



** Civic Association of Short Beach **

The regular meeting of the Executive Board of the Civic Association of Short Beach was held on Monday, April 8, 2024, at 7:00 pm at the Short Beach Union Church.

Present: Doug Hanlon, Francesca Bickel, Dave Engler, Chris Collins, Peg Carpenter, Fran Clark, ZEO, Dave Perkins, Brian Funaro

Absent: Paula Wilmer, Darce DeCosta,

Doug Hanlon Called the meeting to order at 7:05pm.

- Final review of the minutes of February meeting.
 - Peg Carpenter made a motion to approve minutes as written. Chris Collins seconded. All in favor.
- Report of the Treasurer
Webster -
 - Checking – \$16,499.32 Through March 31Guilford Savings –
 - Checking – \$41,838.06
 - Savings - \$52,290.27
- Zoning Applications or actions taken by ZEO
 - Application, Linda Sansone, 91-93 Highland Avenue
 - Demolish and rebuild
 - Mike Santone – Linda’s husband made presentation to board.
 - Rebuild house to meet current set backs per regs
 - Two family to one family
 - Regulation 4.7.1 – supports building a fully conforming structure on a non-conforming lot.
 - Height with flat roof is 20-21 feet – which is within regulations
 - Lot coverage is within regulations.
 - Francesca Bickel moves to approve the application of Lina Sansone to demolish and rebuild house number 91 Highland Avenue in accordance with regulation 4.7.1. The current use of the structure as a two-family house will be abandoned and a single-family structure will be built. A Certificate of Zoning Compliance will not be issued unless an as-built survey is provided showing the position of the new structure on the lot and how it conforms to the zoning regulations.

Brian Funaro seconded. All in favor.

- Unfinished Business:
 - Report on meeting—Sanitation Committee meeting, kickoff and basic planning
 - We've done all we can do until we hear about the grant – should be hearing soon about the grant
 - Doug met with RTM representatives and they agreed to write 10,000 dollars into the budget so we will either have more money or we'll at least have that if we don't get the grant
 - An application to the community foundation has also been submitted – should hear on that one in May
 - Doug and Chris will set up another meeting with the RTM representatives.
 - Wall of “thank you” on the website: suggestions for February/March
 - Carleen Davis for her service on the ZBA of 7 years
 - Brian Funaro and Luke Carpenter for taking over the water testing that Greg Carpenter used to do for Friends of the Farm River and Save the Sound for Unified Water Study.
 - Andi Hallier, ZBA
 - Report on hiring of Stenographer
 - State statute requires that you record or transcribe a public hearing
 - ZBA met 9 times last year and 8 of them were public hearings on appeals
 - Two cases pending in court in New Haven
 - Andi Hallier has reached out to the town for a stenographer – 400 dollars a session if over two hours or 95 dollars an hour for a meeting less than two hours
 - If the ZBA had had a stenographer last year for the 8 public meetings 1300 to 1800 dollars per year.
 - CASB estimates 2 hours per year
 - Chris Collins made a motion to budget 2,300 dollars for stenographers for the ZBA and CASB in case of public hearings.
 - Dave Engler seconded. All in favor.
 - New---Discussion of revisions to zoning forms –
 - form 30 and 30A have been revised by ZBA –
 - Inconsistencies between ZBA and CASB forms
 - Consider making the form fillable
 - Suggests forming a joint committee to streamline forms between ZBA and CASB
 - ZEO, David Perkins and Dave Steinman from ZBA will work together on this

- Carleen Davis has resigned from the ZBA. Stu Sokol has volunteered to be on the ZBA.
 - Brian Funaro made a motion to nominate Stu Sokol to the ZBA to replace Carleen Davis until the end of her term in June 2026.
 - Francesca Bickel seconded. All in favor.

Reports of the Committees:

- Fire & Police – No report.
- Sanitation – See above discussion.
 - Organization of Campaign to address water quality issues in Short Beach
 - Public Outreach/Behavioral change campaign—kickoff of committee
 - Grant Application to LIS Stewardship Fund---- Update?
 - Grant Application to Branford Community Foundation
- Parks & Beaches
 - Pagano Park
 - Doug will call the town regarding the rocks in the road on Bristol - Check on Pentecost as well
 - Bluff, Bench, board to decide on bench color –
 - Peg Carpenter will call Obrien and sons regarding bench options.
 - Consider what coating might be necessary to protect the metal parts of the bench from the rocks and salt water.
 - Liam Watson would like to rake the beach again next year and the board is good with that.
 - Stairs to the beach
 - Can leave it be or we have to get rid of the extension on the concrete boat ramp at the end of Johnson’s beach
 - Will continue to consider options
- Traffic, Roads & Sidewalks
 - Update to Short Beach Traffic Calming - News from Robin
 - Doug will talk to Robin again but now there is no start time
 - Stu reported that he spoke to the town and Beckett is not on the list for re paving this year but is on the list for drainage work
 - Beckett Avenue Flooding---

- Report from Doug on meeting with RTM members and Robin Comey, planning
 - Seems to be on the town's radar since it's on the list for drainage work
 - Doug had a meeting with RTM representatives to get the town on board
- Communication Committee, Website---

Newsletter –

- Doug will work with Paula to revise the newsletter so it can go out in the next month

- New Business

- Planning and Zoning Application to East Haven---
 - Expansion of Streets, the lobster shack in the marina.

Report, Doug Hanlon and Chris Collins

- Doug and Chris went to the meeting –
 - red flag was that he was asking to make the building bigger and wanted a moveable stage. Wanted to apply for liquor license.
 - Concern about live music.
 - Application was incomplete.
 - Owner has to come up with a new application that is complete in 35 days.
 - Cannot have signs on other people's property. The ZEO in East Haven will have to go enforce.
 - Next meeting is in May. Some CASB members will attend. Important to stay on top of this.

Additional New business raised by the Executive Board and members of the community.

- Consider speaking with Darce about if she wants to come back

Chris Collins made a motion to adjourn at 8:51pm.

Brian Funaro Seconded. All in favor.

Respectfully submitted,

Francesca Bickel