

**District of Chapman Beach  
Fall Meeting  
Saturday, August 30, 2014  
Mulvey Municipal Center**

Andy Calderoni called meeting to order at 10:00 am

**Clerk's Report** We are unable to accept the minutes of Annual Meeting at this time as copies are not available. Highlights are - we ended the year with \$27,000, boats that are moored need to buy a \$20.00 registration from the Harbor Commission. The seawall construction is completed. Plantings are still needed in the white mesh. The Good Neighbor Policy was reviewed. Damien Ranelli, Patrice Horan, Andy Calderoni, and Pete Potter are staying on the Board. Route 1 development was discussed.

**Land Management** A big thank you to our beach guard, Adam Penska, for a job well done. The uplands portion of Chapman Beach is used for parties. We will have some shrubs removed for easier access. The four homeowners have been notified.

**Treasurers Report** We have spent \$52,000. We have \$61,000. Most people have paid their taxes. We are in good shape.

**Correspondence** Andy Calderoni had circulated a private petition for residents within 500 ft of the Route 1 project. The petition forces a "super vote", forces the town Zoning Board to pass the project with a 4 out of 5 vote rather than a majority. The petition appeals the change from NCD (neighborhood community development) to PRDD (multifamily). Andy also received a letter from a property owner that they will not pay taxes as some rocks were removed from the front of her house. Andy responded that the rocks were moved for safety. Resident again wrote about withholding tax payment. Andy responded that we are a taxing district.

**Old Business** Sea wall repair is complete, except for plantings. We still need a railing on the steps. The money has been approved. Some work needs to be done in the Fall while the rest will be done in the Spring. The Good Neighbor Policy was reviewed. Route 1. Mr. Boccarosa, (the developer of the Route 1 Project) is a property owner on Chapman Beach as he owns .03 acres of property that can not be developed. Our Attorney, Susan McCauley is working to protect our rights. We are considering an ordinance to prevent transferring beach rights. She will begin that work on 9/2/14. Other small parcels of land are owned by Mrs. Lyons. Charlotte Stabach voiced a concern that he is not paying taxes. Janet O'Donnell asked who he bought the property from. Dan Langlois asked what is to prevent a property owner from giving out the beach bracelets. We have hired Attorney Marjorie Shansky to appeal the Route 1 Project. We have approved the money. Complaint appeal has been served. The Town has until Sept. to repeal. Some time in 2015 the matter is to be scheduled for oral argument. Patty Pandolfe inquired about the amount of the retainer paid to Ms. Shansky. The amount is \$2000.00.

**New Business** A survey of District of Chapman Beach Members is circulating. A request was received from the homeowner at 23 Chapman Drive that does not have a parking space, that they be allowed to park on Fox Lane, as their renters are parking there. A letter has been sent asking them not to park there, as parking is not allowed on any of our streets. We have requested information from the Traffic Commission. The town is only concerned if emergency vehicles are impeded. There is a new home being built on Chapman Ave. Cedar Crest residents are looking for help with creating a Hammer Law. We will look into it in the future. All boats need to be registered. Janet O'Donnell is in charge, Eloise Kumnick also helps out. Janet O'Donnell expressed concern about vehicles speeding down Chapman Beach Rd. and suggested speed bumps. The Fire Marshall has said no in the past. We will again talk to the Traffic Commissioner. Linda Kinsella expressed concern that people are driving through the stop sign. She inquired about the rules concerning the height of hedges. Another suggestion is single lane barriers to slow down traffic. Dave Osceola asked if we are negotiating with Mr. Boccarossa. The size of the project is nonnegotiable with Mr. Boccarosa. Again, our attorney, Ms. Shansky, is looking into it. Sandy Gale expressed concern about children crossing the street to get to the beach, as drivers don't always stop. Dan Langlois suggested that we write down license numbers and call the police.

**Recreation Report** The Wake Up To Summer gathering was very successful. The Chapman Beach Day was a lot of fun and included a kayak race, family games, potluck picnic, face painting, and beach crafts. The season concluded with a Wine Down, which was well attended on a beautiful evening. The Chapman Beach T-shirts are sold out. Committee members, Sandy Gale and Linda Kinsella say they have gotten a lot of support and are open to new ideas.

**Council of Beaches** Patty Pandolfe says that the Town of Westbrook does not have a blight ordinance and she is circulating a petition to help the town obtain one. She also mentioned that the town does not have a Hammer Rule, prohibiting construction during the summer season. The Council awarded scholarships to Westbrook seniors. There are 7 constables in town. There are also some home energy solution funds available.

Meeting adjourned at 12:05.

Respectfully submitted,

Patrice Horan