtaining approvals					
Visual:					
Houses viewing location of parking area	Check with Dan on his analysis	Check with Dan on his analysis		Check with Dan on his analysis	Check with Dan on his analysis
Impact on Vineyard character	N/A	N/A		N/A	N/A
Property Requirements					
Acquisition required	Could purchase but would be easier to lease	Could purchase but would be easier to lease		Who owns this land? If it belongs to SFHA, would town lease it?	Could purchase but would be easier to lease
- Likely agreement					
Lease required	Yes	Yes			Yes

- Likely agreement	Yes	Yes			Yes
Constructability:					
What would be required	Remove/relocate Vytlicil house; re-grade the lot; surface material; landscaping	Remove/relocate Vytlicil house; re-grade the lot; surface material; landscaping		Re-grade the lot; surface material	
Noise: Source & duration					
Access roadway interruption					
Total construction time					
Rebuilding requirements					
Financial:					
Construction cost - Initial					
Periodic					
Annual maintenance	Yes	Yes		Yes	Yes
Lease payments	Yes	Yes		Maybe	
Payee					
Beach permit revenue	N/A	N/A		N/A	
State funds availability					
Impact on Town finances					
- Tax rate					
- CPA fund balance					