

**Black Point Beach Club**  
**Master Plan Steering Committee**  
**Final Draft Plan Review**  
**2024-05-01 Meeting Notes**

A Master Plan Steering Committee was held on Wednesday, May 1, 2024. The meeting was held over Zoom.

Attendance:

Colleen Chapin, Phil Lombardo, Arlene Garrow, Peter Baril, Rick Diachenko

Ed Zito, Al Galati, and Joe Katzbek were unavailable for this session.

An additional 20+ members of the public were also in attendance (approximately)

Agenda:

Review most recent edits.

Recommend sending the plan to the Board of Governors for adoption.

Review of changes since March 13, 2024:

The chart on the following pages highlights the most recent substantive changes to the plan and provides context for those changes.

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Page	Section	Text Change	Notes
1	Introduction	<u>Insert:</u> "continuity of purpose" in first paragraph.	This phrase refers to the ongoing commitment and alignment to the overarching goals, values, and vision for the community's future. The use of "continuity" implies that despite changes in leadership, shifts in priorities, or external circumstances, there is a steadfast dedication to the fundamental objectives outlined in the plan.
2	Master Planning Process	<u>Reword goal:</u> Invest in and Improve the Waterfront and Accessways to Support Long-Term Resiliency and Community Access	Add "and Accessways" to clarify that the waterfront includes the road ends / beach access points east of East Shore Drive.
2	Master Planning Process	<u>Reword goal:</u> Promote a Thriving, Social Community Lifestyle Through Ongoing Maintenance and Strategic Enhancement of the Clubhouse Property and Inland Recreation Areas	Emphasize the inland assets as an essential part of the community's amenities and resources.
2	History and Background	<u>Add to first paragraph:</u> Without this special State charter, BPBCA would simply be a neighborhood within East Lyme and access to the waterfront would be publicly available. Without a doubt, the special status that BPBCA holds is integral to the very existence of the Association, leaving the beaches to the private and express use of the members and guests.	Emphasize the importance of Black Point's status as a special taxing district which provides for the collection of taxes to be used for the improvement and maintenance of the of the assets of the Association and to reserve for the owners (members) and guests the exclusive use and access of these assets.
6	Vision	<u>Reword:</u> The Black Point Beach Club Association is a welcoming, year-round, private beach community providing a safe, healthy, and vibrant lifestyle for its residents. Our legacy and destiny commit us to responsibly maintaining and improving our collective assets and fostering our community	Changes to emphasize beach and legacy.

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Page	Section	Text Change	Notes
6	Mission	<p>Add Mission Statement:                      The Black Point Beach Club Association is a private, quasimunicipal entity governed by its resident members that owns, operates, and maintains private recreational and community assets, including clubhouse facilities, waterfront infrastructure, and accessways, manages financial obligations through the laying of annual taxes and periodic assessments, and develops and enforces regulations within the Black Point Beach Club for the ongoing use and enjoyment of its members and their guests. The work of the Association is implemented through the BPBCA Board of Governors, Zoning Board, Zoning Board of Appeals and various regular and ad hoc committees and task forces</p>	<p>Added mission statement which clarifies what the Association does with respect to governance and control of the assets.</p> <p>Note that the charter states: The objects of said Association shall be to provide for the improvement of the lands in said territory and for the health, comfort and protection and convenience of the inhabitants thereof.</p>
7	Goals, Objectives, Actions	<p><u>Added text to first paragraph:</u>                      Together these goals are designed to reinforce the importance of Black Points status as a private, quasi municipality and work to leverage and retain that status for the future. Goals are numbered for reference only. No prioritization should be assumed by the numbering. Each of the four goals carries equal importance.</p>	<p>Reiterates the “quasi-municipality” feature of the Association as it is the essential trait which allows this community to exist with some degree of funding and use autonomy.</p>
8	Goal 1 Objective 1.1	<p>These needs include addressing deferred maintenance of its groins and Association seawalls, beach maintenance and retention projects, <b>beach access ways</b>, and improvements to the clubhouse and recreational grounds.</p>	<p>Added to existing list where capital projects are most likely to require focus.</p>
8	Goal 1 Objective 1.1	<p>There is, therefore, a need to create an equitable and transparent capital and financial plan to allow the Association to make ongoing investments in this critical infrastructure in a proactive manner, <b>while continuing to maintain and enhance inland assets</b></p>	<p>Ensure that inland assets are represented</p>

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<b>Page</b>	<b>Section</b>	<b>Text Change</b>	<b>Notes</b>
9	Objective 1.1: Enhance Capacity to Fund and Execute Major Capital Projects (New plus Maintenance)	<u>Added action:</u> Review anticipated cost projections for the implementation of new capital projects and the ongoing maintenance of all assets every 3-5 years to ensure funding of long-term reserves is sufficient to meet projections. Anticipate percentage increase in funding baseline to meet changing economic conditions.	Added action to periodically review and update as necessary cost projections for ongoing capital improvements.
<u>10</u>	Goal 2: Strengthen and Build Organizational Efficiency and Structure to Support a Proactive, Collaborative, and Accountable Association Governance	At the heart of the Association’s existence is the charter established through the Connecticut State Legislature. This authority sets up the Association as a “quasi-municipality” which in turn brings obligations related to the general operation of such entities in the state. The Association has the authority to levy taxes and assessments, establish and administer land use policy, and reserve the rights of members and their guests to the Association’s property.	Added language to again lean in on special status of the Association.
<u>11</u>	Objective 2.2: Promote Civic Participation	Provide <b>periodic</b> training on the requirements of public process and effective governance.	Changed “annual” to periodic

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<b>Page</b>	<b>Section</b>	<b>Text Change</b>	<b>Notes</b>
<u>16</u>	Goal 3: Invest in and Improve the Waterfront and access ways to Support Long-Term Resiliency and Community Access	Objective 3.3: Maintain Access to the Waterfront The Association enjoys direct access to Niantic Bay through its ownership of the access roads east of East Shore Drive. Access to the reserved beach area (parcels 05.2 67 and 05.11 71 in the Town Of East Lyme’s property database system) and the property adjacent to the Pattagansett River estuary (parcel 05.1 7) are reserved to for the use of BPBCA property owners and their guests.	Added objective to emphasize capital investment related to the waterfront access points; included maps from Town GIS to help illustrate general location of Association owned beach areas.
<u>22</u>	Objective 4.2: Leverage Available Land at the Clubhouse to Expand Community Amenities	Increased priority of Establish Ad-Hoc Committee for comprehensive study of recreational aspects of 6 Sunset property	Increased from Medium to High
<u>22</u>	Objective 4.2: Leverage Available Land at the Clubhouse to Expand Community Amenities	Increased priority related to evaluating current usage	Increased from Low to Medium
<u>24</u>	Conclusions and Next Steps	Added paragraph: The intent of the Master Plan is to ensure continuity and to reflect the values of the Black Point Beach Club Association. The Master Plan sets a framework of the outcomes desired by the community. The Board of Governors leverages the Master Plan framework to design and implement processes and strategies to achieve these outcomes.	Explains that this plan is the framework developed based on community input and the BOG is responsible for implementing the plan through a series of processes and strategies.

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### Comments and Discussion:

#### Committee Members

##### **Peter Baril (17 Sea View)**

On Page 4, it's important to call attention to the fact that Black Point will continue to experience, and we will need to respond to, the impacts of coastal storms. I have been reviewing old meeting minutes going back 50, 60 years and beach erosion and rocks piling up on the beach have been a common occurrence that are going to continue.

Additional notes regarding grammar/spelling have been submitted for incorporation as appropriate.

##### *Colleen Chapin (53 East Shore)*

Want to publicly acknowledge that Peter has sent me a handful of spelling/grammar observations that do not change the content.

##### **Rick Diachenko (25 Sunrise)**

Would be good to incorporate language emphasizing the various borders (e.g., 1' strip as noted in the East Lyme land records)

Recommend creating an additional appendix (E) that will serve as a glossary to help clarify terms such as "quasi-municipality" and "groin", etc.

##### **Arlene Garrow (58 Bellaire)**

The history section mentions "boundaries" so maybe there's a way to leverage that information but no other comments.

##### **Phil Lombardo (3 East Shore)**

No comments; good with the document as is.

##### **Colleen Chapin (53 East Shore)**

While they were not available tonight, both Al Galati and Joe Katzbek have shared with me directly that they support the document and are pleased with how it has evolved.

#### Public Comments

##### **Janet Bonelli (27 Cottage Lane)**

*Posted 2 comments from the chat and departed the meeting before they were addressed. Questions/comments were not related to the Master Plan.*

##### **Geri Johnson-Reis (21 Sea View)**

On page seven, it might be more accurate to convey that the priorities be addressed within a period of time. Also, does the mission statement exist in any other document? If so we should be consistent. Recommends sticking with annual training rather than periodic training under the Civic Engagement actions. Will send additional grammatical/spelling issues separately.

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### **Marianne Cavalieri (31 Billow)**

New to the community and would like to understand the source of the various actions listed. Also, given the coastal storm challenges has there been any engagement with UConn as they seem to be doing research in this area.

### *Peter Baril (17 Sea View)*

This July, Ralph Lewis from UConn Avery Point will be doing a presentation for us on some of the challenges that communities like Black Point face related to the waterfront areas and coastal storms and erosion.

### **Peter McAndrew (6 Sea View)**

Echoes Marianne and comments that this is an impressive piece of work and the Committee should be commended. Are there concerns that the state would make changes to the Association's status as "quasi-municipality".

### **Colleen Chapin (53 East Shore)**

Not aware of any pending changes. Connecticut has a significant number of these private waterfront communities. While there have historically been concerns with how much of the waterfront in Connecticut is private, good governance practices should help us retain this status.

### **Jim Schepker (46 Indianola)**

Appreciates the plan has captured the interests and priorities of the community. Would like to know if the Steering Committee feels the investment was worth it?

### *Colleen Chapin (53 East Shore)*

The consultant fee for this effort was \$26,000. The consultants generated the baseline asset inventory documenting current conditions and identifying areas of concern. (Appendix A) This then led to the creation of the community survey that was done in 2022. The anonymous input from this survey was then analyzed to pull out key themes, interests, and concerns as articulated by the community. That input then led to the creation of the overall plan framework identifying the four key goal areas (themes) and allotting objectives and actions to those goals. The consultants then ran an in-person workshop to drill into that framework and ensure that this layout aligned with the interests and priorities. From there the overall plan was written, incorporating all the input collected throughout the process. That is essential work that really needed to be outsourced. That draft was then tweaked a few times by this Committee. Things like History and Background and next steps were added along with some imagery and inclusion within the text of some of the key survey findings. For me, being a consultant that does similar work to this, I think the investment was worthwhile.

### *Phil Lombardo (3 East Shore)*

There were times that the Consultants seemed to be absent, but in general we couldn't have done this without them, so I think it was worth it.

### *Peter Baril (17 Sea View)*

They did all the upfront leg work that would be very difficult to do for us such as the questionnaire, the evaluation of assets, the workshops, etc. Getting down to the wire with regards to wordsmithing, this really needed to be done by the committee who lives here and

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understands and has the history. That cost is probably a total of about 120 person hours of work which is about right based on my experience as an engineering consultant. It was well we spent. We would still be trying to analyze and review things and it would be another six or eight months out before we could finalize this document if the consultant hadn't been involved.

*Rick Diachenko (25 Sunrise)*

I don't think we could have done this without the consultant. Their approach was pretty much objective and action focused. Since this is for a government and not a corporation it wasn't what I was used to. They put all the information together and we couldn't have done this on our own and I don't think we would have had a document if it wasn't for us to hire a consultant.

*Arlene Garrow (58 Bellaire)*

Agrees with Phil's comment at some points the Consultants were a little lapse in things but I also agree with Rick and Peter that we couldn't have done it without them. For us to pick up the ball and run with it when we did was good and I do feel the money spent was worthwhile.

**Jim Schepker (46 Indianola)**

If we all agree that this provides an important bedrock for our decision making for the next 8 to 10 years and if we agree it was a good investment my question for the steering committee is do you see your role continuing to eventually provide updates us on the status of these actions listed in the document?

*Colleen Chapin (53 East Shore)*

It is important to understand that this plan is not operational. This is the strategic vision for the future. It is up to the Board to actually oversee the implementation. I would hope to see some sort of an implementation committee that would have key stakeholders that can then help to implement and measure success.

**Peter Meggers (47 Bellaire)**

South beach is having serious issues. Should we move this to the top - in terms of a long-term solution? We should mobilize to address South Beach as quickly as possible. Believes this is a good plan but more should be done to emphasize South Beach.

*Colleen Chapin (53 East Shore)*

South Beach is certainly having issues currently. The waterfront infrastructure goal lists a number of action steps and South Beach would be included in there. But since this plan is not operational, listing specific action steps for just South Beach would be outside of our scope. If the Committee agrees, we can add text that points out that South Beach is particularly endangered.

*Peter Baril (17 Sea View)*

South Beach has certainly been impacted most significantly recently. We could end up with significant issues at another beach as a result of a hurricane this season. All of our beaches and groins are at risk and a specific priority location today may change by September 1. It will be up to the Board to develop the operational priorities, ideally based on the overall priorities and visions laid out here.

*Arlene Garrow (58 Bellaire)*



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Ok with adding that South Beach is particularly endangered and as a Board member I know that we are in the process of addressing concerns there. The Board would take this plan and address specific issues as necessary. We know that right now South Beach is a priority. I agree that it is up to the Board to identify the operational steps.

*Rick Diachenko (25 Sunrise)*

Agrees that this plan provides the Board with a broad array of issues, concerns, priorities, but the Board decides what order to implement actions.

*Phil Lombardo (3 East Shore)*

No problem with highlighting South Beach but agrees that it is up to the Board to decide the operational priority.

### **Garret Hickey (8 Sunset)**

Is the next step for this plan to go to the board to get approval and then it becomes an actionable plan?

What happens if the board does not approve it?

*Colleen Chapin (53 East Shore)*

Yes, it is the intent that this plan go to the Board for adoption. There would be a lot of people in the community that would be very disappointed if the board did not approve this and recommend its adoption by the community.

### **Peter McAndrew**

The priority here should be to create a mechanism to understand the priorities and issues rather than singling out South Beach. The board can make that declaration at the operational level.

### **Jim Schepker**

The Board did approve funding for South Beach and the walkway between Sea Breeze and Sea View so that that process is underway. There's probably a longer term process that is really necessary here especially South Beach and the plan highlights those elements.

### **Jim Schepker**

Appendix D contains considerable good peer assessment and potential financial impact. Since those are 2020 dollars, this will need to be reconsidered in 2024.

### **Colleen Chapin (53 East Shore)**

There's been a lot of great feedback tonight and we appreciate all the input along the way. There are a few tweaks that the committee has agreed we can make. Create a glossary to help clarify some of the terminology; ensure that there is appropriate language around the Association's borders, and then clarify that South Beach is particularly endangered.

Chapin:

Motion: Steering Committee recommends to the Board of Governors to adopt this version of the Master Plan pending the adjustments related to South Beach, Association borders, and adding a Glossary.

### **Second: Peter Baril (17 Sea View)**

Discussion: None

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**Rick Diachenko (25 Sunrise)**

**Phil Lombardo (3 East Shore)**

Arlene Garrow: Yes

**Peter Baril (17 Sea View)**

Colleen Chapin: Yes

**Peter Meggers**

Is this motion approved without a new draft including those items?

**Colleen Chapin (53 East Shore)**

**Garrett Hickey**

When would the Board vote on this?

**Colleen Chapin (53 East Shore)**

The changes have to be implemented and then it will be submitted to the Board to place on the agenda.

Thank you to the Steering Committee and the Community for engaging on this process and developing a plan that provides a flexible and adaptable framework that can carry the Community forward for ourselves and our future generations.