

District of Chapman Beach
Board of Directors Winter Quarterly Meeting
Monday, January 14, 2019 - 7:00pm
Mulvey Center - Downstairs Room A

Call to order at 7:01pm - Present were Marlana Whaley, Diane Fuller, Nick Breault, Damian Ranelli, Eloise Kumnick, Patrice Horan, and David Osella. Absent were Nicole Vitrano and Pete Potter.

Clerk's Report - Patrice requested approval of the minutes for October 15, 2018 BOD Fall Quarterly Meeting. A motion to accept the minutes was made by Diane and seconded by Eloise. The motion passed unanimously.

Treasurer's Report - Diane reported the second quarter of the fiscal year is typically quiet and was so this year. At the end of the quarter there was approximately \$54,000 in the District checking accounts and \$30,000 in the District savings account. Delinquent taxes continue to be relatively minimal. Diane also requested input from Board members as to potential nature and advisability of establishing an additional fund similar to the Storm Fund to accumulate funds for future major project such as jetty repair. She plans to incorporate the Board member comments in the proposed 2019-2020 budget to be presented to the Board at the April 15th Board meeting. A motion to accept the Treasurer's Report was made by Eloise and seconded by Patrice. The motion was approved unanimously.

President's Report (Correspondence) - Marlana reported that she had received a few email inquiries from various members. She also received a proposal from Peter niro which would be discussed in New Business. Diane made a motion to accept the President's report which was seconded by David. The motion was approved unanimously.

A motion to enter the Public Session was made by Damian and seconded by Nick. The motion passed unanimously.

Recreation Committee Report - Marlana noted that currently there is no active committee. Linda Kinsella, 36 First Avenue, expressed her concerns about the lack of an active committee and her belief in the importance of having a social aspect to our community. She urged the Board to actively seek new members going forward. Marlana advised that several people have expressed interest.

Watercraft Registration Report - Diane reported there was one boat remaining on the beach at this time. After the meeting, Diane sent a request to the owner asker her to move the boat.

Council of Beaches Report - Ed Gales reported that there had been no Council of Beaches activity since the candidate forum Ed described at the October meeting. Ed also noted the Westbrook Traffic Commission has indicated that, while they would continue to prohibit use of

traffic calming methods such as rumble strips on town roads, they would not object if the Council of Beaches wanted to test rumble strips on private roads.

Sand Committee Report - Mike Zubretsky reported that the sand has come and gone with winter storms. The current incoming sand on the main beach is of a finer quality which will hopefully stay and continue to accumulate.

Settler's Place Committee Report - Mike Zubretsky reported that Mike Ott, the engineer hired by the District, agreed that the revised site plan submitted to the Town of Westbrook Inland Wetlands and Watercourses Committee (WWC) by the developer addressed all of the committee's concerns and recommendations. Mike informed the Board that, in addition to revising the site plan, the developer had agreed to install additional landscaping at both 1935 and 1961 Boston Post Road and to purchase a speed radar detector for the District.

Mike also reported on the IWWC January 8th, 2019 meeting which he attended with other District members. At that meeting three members (Andy Calderoni, 165 Chapman Beach Road, Clara Crawford, 120 Waldron Drive, and Damien Ranelli, 43 Chapman Beach Road) objected to the project based on their concerns about the impact the project, and the previous project at 1961 Boston Post Road, have had and will have on the flooding issues they were experiencing on their property. Clara Crawford and Andy Calderoni both attended the Board meeting and they, together with Damian, expressed their continuing concerns and objections to the project. The IWWC voted unanimously to approve the revised application for 1935 Boston Post Road because the applicant had demonstrated that the proposal was an improvement to what currently exists on the property. The Westbrook Zoning Commission is next to review this proposed development.

Damian expressed his concerns that Mike Zubretsky had been acting on behalf of the District without appropriate authorization by the Board. He circulated a copy of a January 7, 2019 email sent by Mike to Heidi Wallace, the IWWC Wetlands Agent, which Damian believed suggested that the District had approved the development. Any document intending to reflect the views of the District needs to be reviewed and approved by the Board. Mike advised that his email was not an endorsement of the project by the District. He spoke both as an individual and a member of the Settler's Landing Committee in front of IWWC.

Other Matters - Ed Gales asked the Board to reconsider his request for the Little Free Library and was available to answer any questions in order to pass his request. Janet O'Donnell, 70 Chapman Beach Road, asked whether the Westbrook Town Attorney had contacted anyone on the Board about the petition to prohibit parking on the Waldron Drive petition. Not one had been contacted.

Motion to end public session and return to the BOD meeting made by Nick with Damian as second. The motion was unanimously approved.

First order of business -(Discussion and resolution of any issues/requests from public session) - Damian made a motion to send a letter to the Town of Westbrook Zoning Commission to clarify that Mike Zubretsky's email to Heidi Wallace only represented his person opinion and did not reflect the views of the Board or the District. After discussion, the motion was withdrawn. The Settler's Place committee will continue to monitor developments with respect to the project and will keep the Board informed.

Old Business

Discussion of Parking on District Roadways - Mike Zubretsky is working on a possible suggestion to improve the situation. He will present it to the Board if it proves to be feasible.

Land Management Committee - Eloise reported that the off-season areas are as expected and noted that the 2nd Ave ROW fence is still down. Damian advised he will replace the fence as soon as the ground is not frozen.

2nd Avenue Paving -To be reviewed at next quarterly BOD meeting in April.

New Business

3rd Avenue ROW - Peter Niro, 33 Chapman Ave., joined the meeting to present his offer to purchase a portion of the 3rd Avenue ROW from the District. Marlana informed him that the property is not for sale at this time but that the Board would review his proposal at a future date. He has had permission to use the ROW while renovating his home and has promised to repair and restore the ROW as soon as weather permits in time for the beach season. He anticipates his own construction to be finished within the next month.

A motion to adjourn was made by Diane and seconded by Eloise. The motion was approved unanimously.

Respectfully submitted,
Patrice Horan

Next meeting - April 15th (Quarterly BOD meeting including Budget Planning)