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Photo Key

The following photos focus on a tan, one story residence subject to a recently approved application for tear-down and rebuild to a three story residence with ground floor garage, and living floor elevations meeting FEMA requirements.

The photos were taken from 2004 to present, and reflect flooding that is estimated to be eighteen to twenty inches above annual average high tide, the level of sea level rise projected for 2080 to 2100 under optimistic projections of Climate Change, or 2030 to 2050 under more pessimistic projections, which currently appear to be closer to reality based on the level of global achievement of greenhouse gas reductions at present and in the intermediate future.

Photo

1. Tan house behind the grass is the subject in question.
2. Same house from opposite side, on a different day.
3. Back of house and associated red outbuilding as seen from the marshes, which will eventually be flooded and of diminished protection.
4. A closer look and vulnerability under relatively mild conditions
5. More water views.

The proposed replacement structure could have an engineering life of 100 years, but it may have an environmental life of only 30 years or possibly less, depending on the progress of Climate Change and sea level rise, and ignoring the possible incidence of coastal storms as a further aggravator.

Question: Do we allow these potential hazards to proliferate through legislative and regulatory inaction, or do we begin to act in the present with the future in mind.

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