

Black Point Beach Club
Master Plan Steering Committee
Final Comment Period Prior to Board Vote for Adoption
2024-08-10 Meeting Notes

As requested by the Board of Governors on July 25, 2024, a final opportunity for public comment was held on 8/10/2024 at 9:00am at the Clubhouse. The meeting was available for virtual attendance and recorded.

Agenda:

Receive final comments from the public prior to a vote by the BOG for adoption.

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

Introduction and Overview (Colleen Chapin, 53 East Shore):

The Master Plan represents a two-year effort lead by a consultant team (SLAM) to guide the Steering Committee and community through a series of surveys, meetings, and workshops to identify key goals and objectives to continue to evolve and sustain the community. The Steering Committee has recommended to the Board that the Plan be adopted. This meeting provides a final opportunity for public comment prior to a Board vote.

The 4 overarching themes or goals relate to:

Financial Sustainability

Improve the Financial Sustainability and Fiscal Accountability of the Association

Good Governance

Strengthen and Build Organizational Efficiency and Structure to Support a Proactive, Collaborative, and Accountable Association Governance

Waterfront Infrastructure

Invest in and Improve the Waterfront and Accessways to Support Long-Term Resiliency and Community Access

Overall Livability

Promote a Thriving, Social Community Lifestyle Through Ongoing Maintenance and Strategic Enhancement of the Clubhouse Property and Inland Recreation Areas

Under each goal, a series of objectives with action items have been identified. There is a tremendous amount of opportunity throughout these goals, objectives, and actions. It is the responsibility of the Board of Governors to implement and “operationalize” these components.

The Plan is not fixed in stone and is designed to accommodate new objectives and actions as needs arise whether it is from dramatic changes in condition along the waterfronts or the development of new interests within the community to improve overall livability. As an example, the Zoning Commission has recently recommended including an action to initiate a traffic study to evaluate overall traffic patterns that impact safety and usability of the shared roadways. That action has been added under the Livability

Goal where we already had an objective: 4.4 Maintain a Safe Multi-Modal Transportation Network for All Users: “Work with the town, as the local traffic authority, on methods and actions to ensure safe usage of the roads by all. Outcomes may include traffic studies which can help determine appropriate traffic calming measures.”

The Board is encouraged to continue to engage with the community throughout implementation and review the plan on a regular basis to identify new opportunities and challenges and celebrate successes.

Public Comments

Jim Fox, 15 Blue Heron Road

Recognizes that a significant amount of work went into the development of this plan. Wants to put in the record that this plan was initially conceived in late 2020 under the concept of a “Plan of Conservation and Development.”

Jim Schepker, 46 Indianola Road

Shares the observation that plans lead to success and without plans, failure is often the result.

With respect to Zoning’s desire for a traffic study, Mr. Schepker would like to know:

- Who does this type of thing?
- What does it do?
- What does it cost?
- Who pays for it?

Fox/Chapin general response

SLAM is one such firm that does these types of studies. They typically evaluate traffic patterns and loads and make recommendations based on that data. The cost in this situation is unknown. More than likely Black Point would have to fund this, but we should work with the town as there may be other traffic study initiatives that we can take advantage of. As the town regulates the roads, we will have to work with the town on proper implementation of any recommendations.

Bill Bayne, 2 Osprey

Wishes to thank the Steering Committee for their efforts on this initiative. This plan gives the community a checklist and a report card and we should embed the Master Plan into our committees and liaisons for alignment. We should take action to ensure that the BOG ensures that the Plan is routinely updated to keep current.

Will Fountain, 31 Whitecap

Enforcement of our rules and regulations is a serious issue and we should ensure that we work on overall enforcement.

Bill Bayne in follow up, recommends that we establishes ordinances that specify appropriate enforcement actions.

Kim Craven, 46 East Shore

Notes that we have a lot of rules, but we have little in the way of consequences. We need more consequences in order for our rules to have force.

Jim Schepker, 46 Indianola Road

Notes that we have a somewhat bipolar attitude in the community with respect to rules and enforcement. We don't want a police state, but we need to enforce the rules. We are rather freewheeling on rules and we do have instances where we need some teeth to enforce things.

Larry Connors, 50 Indianola

Wishes to emphasize that every BOG member should vote to approve adoption of this plan. The development of this plan has been a huge task and as one who has been through planning cycles in other communities, this is a fantastic plan. One of the key benefits of such a plan is that it inspires thinking and action. In fact, it was because of one of the workshops associated with this process that gave rise to the Estuary Gateway Initiative.

Phil Lombardo, 3 East Shore

Agrees that a traffic study makes sense but recommends that the language be simplified to just call for the study and not assume any outcomes of the study.