

**Special Meeting - Board of Directors
District of Chapman Beach
Sunday, February 24, 2019
65 Chapman Beach Road, Westbrook, CT**

This meeting is to hold a vote to approve or disapprove the proposed agreement between the District of Chapman Beach and Bocca-Des Properties, LLC with respect to the Settler's Place development.

Synopsis of the agreement

- The developer agreed to revise the site plan and drainage plans based on engineering review and the Committee's initial meetings.
- Gives neither approval or disapproval of the development by the District as a whole.
- Does not preclude any individual members of the District from opposing the project.
- In consideration of safety for both the communities of Chapman Beach, Settler's Landing, and Settler's Place, all of which walk on roadways within the District, a speed radar detector will be installed on Chapman Beach Road.
- Additional landscaping will be installed in and around the detention basin at Settler's Landing.
- The stream leading under Chapman Beach Road into the tidal wetland and the stream heading from the marsh south of Waldron Drive and under the culvert on Waldron Drive will be cleaned out by the developer, acting alone or in conjunction with the Town of Westbrook, provided that the District of Chapman Beach obtains authorization from the affected property owners and any necessary permits. The developer or its legal representatives agree to draft any property owner permission or easements needed.

Members present – Marlena Whaley, Eloise Kumnick, Nick Breault, Pete Potter, Damian Ranelli, David Osella. Absent members – Nicole Vitrano, Patrice Horan, Diane Fuller

District of Chapman Beach Settler's Place Committee members – Michael Zubretsky (also present), Pete Potter, Nick Breault

Community member present– Clara Crawford

Meeting called to order at 3:04 pm

Marlena opened the meeting by making a motion to approve the agreement between the District of Chapman Beach and Bocca Des Properties LLC. Approval of the agreement has been recommended by the District of Chapman Beach Settler's Place Committee.

Pete requested that the repair of the 3rd Ave ROW and the possible paving or resealing of 2nd Avenue be added to the agenda for this special meeting. He noted that "Roberts Rules of Order" permit additional items to be added to an agenda.

Marlena disagreed as the requested items were not urgent, had been previously discussed, and were already on agenda for April quarterly meeting. Marlena requested a return to the motion to approve the agreement.

Discussion

Damian stated his belief that by signing this agreement we are silencing our community and that the developer should be forced into doing a comprehensive water study of the whole area similar to what was done in the development of the Tanger Outlets.

Pete Potter proposed an amendment to Marlena's motion "to accept the agreement without the speed radar detector included" as it did not seem pertinent to the committee's task. Additionally, he thanked his fellow committee members for their hard work.

Nick stated the committee was organized to address only the new development and its effects on the surrounding wetlands. That being said, the speed sign was added to the agreement because the parties agreed that safety was mutually beneficial to everyone involved.

Motion to amend Marlena's motion to exclude the speed radar detector included defeated 3 to 2. David, Eloise and Nick cast dissenting votes and Pete and Damian voted in favor of the amendment.

Marlena suggested Damian might want to recuse himself in this vote as his property is directly affected by the development. He declined.

The original motion to approve the agreement as written passed 4 to 1 with Damian casting the no vote.

Motion to adjourn made by Marlena; seconded by David.

Marlena thanked the Committee for its time and efforts.

Respectfully submitted,
Eloise Kumnick (for Clerk)