



A meeting of the Executive Board of the Civic Association of Short Beach will be held on Monday, November 9, 2020, at **7:00 pm** at the Orchard House, 421 Shore Drive, Branford, Connecticut.

The meeting may also be joined at <https://zoom.us/j/97086516004>

Present: Paula Wilmer, Douglas Hanlon, ZEO Dave Perkins, Peg Carpenter, Chris Collins, Brian Funaro, Fran Clark, Francesca Bickel

Absent: John Graham, Darce DeCosta

Doug called to order at 7:07. Approval of previous minutes moved to the end of the meeting to accommodate people's time.

1. Report of the Treasurer
 - a. October \$38,7854.60 Checking
 - b. \$51,631.04 Savings
2. Zoning Applications or actions taken by ZEO
Continuing the consideration of 269 shore - Gerry Mastrangelo was present on Zoom.

Francesca Bickel made a motion to approve the site plan application to construct a 842 sq ft garage with a 778 sq. Ft. bonus room above attached to the primary dwelling via a 308.75 sq. Ft. entry at 269 Shore Drive based on architectural plans submitted by Plans Ahead, LLC titled Preliminary Drawings Mastrangelo Residence dated 10/12/2020 (2 pages) and plot plan by Connecticut Consulting Engineers dated 10/12/2020 having found that the application complies with the Zoning Regulations of the Civic Association of Short Beach. Paula Wilmer Seconded.

See "conditions letter" sent by Dave Perkins attached.

All in favor.

86-88 Riverview—Pane – Driveway has been paved.

233 Clark Avenue – Replacing decks. No permits. Worked it out with the building department.

Heat Smart Presentation by Gaile Ramey and Michael Cohen via Zoom.

Program to help residence/homeowners of Branford to introduce new technologies to heat and cool your home as well as energy efficiency audit free of cost.

4 Part Program

1. Energy Audit – basic energy and sealing of home. Provide about 1400 dollars in fixes.
2. Deeper energy audit fixes – Substantial rebates available for this stage
3. Install heat pump – Can both heat and cool. Substantial rebate available and low interest financing. Net savings \$791 a year.
4. Solar Panels – Great rebates and financing that end this year.

WEBSITE: Heatsmartbranfordct.org

The link for this program is also available on the Town of Branford website and the CASB web site at shortbeach.org.

Unfinished Business:

- a. Website & Google Docs-Communications Committee
 - a. Will be sending out Google Doc to collect the board's ideas for the purpose and headings for the website going forward.
 - b. Collecting community emails-perhaps mailing? How can we effectively get people to respond to us?
- b. Wall of "thank you" on the website: suggestions for September/October – No suggestions this month.
- c. Welcoming new neighbors to Short Beach –To be resumed when social contact is possible.---- Suggested changes, more information
- d. Help needed in the business office: schedule dates (Put off until further notice)

Reports of the Committees:

a. Fire & Police – John Graham is working on a presentation to request a 15 mph curve sign for the corner of Westwood and Alps in addition to the speed bumps on Court St. and by Johnson's beach.

b. Sanitation – All clean.

c. Parks & Beaches

Condition of the parks

Town will put in two Red Maples. We will pay for one of them. – 1 at Pardee and 1 in Pagano to replace trees that have fallen. 3rd Tree will replace Hawthorne tree in Pardee Park.

Brian Funaro made a motion to approve money to buy the 3rd Red Maple. Fran Clarke Seconded. All in favor.

- d. Roads & Sidewalks
Speed bump on Court St and by beach tabled until John Graham can show us his presentation. Linda Erlinger has been in touch and a report will be forthcoming.
- e. Communication Committee
Website, including minutes and agendas-- update

New Business:

- *Valley Street, proposed path to the river-report, estimates – Estimate from Rich Czech will provide estimate. ZEO, Dave Perkins went down and applied survey and spoke with neighbors. He has volunteered to mark the area that the CASB owns. May use mulch and siding to make path.
- *Report on tax bill payments from Fran – 80% paid. Slower than usual. Second bills are going out.
- *Proposal for creation of a Calendar – Tabled.
- *Charter review CC and CB – Tabled.
- *Consider a gate at Pardee Park so that little ones can't run out – Doug will talk to Alex Paluzzi. Not wanting to spend a lot of money on it.
- *Traffic calming efforts in Short Beach – Linda Erlinger is working on it and will report back.
- *Fouser's complaint re: Hackley – ZEO, Dave Perkins will be point person for inquiries for this. Fran will do copying.

Review of Minutes:

October – “postcards” to “bills” may have stuck together.

Fran Clark made motion to approve as corrected. Peg Carpenter Seconded. All in favor.

August Minutes – Under 2a – Albis is the name not Albus. Correct Funaro spelling.

2020-08-03- Correct to read address: 269 Clark Ave.

c. “Bylaws” not “bi-laws”

e. Covid in Short Beach – No report.

5 h. TS Isaiah to Tropical Storm Isaias washed away a lot of sand

Fran Clark made a motion to approve minutes as corrected. Brian Funaro seconded. All in favor.

Fran Clark made a motion to adjourn at 8:29. Brian Funaro seconded. All in favor.

Additional New business raised by the Executive Board and members of the community. All Executive Board members and members of the public are invited to attend.

JOIN THE MEETING

<https://zoom.us/j/97086516004>

Conditional Site Plan Approval

10/12/2020

Gerald Mastrangelo
269 Shore Drive
Short Beach, CT 06405

Property Address: 269 Shore Drive, Short Beach, CT
Map /block/lot # B10/B11 005/ 00024/ /

Dear Mr. Mastrangelo,

Your site plan application to construct a 842 sq ft garage with a 778 sq. Ft. bonus room above attached to you primary dwelling via a 308.75 sq. Ft. entry at 269 Shore Drive has been approved based on architectural plans submitted by Plans Ahead, LLC titled Preliminary Drawings Mastrangelo Residence revised 10/12/2020 (2 pages) and plot plan by Connecticut Consulting Engineers last revised 10/12/2020 with the following conditions:

1) A building foundation as-built survey by a land surveyor licensed in the State of Connecticut must be submitted to and approved by the Zoning Enforcement Officer prior to start of framing of the structure. Such as-built shall indicate the location of the building foundation in relations to all property lines within fifty (50) feet.

2) Prior to issuance of a Certificate of Occupancy an improvement location survey by a licensed land surveyor commonly known as an "As Built Plan," is to be done at a scale of 1" = 40" or sufficient to show structures as they relate to the project site and boundary lines, and shall be prepared and sealed by a licensed surveyor. This survey shall show, but not be limited to the following:

1. Dimensioned footprint of all structures or improvements located on the subject lot, above or below ground, including all decks and overhangs, and relationship of each to the property lines and building setback lines.
2. Building Height of new Structures from finished grade.
3. Elevations in two foot intervals.
4. Location of utilities

