



The monthly meeting of the Civic Association of Short Beach was held on Monday March 13, 2017, at the Union Church, 14 Pentecost Street, Short Beach, CT.

President Timothy Nicholas called the meeting to order at 7:25 pm. Also present: Frances Clark, Christine Collins, Margaret Wheeler, Douglas Hanlon, Robin Comey and Zoning Enforcement Officer David Perkins. Absent: Alinor Sterling, Amy Wilson and Margaret Carpenter.

Upon discussion, it was decided that Robin Comey would assume the roll of scribe to record meeting minutes.

**1. Corrections to the previous minutes:**

- January minutes stated that David Brooks was at meeting to offer graphic design services from his son as part of his Capstone Project. February minutes did not reflect the correction as minutes were adopted without correction. The correction should reflect that “David Brooks reached out to a CASB board member to see if Association would be interested in logo redesign as his son’s Capstone Project.”

**FEMA report: (page 2)**

- Correct Christine Collins report to reflect Norman Cole’s sample zoning changes was for Stamford, not Westport and Greenwich.
- Strike “Financial is not considered a hardship and is not unique.”
- Strike “...about this and historic district.”

**New Business: (page 2)**

- Timothy Nichols should be corrected to Timothy Nicholas

Christine Collins made motion to approve minutes as corrected and Margaret Wheeler seconded. All in favor.

**2. Zoning Applications – None**

**3. Treasurer Report –** Margaret Wheeler was not present but Frances Clark reported balance in checking account as \$12,046.57 and \$81,117.91 in money market.

**4. Unfinished business –**

- a. FEMA and AE Zones –** David Perkins did not have a chance to complete height survey of properties in zones affected by FEMA flood plain map. Will report back for

next meeting. Douglas Hanlon reported on his discussion with the Ct. Conference of Municipality representative who agreed, on our behalf, to do an exhaustive search of properties across the state that were hurricane-affected to report if they resulted in any local zoning regulation changes. Temporary committee member, Christine Collins offered a process and timeline for requesting community input/discussion to inform proposed changes to zoning regulations. After we receive CCM report, we can summarize the 2 options for CASB members: 1) Special Exception or 2) Amendment to current regulations. Presentation to community will take place at Annual Meeting in June. Following any decision made at that meeting, an attorney would be pursued to write up legally sound language.

- b. Title Search** – David Perkins talked to landowner of CASB parcel regarding building a garage. Landowner was informed he would have to get a survey. Field card of CASB parcel values property at \$194,000. Landowner claims that there was an agreement made between CASB and Landowner on abutting property. David Perkins agreed to look in archives for more information. Margaret Wheeler agreed to survey neighbors on the street on how they would like to see the parcel used for recreation. She can attend to this during the summer when she has more time available. Robin Comey brought up her concern that pursuing this is a worthwhile use of board time and resources vs. community benefit. Board agreed to table until summer.

**Other Open Items/Old Business:**

- We requested a diary and a discussion of an hourly rate for payment for the ZEO
- David Perkins will check on the car pieces in a driveway on Court Street

**5. Committee Reports:**

**Sanitation** – None

**Parks & Beaches** – Fence in Pagano Park will be fixed when weather clears. Margaret Wheeler will clean up and tend flowers on bluff on Clark Ave. and in front of Pagano Park, when weather clears.

**Open Items/Parks and Beaches:**

- Frances Clark will get two quotes for trimming the trees in Pagano Park.
- Margaret Wheeler will create a committee to add plants and a stone wall at the bluff and requested \$400.00. Francis Clark requested she write up a proposal.
- Douglas Hanlon has not found anyone to clear up one corner of Pardee Park.
- Margaret Carpenter has a friend who may be interested in clearing the side and back fence in Pagano Park.

## **Roads and Sidewalks –**

- It was noted that the leaves have been cleaned up on corner of Shore and Court.
- Leaves have also been cleaned up in front of Bryson/Nadel house on Clark Ave.
- Town Snow Removal Policy has been posted on front page of website.
- Town of Branford has sent letters to repeat offenders who do not remove snow on sidewalk within 24 hours. Some homeowners have complied and others continue to ignore their responsibility and will be sent fines from the Town of Branford after next storm.
- Community members at meeting expressed concern over the dangerous detour they are forced to take to avoid snow covered sidewalks.
- It was noted that Douglas Hanlon has good relationship with Pam at Public Works and would continue to work closely with her to follow through on town snow removal policy. Doug should provide Pam's contact information to anyone that would like it.

## **Open Items/Roads and Sidewalks:**

- Greg Carpenter needs to paint no dumping on drains when weather improves.

## **6. New Business**

- a) Zoning Applications:** Board was presented changes made to ZBA zoning regulations for first time. Need time to review. It was reported that the period for appeal has changed as has several other minor changes. It was questioned as to whether or not these changes reflect the alignment of directions on applications (CASB vs. ZBA). It was decided that a small committee could review before the next meeting. David Perkins, Christine Collins, Andi Hallier and Walter Kaweckki would be appropriate committee members to review changes to ZBA document and Charter revisions.

**Meeting this Thursday March 16<sup>th</sup> at 6:30 pm at Orchard House:** Bruce Hyde of the UCONN CLEAR Land Use Academy will make a presentation titled "Roles & Responsibilities of Land Use Commissions". All should attend if possible. Please RSVP to David Perkins. Robin Comey will ask David Steinman to set up video recording. Robin also suggested that in order to build skills of potential future board members it could be opened up to the public. It was generally agreed that was a good idea and therefore she would post to Short Beach Bulletin Board Facebook page.

- b) Feedback on Website:** Robin Comey presented two examples of websites that she currently manages. These sites developers are user friendly, drag and drop and free blogging sites. Board decided it would be worthwhile to set up a cross committee of members from the CASB and ZBA to work out details and needs.

- c) Sidewalks and curbs between Midwood and Taylor issue will be referred to committee.
  
- d) Pat Nielsen has agreed to write a dog clean-up letter to include with annual bill.
  
- e) Frances Clark raised the issue of a need for additional income because of legal fees incurred this year and the upcoming Pardee Park Playground equipment replacement. Francis made motion to raise annual dues by 10%. Board requested more in-depth budget with details so an informed decision can be made. Timothy Nicholas also reported that the ZBA has been discussing raising the application fees to be more in-line with other application fees in Branford and across the state. Board agreed to table motion.
  
- f) **New Business** – The board agreed that when bills from the Attorney are received, they would be shared with Timothy Nicholas, President.

**Adjournment:** Margaret Wheeler made a motion to adjourn at 8:55 and Christine Collins seconded. All in favor.

Respectfully Submitted,  
Robin E. Comey,