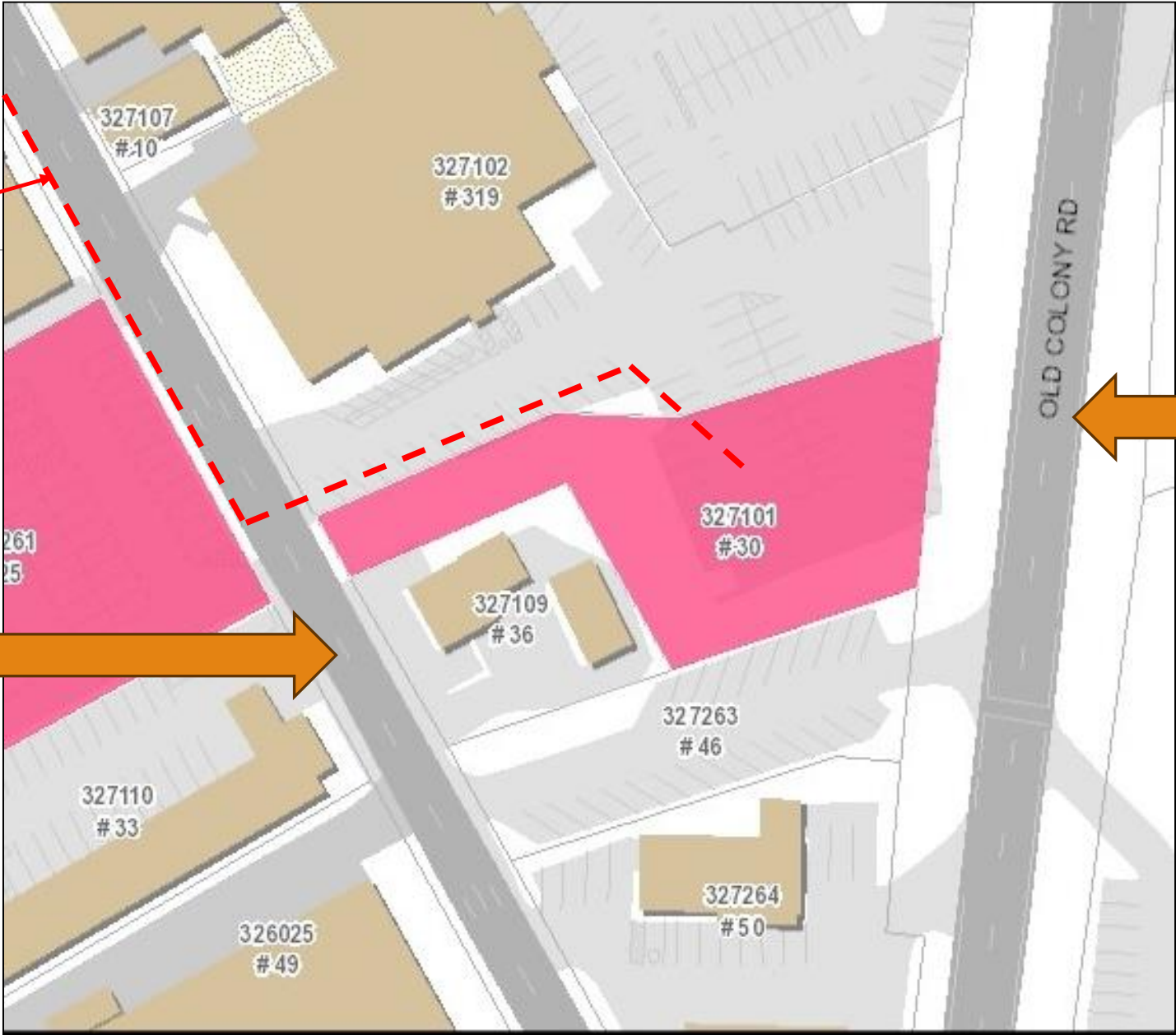


30 Ocean Street

AGENDA ITEM: 2024-093 DISPOSITION RESOLVE

TOWN COUNCIL

JANUARY 18, 2024



Access

Old Colony Road

Ocean Street

Property acquired for \$5,000 at Town Meeting vote in 1967 to create a 30' roadway connector from Ocean Street to Old Colony Road.

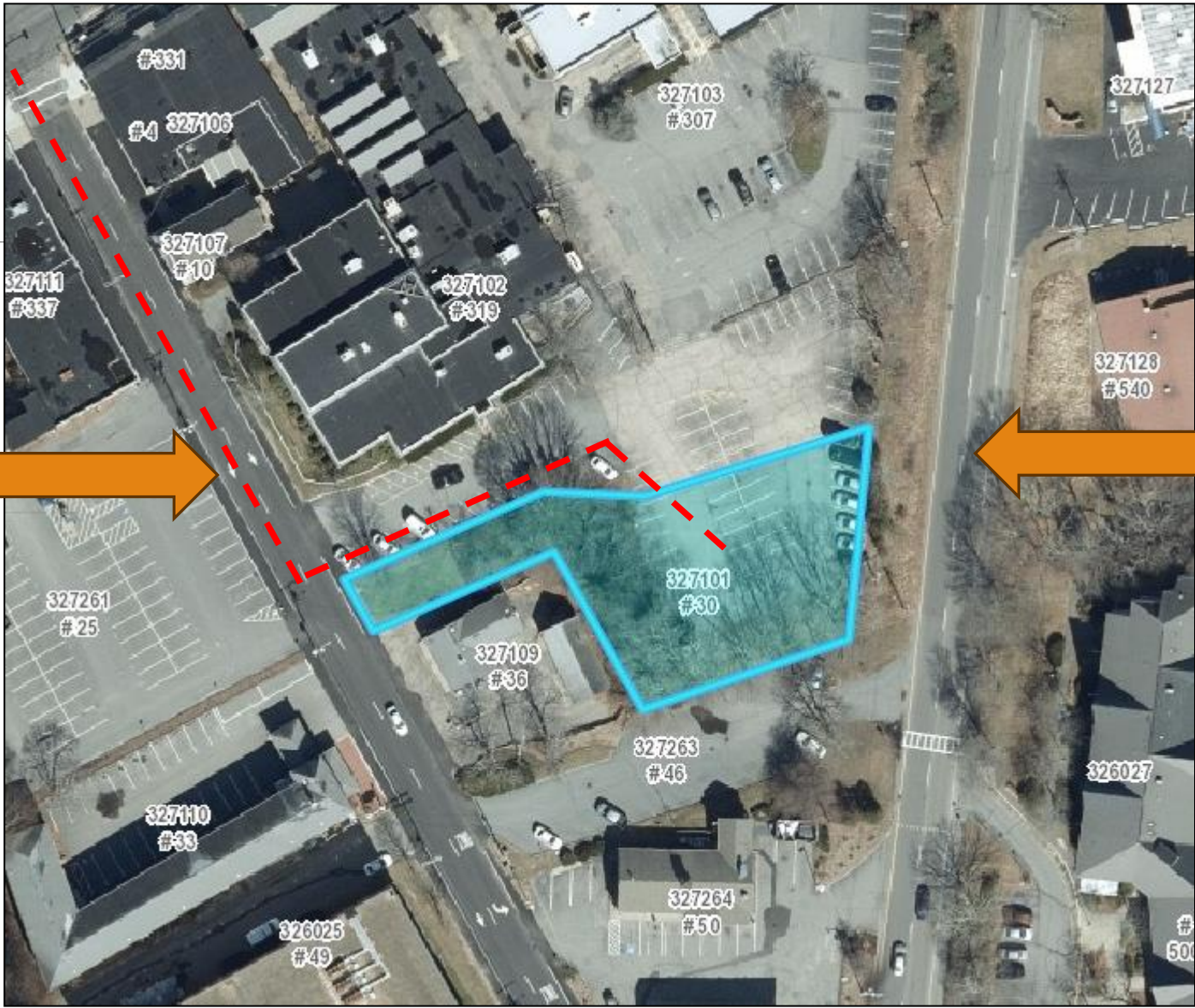
- This connector was never developed, likely due to topography.
- A parking lot was created, and leased back to the Cape Cod Times for decades as overflow parking for their operations. As the newspaper printing and other front office operations moved offsite over the past decade, the need for this diminished. (23 spaces total)



Old Colony Road

Ocean Street

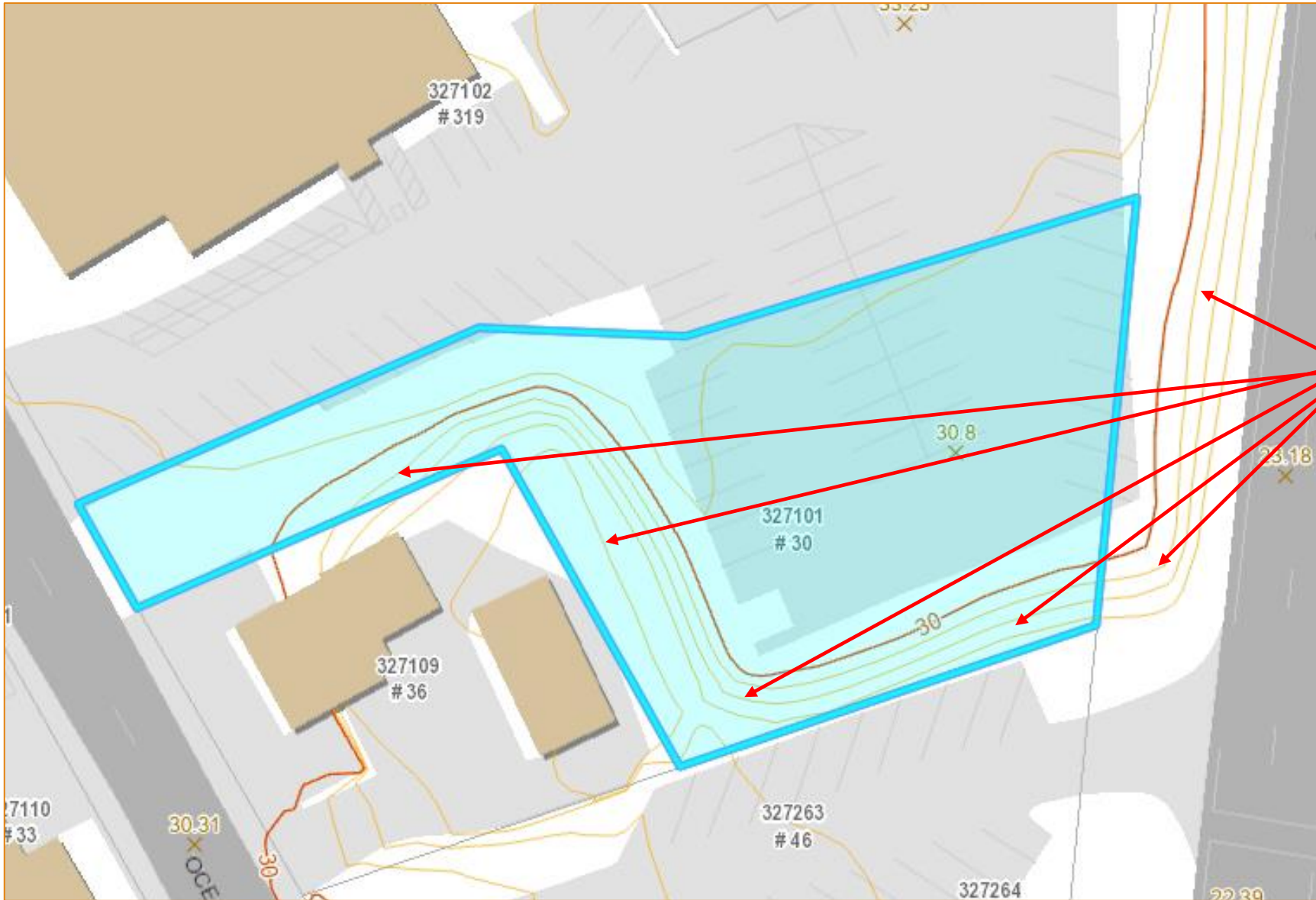
1968
Historical
Flyover



Ocean Street

Old Colony Road





Topography issue

Five foot
drop in less
than 20 feet



Topography issue

Eight foot
drop in less
than 20 feet



Topography issue

Eight foot
drop in less
than 20 feet



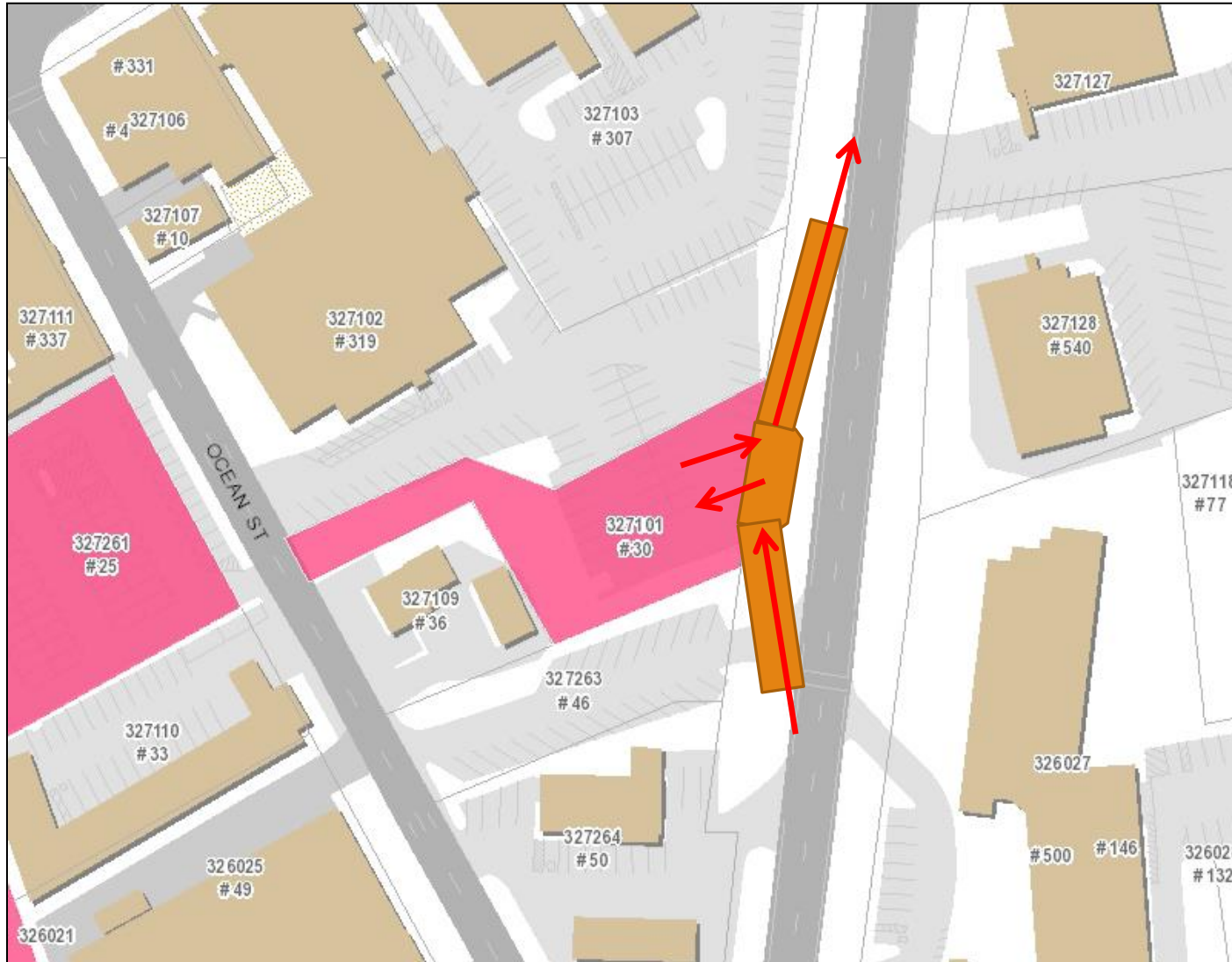
Topography issue

Eight foot
drop in less
than 20 feet

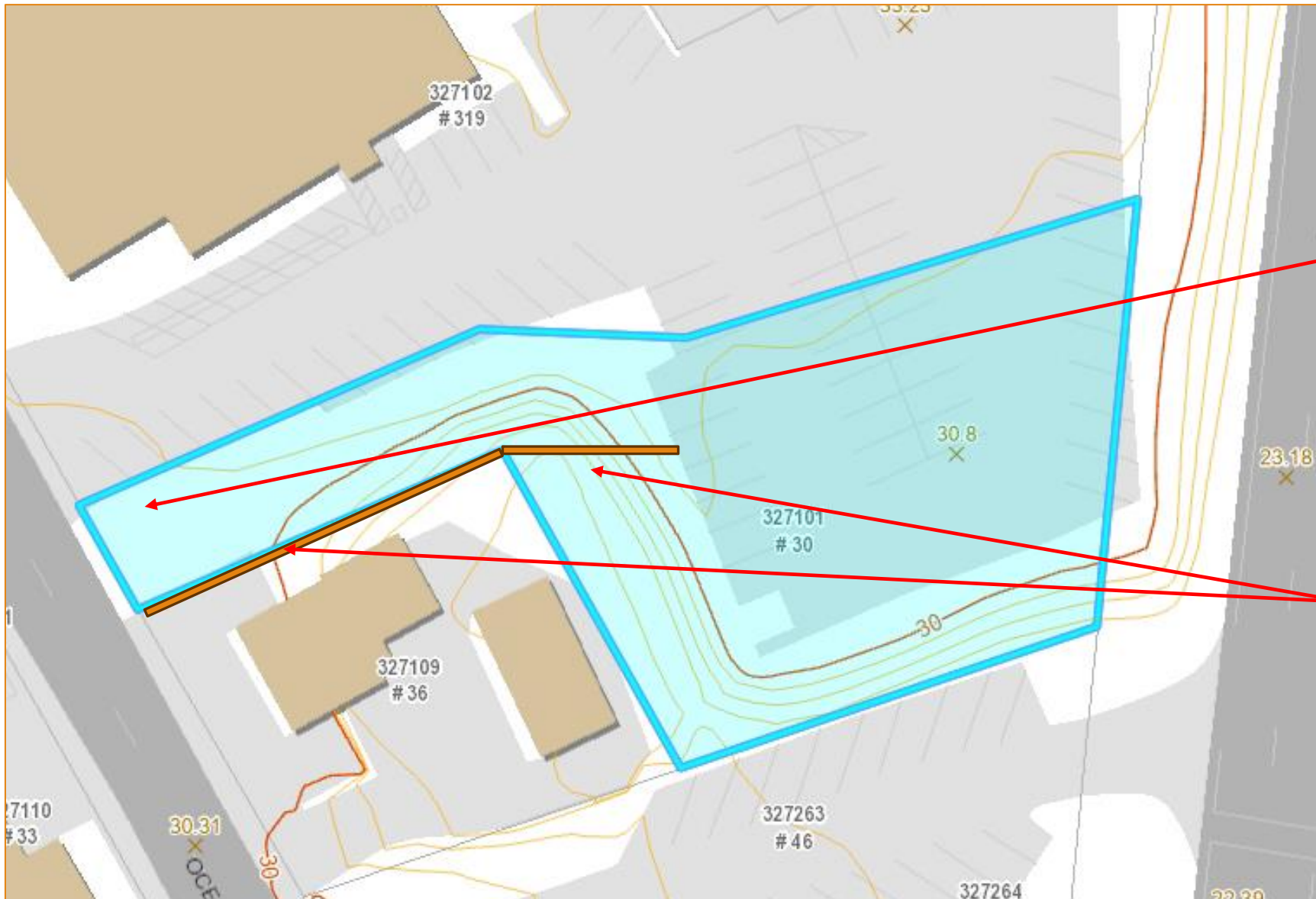
Old Colony Road

- TOB Engineer and TOB Surveyor found no firm established easements through the property at 319 Main Street granting access to our parcel
-
- Consistent with the research of Down Cape Engineering and outside Title Search Attorney
 - The idea of creating our own access and retaining the parking lot for municipal use was explored in 2020.
 - Preliminary estimate to create a dedicated access to Old Colony could cost over \$150,000 for ramps and retaining walls and would result in losing half of the parking spaces. (Plus cost of repaving and new storm drains.)

Possible ramp, in and out of parcel



Merging
Traffic onto
Old Colony
Road



Access issue

No access ever developed from Ocean Street

Required retaining wall to build access to parcel