



Mike Zubretsky <zubretskybeach@gmail.com>

MPC Committee Questions

Mike Zubretsky <zubretskybeach@gmail.com>

Mon, Oct 18, 2021 at 1:49 PM

To: Marykay Marino <mkseatime@msn.com>, James Mallozzi <mallozzijames@gmail.com>, Marlana Whaley <mpwhaley14@aol.com>, Sandi <seg721@gmail.com>, Ed Gales <segales56@yahoo.com>, Scott Tierney <scott@joyaccessories.com>, David Osella <dcosella@comcast.net>, John Scully <jdscully@comcast.net>, Diane Fuller <dianefuller@gmail.com>, Eloise Kumnick <el4177@cox.net>, Steve Kumnick <Kumnick854@gmail.com>, Mike Marino <mjteetime@msn.com>, Peter Niro <peter@onehartfordsquare.com>

FYI - MZ

Sent from my iPad

Begin forwarded message:

From: Mike Zubretsky <zubretskybeach@gmail.com>

Date: October 18, 2021 at 1:42:24 PM EDT

To: Paul McGill <pdmcgill@snet.net>, Andrew Calderoni <Andrewm.Calderoni@outlook.com>, Pete Potter <beach0357@gmail.com>, Bob Alger <reapsu@gmail.com>, Brian Gooley <bgooleycb@gmail.com>, Damian Ranelli <damianranelli@aol.com>, George Zinser <georgezinsler@hotmail.com>, John Johl <jhjohl@gmail.com>, Frank Giuliano <giulf1219@gmail.com>

Cc: peter@onehartfordsquare.com

Subject: Fwd: MPC Committee Questions

Date: October 18, 2021 at 1:34:24 PM EDT

To: Mike Zubretsky <zubretskybeach@gmail.com>

Subject: MPC Committee Questions

To: MPC Committee – BOD Chapman Beach

I have compiled a list of questions and concerns that have come my way

over the last couple of months on the Jetty Project.

While I do not expect the MPC Committee to have answers to some of

these, I believe it would be useful to try to get answers from Docko where

possible and report back to the community ASAP. Please also give us any

information that you may have already pertaining to any of these questions.

1- If a jetty is rebuilt with Timber, will we be able to maintain the existing length and height of what is now there with the concrete?

2- If a concrete jetty is repaired, can the stone revetment stone (fingers) be changed over to concrete or do they need to remain as stones?

3- If a concrete jetty is rebuilt with Timber - is the new overall permitted length the total of the old concrete + the length of the stone fingers?

4- Are they working on getting 3 quotes? The quotes should be presented in such a manner that it is easy to determine if one contractor might be better suited for the concrete work or visa versa - Timber.

5- Has the potential issue of bedrock been explored? How deep do the pilings need to be set to be effective? If there is bedrock that could cause the estimated cost of Timber to skyrocket (boring , drilling, etc)

6 – Big Rock Jetty –

Option 1 – Are the improvements in the estimated budget of \$160,000 for 60 feet for functionality or aesthetics? We have not seen any reports that this Jetty is failing.

Option 2 - \$2,400 per linear feet x 160 feet in length would equal \$384,000.

Same question – Has there been any engineer's report as to why this would be necessary?

7- Has any thought been given by the MPC Committee (and asked of our engineering firm) if it's feasible that we get rid of Jetty #5 (Third Ave). This Jetty is in the worst condition and is about the same distance of beach between Jetty B to Jetty D – as the Big Rock Jetty is to Jetty. This would be an engineering study/question. But here is the possible gain –

a) Save approx. \$95k to \$115K on not rebuilding Jetty C – which is in poor condition

b) I have been told that it might be possible (DEEP decision) to have the 72 feet that we would be getting rid of added to Jetty B and Jetty

D. This might gain overall functionality of the Jetty system.

8 – Why is the option of repairing all of the concrete Jetty's with a cost estimate previously solicited for approx. \$139,000 not included in the "Jetty Repair Summary"? In reviewing the scope presented by this vendor, (who is qualified and we will call him Vendor B) – we can refer to the contractor whose \$ numbers are included in the chart as Vendor P. (keeping some sort of confidentiality)

9 – Has any research been completed as to how CB would pay for a project that at this juncture seems to have a range of \$300k - \$550k? (depending on what is decided about The Big Rock as well as CC) Is it a loan, tax increase, assessment, paying out of some of the reserves? I think that prior

to going any of the directions outlined – the BOD should want to have solid options of financing and also ask the residents about their tolerance for these “expenditures”. Why go in a direction, spend \$ (Bedrock Tests as an example) that the Residents might not be willing to ultimately pay for?

Thank you for all your hard work,

Michael Zubretsky