

**District of Chapman Beach
Fall Members Meeting
Saturday, September 2
Mulvey Municipal Center**

Members present – Andy Calderoni, Marlena Whaley, Damian Ranelli, Patrice Horan, Eloise Kumnick, Pete Potter, Nicole Vitrano, Diane Fuller, David Osella

Call to Order – 10:01

Clerk's report. Minutes from July 17th BOD meeting distributed for acceptance. Motion to accept minutes made by David, seconded by Damian. Minutes approved.

Treasurer's report: The Storm Fund was moved to a linked savings account to separate it from the general operating funds and to earn a small amount of interest. As of June 30, 2017, there was \$25,000 in the Storm Fund which will increase to \$30,000 as of June 30, 2018. The balance in the general fund checking account at August 31st is approximately \$55,000. Tax collections through August 31st are slightly less than last year at the same time. Year to date spending through August 31st is consistent with the approved budget. The major upcoming budget item is the paving of 1st Avenue. Motion made by Pete Potter, second by Marlena Whaley. Motion passed.

President's Correspondence.

We received a thank you note from Montessori school on behalf of Yolanda Canzanella.

OLD BUSINESS

- Protection of beach rights: Committee has met and is going over beach rules. Greater conversation is needed on how far do we want to go with regards to cost etc. Committee members are made up of Nicole Vitrano, Mike Zubretsky, Andy Calderoni, and Damian Ranelli.
- Chapman Beach Rules: Rules are mailed yearly and are requested to be posted for both residents as well as renters.
- 1st Avenue paving: B & L construction will begin paving the last week of Sept. Milling first, followed by paving Monday and Tuesday. Contract is \$5,000 cheaper than other two quotes and Allan (B & L construction) has worked well with us on past projects.
- White tarp on uplands: Plantings will be done this fall using existing holes in tarp.
- Summer wrap-up: Summer went well with a few events enjoyed by all.

NEW BUSINESS:

- Freedom of Information request: Attorney Murphy has contacted us with regards to voting as well as the use of Executive session in our meetings. The BOD is actively complying with request.
- 1935 Boston Post Road – Developer of Settler’s Landing Peter Boccarossa and Scott Desmond are seeking to develop more condos on property adjacent to Settler’s Landing. This property does border Chapman Beach while Settler’s Landing does not. Development is in early stages starting with town approvals.
- Septic system on 3rd Ave ROW- Pete Potter will investigate if the septic system for property at 33 Chapman Ave. is located on the ROW for 3rd Avenue owned by Chapman Beach. If this is the case both owner and realtor selling property will be notified for disclosure of same.
- Settler’s Landing - Privet hedges will be planted as well as gates installed around dumpster. Storm water runoff appears to be working. Andy states that Vista residents are wonderful neighbors; going forward we would like to support them in their endeavors.
- Dog nuisance – Dave Penska complained about several barking dogs late at night. There is a Town noise ordinance in place to address this concern.
- Vandalism - Dan Langlois, 58 Chapman Beach Road is advising residents of smashed mailboxes along Sagamore Terrace and Kelsey Point.
- 109 Chapman Beach Road – empty lot across from Whaley property was cleaned up as it had become a dumping ground. Wetlands commission will have a public hearing on Sept 5th at 7:30 regarding possible violation in disturbing this area.

COMMITTEE REPORTS

- Land Management – Season went well. 3rd Ave will be looked at for encroaching hedges from adjacent owners. The sand committee will be formed with Mike Zubretsky, Janet O’donnell, and Ed Gales volunteering. They will coordinate with the BOD going forward in order to align this committee with the BOD directives.
- Recreation – Marybeth Calderoni gave thanks to Brian and Eve Gooley for all their help. “Wake up to Summer” was a huge success as most tee shirts were sold at that time. The remainder tees will be sold at reduced prices.

- Council of Beaches - Ed Gales gave report on two meetings held this summer which included discussion on traffic calming methods, Westbrook Food Bank, and pollution control. The ordinance on “Blight” was not approved by the voters. Andy Calderoni reported on Harbor Commission regarding moorings in the area.

Motion to Adjourn: Jackie Coppes made motion with Damian Ranelli second.

Respectfully submitted,
Patrice Horan – Clerk

Upcoming Meeting Schedule

Fall BOD Meeting - 7:00 pm, Monday October 16, 2017

Winter BOD Meeting – 7:00pm, Monday January 22, 2018

Spring BOD meeting – 7:00pm, Monday April 16, 2018

All BOD meetings above at Mulvey Municipal Center, South Conference Room

Budget discussion meeting – 10:00am May 12, 2018, Mulvey Center Multimedia Room

2018 Annual Members Meeting – 10:00am May 26, 2018, Mulvey Center Multimedia Room