

Members of the District of Chapman Beach

Proposal for Coastal Permitting Services, Chapman Beach Groin Repair Project

Major Projects Committee Report

Our committee has been tasked with looking at the existing groins (jetty's) that exist on our two beaches. Several of these are in very bad condition, while several are in very good condition.

I will attempt to explain what the existing condition of our existing groins is at this time.

Groin #1 (Kelsey Point Border)- Excellent condition (built privately) doesn't need anything done at this time.

Groin #2 is a pile of stone and unserviceable and would not be repaired

Groin #3 is in poor condition (concrete) and in front of Cedar Crest which would be repaired by them

Groin #4 is in fair condition (concrete) and in front of Cedar Crest which would be repaired by them.

Groin #5 west of 2<sup>nd</sup> Ave is in fair condition (concrete) and part of Chapman Beach

Groin #6 east of 2<sup>nd</sup> Ave is in fair condition (concrete) and part of Chapman Beach

Groin #7 is the Big Rock jetty and needs repairs on top to make it less dangerous for people walking on top of it, Chapman Beach

Groin #8 is the Dibble groin (timber) that doesn't need any repairs except tightening some of the hardware, Chapman Beach

As you can see the groin's come from west to east along our beaches.

We have been advised that these groin's will be unserviceable in perhaps 10-12 years. Our proposal is to get a survey and permit to repair or replace these groins. Regardless of who pays for the groins the survey and repair plan would be for all the above groins except #1 and #2.

I should point out that some repairs were made on some of the groins back in 1958 (it is etched in the concrete). That is a long time to say the least and why some of these are in such bad condition.

Our proposal is to engage an engineering firm that would do the following,

Perform a waterside topographical survey

Perform a groin evaluation and repair plan

Obtain a state and federal permit from CT DEEP and the New England Army Corps of Engineers (ACOE)

As part of this proposal, we would not only get the permit that we need to do the repairs, but we would be able to get a detailed evaluation of what the repairs may be, then we would be able to go out to several contractors to price the project and take the best value alternative. This permit would be good

for five (5) years and is eligible for an extension of time if needed. This process is estimated to take six (6) months to obtain approval.

The cost of this permit is estimated to be less than \$15,000 and the cost of repairs of the groins is as follows,

Cedar Crest	\$130,000-\$150,000
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Chapman Beach	\$180,000-\$200,000
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Currently our recommendation is to replace the existing concrete groins with timber groins. The timber replacement is estimated to last 50-60 years, while concrete repairs are estimated to last 15-20 years. Both are relatively the same cost to perform, but with concrete they would have to be done potentially three (3) times versus the timber.

On February 15<sup>th</sup> we are setting up a special meeting of the members to approve moving forward with the permitting process. Once this is complete and we get pricing from contractors with a final design recommendation.

Thank you,

Major Projects Committee

Pete Potter

Damien Ranelli

Peter Niro

Mike Zubretsky (advisor)

Bob Alger- Chairman

Members of the District of Chapman Beach

Proposal for Right of Way Survey of District Property

Major Projects Committee Report

Please reference the attached property map that shows the areas under consideration for this property survey. This would be an A2 survey and this is defined as

An **A2 survey** indicates the accuracy of the **survey** and is the most common type of **surveys** property owners request or need. ... This plat, or map, is signed by the Registered Land Surveyor who attests to its accuracy and may be filed in the Land Records in the Town Clerk's Office in the town in which the property is located.

The basis for this is in the past we have had disputes over what land the property owners own and what land the district owns. In fact, recently we had a dispute that cost the Chapman Beach district \$160,000 to settle! I for one think this could have been totally obverted if we had a proper survey done and registered with the town of Westbrook.

We need to define the property that the district owns so that this never happens again. The highlighted areas are the **ONLY** areas where we do not have a complete survey currently.

The proposal to the Board is that we be allowed to perform this survey for the cost of \$8,000-\$11,000 depending on how many monuments and mylar drawings are required. This could be done in a 30-day period.

Thank you,

Major Projects Committee

Pete Potter

Damien Ranelli

Peter Niro

Bob Alger- Chairman

