

**District of Chapman Beach
Fall Member's Meeting
Saturday, August 31, 2019
10:00 to Noon
Mulvey Center Multimedia Room**

Members present: Andy Calderoni, Damian Ranelli, Patrice Horan, Eloise Kumnick, Marlena Whaley, Diane Fuller, Pete Potter, Nick Breault, and David Osella.

CALL TO ORDER - 10:02

- Clerk's Report - Patrice- no report, website updated
- Treasurer's Report - Diane reported on the following:
 - Last year we ended up spending less than budget mainly due guard and no common area improvements. We have 57k in checking account and 30k in the storm fund. 9k to be moved from checking account into previously approved accounts, 5k to storm account and 4k to the jetty fund. Tax collection high.
 - Ed Gales 34 First asked about delinquency amounts. Motion to accept Ed Gales with Jim Mallozzi second. Unanimous approval.
- President's Report - Andy reported on a letter received due the easement request for 7 Hogan Road.
 - Ed asked what the next step would be in order for Mr. Vitali to proceed with construction.

OLD BUSINESS

- **7 Hogan Road easement** - Water line is presently between Bransfield/Wolf property. Granting easement and moving the house four feet closer to the beach would allow Mr. Vitali to construct year round vs seasonal residence. Mike Zubretsky, Chapman Beach Rd, asked a question about the difference between granting an easement for the electric vs water line. Discussion followed with questions asked. There has been no further dialogue with Mr. Vitali's attorney.
- **1935 Boston Post Road** - Mike Zubretsky reported on the following:
 - permits needed, health permits needed from State, Town has granted necessary approvals already. Once remaining permits are okayed work will begin. Once work is done the requests from CB will be done, spring cleanout and radar sign per our agreement. At the Annual Meeting we will have a discussion about the placement of the radar sign as they can be noisy.
 - Damian also reported on the Town obtaining the permit for stream cleanout.
- **Roads and Parking** - Mike Zubretsky
 - committee met together and also with Noel Bishop, First Selectman of Westbrook.

- No Parking signs everywhere, annoyance with traffic commission from Noel Bishop. He promised to look into parking issues fairly and to ensure safety to residents. Double parking allowed but unsafe, Mr. Bishop will report back to us soon.

Andy also stated that unlike town roads, beach roads are used more widely by pedestrian traffic and this should be considered when making decisions. Additionally, he asked the Road Committee to be open to sharing information with the COB. Damian thanked Mike Zubretsky for all his work with this project.

Ed Gales state that the Council of Beaches has had a contentious relationship with WTA in the past. Additionally, he stated that our employees handling our tax collection have not been supportive of our safety concerns.

Marlena has taken questions about parking on ROW's. We have lost a number of No Parking signs with the replacement of poles.

Jim Mallozzi, 2nd Ave., asked about enforcement of no parking rule on ROWs and how will the BOD determine what is allowed or not allowed...will just the BOD determine? We will have a discussion at the BOD meeting in October.

- **Security Guards** - Marlena reported
 - Orion Security limited contract; BOD will discuss further in October. Guard will finish tomorrow as opposed to Labor Day.

Damian has asked that we self police especially with regards to beach.

Patty Pandolfe, 4 Marvin Dr., reported on traffic

- **Major Projects** - Pete reported on fencing on wall at 3rd. Ave. 2nd Ave. fencing and paving.

Jim Mallozzi stated that our neighbor, Kevin Banning 30 2nd Ave, has not yet put in a new driveway off of 2nd Ave and so we have not paved 2nd Ave. He has no plans at present.

Chris Grogan, Chapman Ave, spoke about not wanting a fence put across the 2nd Ave ROW as she wants to be able to put a car in her garage. Further discussion in October at the BOD.

Jim Mallozzi noted the ROW is used by Fedex, UPS etc to turn around as it is a tight corner.

Mary Kay Marino, 2nd Ave, noted ambulance and safety issues. Mike Marino, 2nd Ave., asked that the BOD report back to the community the results of our discussions of these issues.

Damian introduced Road Committee members should the community wish to follow up.

David Osella suggested opening up 2nd Ave to traffic in order to alleviate turn around traffic.

Janet ODonnell, Chapman Beach Rd., questioned why and when 2nd Ave was closed off to begin with. We don't know.

- **Land Management Report** - Eloise reported
 - People are happy with the beach in general and abundance of sand.
- Michael Zubretsky presented photos of sand taken recently compared with last years
- **Council of Beaches** - Ed Gales reported
 - Traffic and parking was discussed. West Beach has had problems with drop off of nonresidents. WTA will be posting new signage on parking for nonresidents

Andy included info regarding Harbor Commission and its mooring progress

- **Recreation** - Andy reported that summer events went well. Looking forward to next summer a BlueGrass concert may also be in the works in addition to steel pans.

NEW BUSINESS

- 2019-2020 meeting schedule
 - Fall BOD Meeting 6:00 Monday October 28
 - Winter BOD January 13, 2020
 - Spring Monday April 20, 2020
 - 2020 Budget Discussion May 9, 2020 at 10:00
 - 2020 Annual Members Meeting 10:00 am May 23, 2020

Motion to Adjourn made by Jackie Coppes, second by Damian.