

**`District of Chapman Beach  
Board of Directors Fall Quarterly Board Meeting  
October 28, 2019 - 6:00  
Mulvey Municipal Center**

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

**Call to Order** - 6:00

**Clerk's Report:** Patrice presented the Fall Member's meeting for approval. Pete made motion to accept; second by Diane. All in favor. July BOD minutes tabled until quarterly BOD meeting.

**Treasurer's Report :** Diane reported on the following

Diane distributed the 1st quarter report. The District ended with 55k in checking, 44k in savings (includes storm, jetty repair). Expenses consistent with budget and include paving of 2nd Ave. Taxes are up with approx 4k in delinquency. Two liens will be going onto properties due length of nonpayment.

Damian questioned the liens being placed in order of Town placing of liens. Pete stated that since we are a taxing district we are automatically in line for payment of taxes should Town foreclosure or tax sale be enacted. Motion to accept report made by Damian with second by Marlena. Unanimous vote to approve.

**Motion to enter Public Session**

- Attny Yamin representing 7 Hogan Rd. Two points made about members letter in regards to height of edifice. The proposed building follows FEMA regulations. Also, with regards to a water easement, it would not impede any future use of Hogan Rd. (Right of Way). Mr. Vitale (owner) is away but a proposal is to be sent to the BOD for approval or disapproval. The proposed building will not be 4 ft closer to the water. Pete stated that the BOD could not approve; a special meeting of the District would have to be called. We will consult the bylaws. Lastly, Atty Yamin raised the possibility of BOD members recusing themselves due a potential conflict. Andy opined that a water line vs electrical line easement has certain encumbrances and should be considered.
  
- Residents of 2nd Ave: Marykay Marino ( 3rd Ave) wrote to the Board on behalf of neighbors with regard to encroachments on District property and the proposed changes by the Major Projects Committee. Chris Grogan( 35 Chapman Ave) requested that neighbors be kept in the loop should the Major Projects Committee go forward with their proposals. Andy stated BOD wants to ensure our common property not have any encumbrances going forward. Michael Zubretsky (65 Chapman Beach Rd) asked that any potential encroachments be open for all to discuss. Mark Grogan (35 Chapman Ave.) asked what was the impetus for encroachment/fencing issues that are being

discussed. Pete Lovely (3 Second Ave) questioned First Avenue extension being opened up to traffic; this is not the case.

- Council of Beaches Report: none

**Motion to end Public Session and return to BOD Meeting** made by Damian, second by Diane. All in favor.

### **First Order of Business**

President's Report : Andy reported on correspondence from Atty Yamin. Jim Mallozzi (15 Second Ave.) made a request that the potential encroachments be opened up to the public for discussion. Renee Chervenak (11 Second Ave.) requested that her road be plowed in order to gain access to her cottage in the off season.

### **Discussion and resolution of any issues/requests from public session**

#### **Old Business**

- Parking: Michael Zubretsky reported on the following. The Parking Committee, (Mike, Pete, Damian) has been working with the Westbrook Traffic Commission to make parking safer. CB has areas where parking is legal on our streets but not safe for our walkers. They will meet with the Town in November and are looking for input from the BOD going forward. Patrice made a motion to go to the Westbrook Traffic Commission (WTC) and propose no parking on any roads other than the north side of Waldron Drive in the District of CB. Pete second. David, Pete, Diane, Marlena, Eloise, Patrice voted in favor; one opposition - Damian
- Major Projects Committee: Pete presented a proposal with regards to our common areas and potential encroachment on our property. He would like a new survey to be done on common property and make a motion to get three bids to survey roads and rights of way. Pete made a motion for same with Damian second. Motion passes unanimously. Pete will talk to John Riggio (Westbrook Public Works) about plowing to the end of the extension to accommodate Ms. Chervenak's request. Andy and David discussed how certain members have a hardship with limited or no parking. Eloise pointed out that the fire Marshall has provided the Board with a letter stating parking on Fox Lane presents a safety hazard in emergency vehicles gaining access on Fox Lane. Pete advised the owners of 23 Chapman Drive have taken out hydrangea on District property in order to park cars on Fox Lane. Andy will send a letter to our membership about not parking on the right of ways.
- 1935 BPR update: Mike Zubretsky reported on the stream cleanout. The permit is in place. Not sure when it will be done. They want to do it when there is the least amount of impact on the wetlands.

- Sand Committee: Mike Zubretsky gave a review of beach conditions year to year. There is plenty of good quality sand. Damian volunteered to move a three inch skim up towards the uplands. Pete made, Eloise second; all in favor.
- Land Management Committee: Eloise spoke on the condition of the beach. The last storm brought in plenty of sand (red) in addition to shells. Many watercraft are still on beach. Anthony trimmed hedges in the spring and again this fall. Anthony continues to be attentive to our needs addressing any concerns in a timely manner. Andy stated that Pete again wanted to be on the LMC and he supported the addition. Marlana stated that the Committee practically runs itself with Sandi Gales providing back up if necessary. Patrice made a motion to formally add Sandi Gales to the Committee; David second. David, Pete, Diane, Marlana, Eloise, and Patrice voted in favor. Damian abstained. Motion passes. Damian made a motion to add Pete Potter with Diane second. Motion passes with yes votes by Damian, David, Pete, Diane. Opposed Patrice, Eloise, and Marlana.
- Recreation report : Andy reported on several events in the planning stages for next year.

### **New Business**

- Legal representation - Andy is of the opinion that Hudson Kilbey is not servicing us properly and would like to change to a more aggressive attorney going forward. Pete handed out information on three law firms to be reviewed by the Board. It was determined that more information and discussion was needed before a decision could be made.
- Discuss 2020-2021 budget process - Money to be put into committees going forward for miscellaneous costs associated with committee. Line items to be presented in January meeting.
- Board vacancy - In public session Marykay Marino had recommended Michael Zubretsky to fill the position left by the resignation of Nick Breault. Andy suggested sending a letter to members notifying them of the vacancy and then filling the position in January when there might be more interested parties. Peter Lovely asked how the position was advertised. David (nominating Committee Chair) responded that the nominating committee had sought interested parties including those who had run in the past. Additionally, the vacancy had been posted on the main page of the Chapman Beach website as well as on the calendar page with info on this meeting. Marlana made a motion to accept the nomination of Michael Zubretsky to the vacant board position with David providing second. Motion passes with yes votes by Diane, David, Marlana, Eloise, and Patrice. Damian and Pete abstained.

Motion to adjourn:

Next meeting Jan 13, 2020 - Mulvey Municipal Center 6:00