

# Time line of the split of Chapman Beach Association into the districts of Chapman Beach and Cedar Crest and other historical events

\*\*\*\*\***DRAFT**\*\*\*\*\*

**July 21, 1941** Articles of Chapman Beach Association (CBA) establishment.

**August 24, 1946** Private Roadways East Side granted to CBA by quit claim deed from Louise Chapman Dibble and Dorothy Chapman Bushnell.

**August 24, 1946** Private Roadways West Side granted to CBA by quit claim deed from Ruth Chapman Broderick

**June 2, 1950** Lot 17 Beach granted to CBA by Administrative Deed by Alfred Burdick  
Re:Estate of Ruth Chapman Broderick

**August 21, 1953** Act Incorporating the Chapman Beach Association, Inc,

**Unknown date** Chapman Beach Road to the rocks, Chapman Avenue to 1st Avenue, Waldron Drive, Cherry Street, Chapman Drive, and Marvin Drive given to the Town of Westbrook. All other roads, ROWs and Lot 17 retained by Chapman Beach Association.

**June 1992** Problems persist with Chapman Beach Association members who do not pay annual dues of \$100. Those present at the annual meeting were encouraged to contact non-paying neighbors in an effort to have taxes paid.

**June 1997** Concern about raising Westbrook taxes and meeting CBA obligations. 35 families are not paying the \$100 dues. A subcommittee was formed to look into becoming a tax district.

**January 17 1998** CBA meeting called to discuss concept of a tax district with Atty. Nick Gorro who advised boundaries may be enlarged or reduced but properties must be contiguous.

**June 1998** Atty. Gorro missed meeting and gave notice he would no longer be available.

**June 26, 1999** Annual Meeting CBA President Tom O'Dell reported the Tax Committee met with Atty. Cambell Hudson to work with the Association to move forward on a tax District.

**August 29, 1999** Annual meeting a vote was taken in favor of proceeding to form a tax district under provisions of Section 7-326 of the General Statutes of the State of CT. With the Atty. Hudson, the CBA constructs a petition to form a tax district with the entire boundaries of CBA and includes properties on Waldron Drive and Old Kelsey Road.

**On or about October 18, 1999** Tom ODell is notified by the First Selectman of that upcoming meeting and the submission of the Cedar Crest petition to form a tax district. This unexpected revelation caused a halt to the process to form a Chapman Beach tax district. A document was then quickly generated to be presented at that October 21<sup>st</sup> meeting asserting CBA property ownership of the beach, roads, and ROWs, including CBA provisions.

**October 21, 1999** At a town meeting, a petition was presented to form a Cedar Crest tax district. Prior to the vote, Tom ODell presented a document from the CBA Board of Directors to the Cedar Crest petitioners to be entered into the record stating that CBA owns the beach (lot 17) the road (Chapman Avenue) and the ROWs (2<sup>nd</sup> and 3<sup>rd</sup> Avenues) which are within the boundaries of CC. Among other items there would be no changes made or maintenance performed on CBA property without prior written permission by CBA and no parking is allowed on CBA roads or ROWs. The vote was taken and the petition was approved to form a Cedar Crest district under provisions of Section 7-326 of the General Statutes of the State of Connecticut, leaving the CBA and its assets.

As a result of the 10/21, 1999 meeting new Chapman Beach district boundaries had to be redefined, a new petition generated and signed and all legal notices posted.

**May 4, 2000** A petition signed by CBA voters was presented to Westbrook First Selectman Francis Russel.

**June 3, 2000** At a town meeting, a petition was presented to form a Chapman Beach tax district. The vote was taken and the petition was approved to form a Chapman Beach district under provisions of Section 7-325 and 7-326 of the General Statutes of the state of Connecticut. Following approval, voting to name the district as District of Chapman Beach (DOCB), to elect officers, and to set meeting dates was conducted.

**September 6, 2000** A letter is sent to the members of Cedar Crest asking them to reconsider the formation of their District and join the District of Chapman Beach before July 1 2001 when the first District taxes are to be assessed.

**September 7, 2000** Official conveyance of Chapman Beach Association, Inc. properties to the District of Chapman Beach.

**June 2, 2001** At the DOCB board of directors meeting a resolution was approved to dissolve the Chapman Beach Association, Inc. and the By-Laws of the DOCB were adopted.

**June 2009** Trudy Lyons offers Dibble Beach to DOCB for \$70,000

**July 11, 2009** DOCB referendum denies the purchase 46 yes to 47 no

**April 15, 2010** Twenty two DOCB members purchase, from Trudy Lyons, Dibble Beach and the end of Chapman Beach Road south of the rocks and donate to DOCB.