

DISTRICT OF CHAPMAN BEACH

Special Meeting

SATURDAY, January 30, 2016
10:00AM

MULVEY MUNICIPAL CENTER

DRAFT Minutes

The president, Andy Calderoni, called the meeting to order at 10:08. Present Tom ODell, Dave Ocsella, Pete Potter, Andy Calderoni, Marlena Whaley, Eloise Kumnick, Patrice Horan, Damian Ranelli.

Andy read the call of the meeting as published in the Hartford Courant, January 19, 2016.

“A special meeting of District of Chapman Beach Property (District) owners will be held at the Teresa Mulvey Municipal Center, 866 Boston Post Road in Westbrook, Connecticut on Saturday, June 30, 2016 at 10 a.m. local time, for the following purposes:

To consider and act upon the following motions:

- A. To authorize that the District grant and convey an easement to Eversource Energy under district property known as certain portions of Hogan Road & Marvin Drive for the benefit of property owned by JEV INVESTMENTS LLC, located at 7 Hogan Road, Town of Westbrook.
- B. To authorize, in accordance with the District’s purposes, the purchase of 2 parcels of unbuildable wetland property for \$15,000.00 from Gertrude Lyon, which parcels are identified as ID 180/037 and ID 180/128 on Westbrook Tax Assessor’s Maps and records. The terms of said purchase shall include, among other provisions, a purchase price of \$15,000.00.
- C. To appropriate \$1, 000 for expenses related to the purchase of the 2 parcels described in B above from Gertrude Lyon.”

Andy apologized for the urgency of the meeting. He felt that some matters had to be resolved in a timely manner. The new owners of 7 Hogan Way were introduced, Jim and Susan Vitali.

- A. Pete Potter made motion: To authorize that the District grant and convey an easement to Eversource Energy under district property known as certain portions of Hogan Road & Marvin Drive for the benefit of property owned by JEV INVESTMENTS LLC, located at 7 Hogan Road, Town of Westbrook: Seconded by Damian Ranelli. . Following discussion by show of hands motion passed unanimously.

Discussion took place. The legal costs will be covered by the owners.

- B. Pete Potter made motion: To authorize, in accordance with the District's purposes, the purchase of 2 parcels of unbuildable wetland property for \$15,000.00 from Gertrude Lyon, which parcels are identified as ID 180/037 and ID 180/128 on Westbrook Tax Assessor's Maps and records. The terms of said purchase shall include, among other provisions, a purchase price of \$15,000.00: Seconded by Damian Ranelli. Following discussion by show of hands motion passed with 2 dissenting votes.

Discussion: In an effort to avoid further litigation concerning small, unbuildable, property within District of Chapman Beach (DCB) that would qualify owner to use DCB beach property and potentially link to housing units outside DCB the Board of Directors recommends that the DCB buy 2 parcels of property currently owned by Trudy Lyon. DCB previously bought Dibble Beach from Mrs. Lyon. The Board of Directors are not sure that purchases of small non buildable lots would cause a problem. DCB attorney, Suzanne McCauley has advised the Board of Directors that DCB tighten up bylaw language as well as beach rules (currently our Good Neighbor Guidelines) to limit the number of people who are using DCB's beach. This is to not overburden the resources of Chapman Beach. A discussion took place about how to avoid more issues concerning non build able lots. There is concern about having enough money to ensure this will not occur. Would this process entail changes to bylaws or a new ordinance? This may require a town wide referendum. We continue in our efforts to place ourselves and be good neighbors.

C. To appropriate \$1, 000 for expenses related to the purchase of the 2 parcels described in B above from Gertrude Lyon.”

Who made motion, etc.??

Tax Collection

Andy reviewed the tax collection process. A written copy of the process was given to all residents present.

Future Meetings

April 4, 2016 Board of Directors Budget Planning Meeting

April 18, 2016 Board of Directors Quarterly Meeting

May 14, 2016 District Members Budget Review Meeting

May 28, 2016 District Annual & Budget Meeting

Motion to Adjourn at 11:45AM made by Linda Kinsella, seconded by Damian Ranelli.

Respectfully submitted, Patrice Horan