



The monthly meeting of the Civic Association of Short Beach was held on Monday September 11th, 2017, at the Union Church, 14 Pentecost Street, Short Beach, CT.

Frances Clark called the meeting to order at 7:14pm due to Tim Nicholas absence. Also present: Christine Collins, Robin Comey, Margaret Carpenter, Douglas Hanlon and Alinor Sterling. Amy Wilson and Tim Nicholas were absent. Zoning Enforcement Officer David Perkins also attended. Alinor Sterling arrived and assumed Vice President role.

- 1) **August Minutes** – Correction: August minutes were corrected to reflect 78 people paid, to 78 did not pay. Christine Collins made a motion to approve minutes, with the correction, Margaret Carpenter seconded. All in favor.
- 2) **Zoning Applications** – Application 2017-3, John and Grace Elgee at 295 Clark Ave. was submitted to the board. Applicant was not at meeting and board members were unclear of information on the application and unable to ask questions of the homeowner. Margaret Carpenter made a motion to take no action on the basis of insufficient information. Douglas Hanlon seconded the motion. All in favor.
- 3) **Treasurer Report** – Margaret Carpenter reported balance in checking account as \$20,211.15 and \$81,199.73 in money market savings.
- 4) **Unfinished business** –
  - a. **Title Search** – Valley Street - Christine Collins got a map of the property from town hall. House is for sale. Unclear exactly when the assessors office put the CASB as owners of the nearby property bordering the Farm River. Christine Collins reported that she pulled the assessors card on the home and does not seem to reflect riverfront property. The deed also does not include the riverfront property. Board’s concern is that it is currently not on the insurance policy and therefore we would need to add it.

**Questions to be asked.** Do we or can we own it? Can we make it useable/developable? Can we quick claim property with no interest? Is this a case for adverse possession?

- b. **Zoning Application Instructions** – No report.
- c. **ZEO description** – Motion made by Frances Clark to close the item. Douglas Hanlon seconded the motion. All in favor.

- d. **Digitize records** – Due to Tim Nicholas’ absence item was moved to October agenda.
- e. **New website** – Board likes the website and thanked Robin Comey for her work on this. Dave Perkins agreed to unpublish the old site. It was recommended we keep the old website, unpublished, for a period of time, perhaps six months.

## 5) Committee Reports

- a.) **Fire & Police** – Douglas Hanlon reported that there was police presence on Saturday night and they were giving out parking tickets in the area of Shore Drive/Court Street. August and September Police Commissioner meetings were cancelled.
- b.) **Sanitation** – Margaret Carpenter reported that there is a sewer by YCYC that is smelling badly. She will be contacting the sewer commission.
- c.) **Parks & Beaches** – Douglas and Eli Hanlon attended to trimming trees 7ft. up at Pardee Park. Frances Clark reported that there is some leftover from business from SB Days: oil container, broken ladder, cable ties left on pavilion. Robin Comey will let the SB Days committee know. Pagano park has a piece of equipment that is rusted and needs to be removed. Robin Comey will call Public Works to ask them to help us remove it. Robin Comey will write a thank you note to Alex Palluzzi for refinishing the basketball court. Also reported was that the East Shore District Health Department (ESDHD) had said they would do a water test of the Farm River to help identify sources of pollution. Robin Comey will follow up with ESDHD to see if this was done. Robin Comey spoke with Alex Palluzzi on the plan for including playground equipment for Pardee Park in next FY budget and reported that if the town voted to designate funding in 2018, work would not happen until earliest Spring/Summer 2018. It was noted that, based on the quote last year we received, we would have to raise an additional \$35k or so. Margaret Carpenter reported that if, in the meantime, we wanted to repaint the equipment she received a quote of approx. \$650 to do all the painting and \$100 in materials from Greg Carpenter. The committee recommends waiting until Spring to see the outcome of the budget. At last meeting of committee, it was decided that the gate that broke many years ago would not be replaced. Item is closed.

### OPEN ITEMS – Parks & Beaches -

- Tree Trimming - Frances Clark said she would like approval to waive quotes as it was an unnecessary step as we have someone who has cared for the trees for years and she is comfortable with the service they provide. Board agreed. Frances Clark also would like to establish a schedule for fertilizing the trees every year and trim the trees every other. Board unanimously agreed that this should happen going further. Item was removed from future agendas.
- It was recommended that we again inquire with the East Shore Regional Health Department to treat the pond near the Yale Boathouse. Robin Comey will follow up with ESDHD on this.
- Pardee Park Overnight Parking – Item should be handled by Parks committee, not Roads & Sidewalks committee, as previous minutes suggested. CASB would like to have made a sign at Pardee Park stating that overnight parking is not allowed. Sign hours should be specific and read 9pm – 6am. Frances Clark has the document from Shore Automotive on specifics on towing rules. Item is referred back to Parks & Beaches committee.

**d.) Roads & Sidewalks –**

**OPEN ITEMS – Roads & Sidewalks-**

- i. Sidewalks and curbs between Midwood and Taylor issue will be referred to Doug Hanlon’s committee and it was noted that it is a State Road.
- ii. Post Office building – Open electric panel. David Perkins talked to the building owner, reported that several calls were made to him regarding this and CASB discussed whether this a building code violation. The owner of the building did not seem too concerned about the issue. David Perkins will continue to monitor the issue.

**6) New Business**

- a.) There is an open position on the CASB that was created with the resignation of Robert Silten. Frances Clark nominated Francesca Bickel to replace him. Douglas Hanlon 2<sup>nd</sup> the motion. All approved. Please add her to further communications. Email address is cesty7@comcast.net.
- b.) The CASB lien requirements align with the State statutes and item should be closed.
- c.) David Perkins has the traffic study done in this area but reported it was at least 10-15 years old so probably not applicable anymore. Item closed.
- d.) Douglas Hanlon will get quote on cost to install a Bocce Court. It was noted that the insurance policy would need to be updated to include the Bocce Court, once installed.
- e.) Helen Wong was present and reported on her experience with the ZBA process and expressed concern that it was too slow a process and has been nearly a year. She quoted from the mission of the CASB, and while she recognizes that the CASB does not have purview over the ZBA, there is some responsibility to carry out its mission of the custody of the management of funds and financial oversight as well as protecting the property of its association members. Procedurally the ZBA is difficult to navigate. Alinor Sterline thanked her for coming and sharing her experiences, but it is an open case in the court, and therefore we cannot comment.
- f.) It was noted that in the past there was a 10-minute help session for landowners before meetings convene.

**Adjournment:** Frances Clark made a motion to adjourn at 8:43pm and Douglas Hanlon seconded. All in favor.

Respectfully Submitted,  
Robin E. Comey