



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

Tim Nicholas called the meeting to order at 7:07pm. Also present: Francesca Bickel, Margaret Carpenter, Frances Clark, Christine Collins, and Douglas Hanlon. Absent were Robin Comey, Alinor Sterling and Amy Wilson. Zoning Enforcement Officer David Perkins also attended. Members of the public that attended were Frazier Bronson and Helen Wong.

- 1) **September Minutes** – Minutes were presented. The following clarifications were made:
 - a. **Section 4a** – The board “is” not “has” aware of the contract.
 - b. **Section 5a** – To read: No police commission report was submitted.

Margaret Carpenter made a motion to approve minutes and Frances Clark seconded. All in favor with clarifications.

2) **Attorney Andy Campbell re: title search on Valley Street property**

*The anticipated closing on the house did not go through due to the issue of who owns the land next to the Farm River.

*The last owner of record was Edith Eda Bristol. She died in 1955. There are 14 living descendants who would now have claim to the property. Mr. Campbell understood that none of them had any interest in owning the property.

*It was agreed that Mr. Parzyck owns the dock currently there.

Proposed Solution:

- a. We sign a Quit Claim to the land.
- b. Mr. Campbell obtains Quit Claims from the living descendants.
- c. The land is then deeded back to the SBCA.
- d. We give permanent easement to owner of the house for the land under the dock.

Discussion regarding the proposed solution:

*It was felt that the deal assures us ownership and access, which is an improvement over what we have had.

*At high tide, it will be easy to put in a kayak.

*The area that SBCA owns will need to be clearly marked so that the house owner’s land is not trespassed upon.

*We would like Alinor Sterling to review the Quit Claim.

*We will need to see the survey and the exact easement.

*All in all, those present were favorable to the solution proposed.

*Christine Collins will get insurance for the property.

3) Zoning Applications

Application 2017-5 J & A Ward. Altman St. Submitted an application to add a garage and gravel driveway. Application complied with regulations and questions that the board had were clarified. Douglas Hanlon made a motion to approve and Frances Clark seconded the motion. All in favor. Application approved.

Application 2017- 6 Applicants Frazier Bronson and Helen Wong re-submitted their application to make alterations to their house in order to make it more flood resistant. The board had concerns about the alteration of an existing non-conforming part of the house. The board requested architectural plans in order to further consider the application. The board felt the application was “looking good”. The application was not approved as is, since there were still questions about whether it complied with the regulations.

4) **Report of the Treasurer** – Margaret Carpenter reported balance in checking account as \$18,750.76 and \$81,226.88 in money market savings.

5) Unfinished business –

- a. **Title Search** – Valley Street – This item was moved to the top of the agenda in order to be considerate of Attorney Campbell’s time.
- b. **Zoning Application Instructions** – This was moved to the next meeting.
- c. **Digitizing Records** – Jane Bouley has offered to help with sorting through what records we need to keep. There was the suggestion that there are companies who digitize records and perhaps we should look into hiring one. David Perkins will find the name of some of these companies.

6) Committee Reports

- a.) **Fire & Police** – There is a new “No Parking” sign in front of the Post Office on Court Street. Doug is working to get a new speed limit sign for Court Street.
- b.) **Sanitation** – No new business.
- c.) **Parks & Beaches** – There is an issue with people dumping their leaves into the back corner of Pardee Park. Zoning Enforcement Officer, David Perkins will speak to the people responsible. Thanks to Ralph Murray, Sherri Robtoy, Douglas and Eli Hanlon, and the abutting neighbor in the back of Pagano Park for removing the fallen tree.
- d.) **Roads & Sidewalks** – The issue of some people not clearing the snow from the sidewalks around their houses was discussed. It was decided that letters should be sent to the people occupying the houses where the sidewalks are not cleared. Included in the letter should be the offer to help find “kids” who would be willing to clear the sidewalks for a fee.

7) New Business

Peter Jackson – RTM member

The Stony Creek Association contacted him as they are concerned about the re-writing of the town’s Conservation and Development Plan which must be completed by next summer. SCA would like to know if SBCA would like to combine resources in order to have an impact on

the new Conservation and Development Plan. Peter gave some background to indicate that this is important and has an effect on how the town grows. There was some discussion but in the end, it was felt that citizens of Short Beach could be involved in this process without the official involvement of the SBCA.

Adjournment: Frances Clark made a motion to adjourn at 9:30pm and Margaret Carpenter seconded. All in favor.

Respectfully Submitted,
Francesca A Bickel