

**DISTRICT OF CHAPMAN BEACH
ANNUAL MEETING
SATURDAY, MAY 24, 2014
MULVEY MUNICIPAL CENTER**

ANDY CALDERONI: called meeting to order at 10:00 am

CLERK'S REPORT

- Motion made by David Ossella to accept minutes of Fall Meeting 2013.
- Motion seconded by Margaret Kinsella.
- Motion carried unanimously.

TREASURER'S REPORT

- Treasurer's report reviewed.
- Delinquent taxes have decreased. Only three residents over 12 months late.
- Ended last year with \$27,000 in savings and checking accounts.
- Motion made by Jack Diaz to accept Treasurer's report.
- Motion seconded by Brian Guilully.
- Motion carried unanimously.

CORRESPONDENCE

- Council of Beaches
 - a) Major item on agenda is moorings.
 - b) Westbrook residents need to register moorings.
 - c) Registration period is two years.
 - d) \$20.00 registration fee to moor your boat.
 - e) Moorings need to be made of certain materials.

OLD BUSINESS

- Aramony legal case is over.

- Storm Sandy Seawall Repair
 - a) Right of Way is being finished.
 - b) Sea grass and plantings to be put on white dune.
 - c) Railings to be installed on new stairs.

- Good neighbor policy
 - a) Andy Calderoni instructed residents to read them and follow as best they can.
 - b) Reiterated that people need to clean up after their dogs. Use blue wrist bands when using beach.
 - c) Guard will be on beach this summer checking names, addresses and wrist bands.

NEW BUSINESS

- **2014-2015 BUDGET VOTE**

- a) Storm fund budgeted every year and goes into general fund.
- b) No major changes from last year's budget.
- c) \$4300 for sand replacement for July 1st- June 30th.
- d) Andy Calderoni commented on legal defense. Stated that this was for development on route1.
- e) Jeff Picciollo thanked board for putting sand for main beach in budget.
- f) Motion made by David Osella to accept 2014-2015 budget. Motion seconded by Jackie Coppes.
- g) Discussion: George Zinzer would like a copy of previous year's budget to compare what was spent compared to this year's budget.
- h) Motion to accept budget passed unanimously.

- **ELECTION TO BOARD OF DIRECTORS**

- a) Damian Ranelli, Patrice Horan have agreed serve another term. Motion made by Jackie Coppes to have Patrice and Damian serve another term. Motion seconded by Dave Langlois. Motion passed unanimously.
- b) Andy Calderoni, Ed Gales, Pete Potter and Jon Dymczyk have agreed to serve as officers to the district for one more term. Motion made by Tom ODell to allow Andy, Ed, Pete and Jon serve one more term. Motion seconded by Margaret Kinsella and passed unanimously.

- **ROUTE 1 DEVELOPMENT**

- a) Proposal to have vista group home on this property.
- b) District has questioned scale of the project.
- c) 32 bedrooms have been proposed.
- d) Project is not "in keeping" with the neighborhood.
- e) Developer has proposed zoning change from NCD to PRDD.
- f) Andy Calderoni voiced concerns about project at town hearing as a resident of the district.
- g) Vista entering into an agreement with Chapman Beach Commons LLC.
- h) Mr. Boccarosso has been approved for 12 unit condo on that property.
- i) Linda Kinsella said that affordable housing is not a bad thing but that proposal for that site is too big for the neighborhood.
- j) Tony Williams asked what happens to when a Vista resident leaves the property. Andy Calderoni said they would have to sell to another vista resident.
- k) Vista residents pay taxes to town directly for these properties.
- l) Andy Calderoni explained that Mr. Boccarosso owns a small piece of property on cherry Street. Andy explained that legal fund was for this.

m) Pete Bransfield Jr. talked about host community agreement that he has in Hopkinton Mass. Where he lives.

COMMITTEE REPORTS

- **LAND MANAGEMENT**

- a) Anthony's to clean beach and Right-of-Ways.
- b) Adam Penska will be guard this summer.
- c) Hedges have been trimmed on First Avenue.
- d) Looking at marking boundaries of upland portion of main beach.
- e) Dave Penska asked about kayak racks.
- f) Jeff Picciolo asked when we could put kayaks on racks.

- **RECREATION COMMITTEE**

- a) Wake up to summer on 6/21/14.
- b) Movie night on Thursday starting July 3rd.
- c) Kayak race on 7/26/14 starting in the morning.

- **COUNCIL OF BEACHES**

- a) Patty Pandolphe said that flood insurance for beach properties has become very expensive.

Meeting of membership adjourned at 11:45 am.

Submitted by:
Jon Dymczyk-Clerk