

July 17, 2019

Old Colony Beach Club Association Board of Governors Special Meeting

Doug Whalen's Cottage, 41 Old Colony Rd., Old Lyme, Ct

The meeting was called to order at 6:35 PM by Board Chairman Doug Whalen.

ATTENDANCE: Members present- Janet Montano, Joel Zimmerman, Steve Humes, Gavin Cartiera (by phone), Rich Kingston and Doug Whalen.

One member of the public was present.

Review and Approval of Road Widths within OCBCA: Doug started the meeting by explaining that this meeting is being held in order to finalize the width of the streets to give to the Fuss & O'Neill's survey team which is involved in the sewer project design work. Doug laid out a street plan draft (GI-201 and GI-202) drawn up by Fuss & O'Neill's design team for illustrative purposes of this discussion. Doug stated that he is recommending that Maple Street and Hartung Place be 16 feet wide. Hartung is 16 feet already but Maple is currently only 13 feet wide. Doug stated that the right-of-ways are actually wider than the street widths will be. This change will allow Maple Street to be a two way. Doug stated that Grove Street's width will be set at 18 feet although it is only 16 or 17 feet currently which will allow it to be two way also. Doug noted that Old Colony Road is 22 feet on the upper part 23 feet in the middle and 24 feet at the end. Frank Noe and other members of the WPCA requested that the main roads within Old Colony Beach be made the same standard width of 18 feet. Doug recommended that the Board set the width of Old Colony Road at 20 feet although the other three main roads, Breen, Gorton and Brookside are recommended for 18 feet in width. Doug noted that the proposed speed humps that appear in the initial drawings will have a 3 foot pedestrian walkway on either side of the speed hump. Fuss & O'Neill is willing to locate the speed humps adjacent to a telephone pole. A speed hump sign can then be placed on the opposite side from the pole to restrict traffic to the street itself. Doug stated that Fuss & O'Neill will not design any speed humps at stop signs.

Doug stated that the design team is also concerned about the turning radiuses and that they need to be made wider. As there are no storm drains on Brookside the design team would pitch the road so that a southerly water flow would be directed into the Sheffield Brook easement area. The road will be crowned on the edges to prevent water flowing into resident driveways on Brookside. All Board members were in agreement on this issue. Doug

stated that storm drain improvement would take place on Broughel Avenue. The street would continue to be 18 feet wide. Doug stated that the portion of Broughel Avenue from Old Colony Road to Swan Avenue will have concrete pavers that will allow grass to grow and allow water to drain without the need for a storm drain which is impractical due to the pitch that would be required. Doug noted that the Gorton road extension onto the beach entrance currently has a drainage issue. The designers are recommending a galley system to drain this area onto the beach. Doug noted that the Hartung Place domestic water line may have to be relocated as it will be too close to the new sewer line. Doug suggested that Grove Street width be set at 18 feet so it will be the same as Gorton, Brookside and Breen. Doug noted that Breen will be standardized at 18 feet and will have the same galley system at the south end as Gorton will. Doug recommended the installation of concrete pavers over the galleys in this area to assist in traction for golf cart parking. Discussion returned to the new recommended width for Old Colony Road. The Board agreed that 20 feet should be the new width for this road. Doug noted that Old Lyme Shores has set their beach road standard to 20 feet. Doug also recommended that concrete pavers also be installed at the beach entrance from Old Colony Rd.

Rich asked why Maple Avenue will only be 16 feet. Doug informed the Board that 16 feet is the maximum width available due to the presence of telephone poles. The Board agreed that Maple Street east from Gorton will have concrete pavers to the chain link fence adjacent to Sheffield Brook. The Board agreed to set the width for Purtill at the current 20 feet. Doug stated that Hartung will continue to be 16 feet wide as it is currently. The Board agreed that when the final plans for 22 Hartung Avenue property are submitted by the owner to the Board these plans will be given to Fuss & O'Neill for their review. Doug explained that the current street base is gravel and concrete pavers might be used. Joel recommended that this particular situation should be excluded from any final decisions made at this meeting. The Board agreed with this suggestion.

Doug then asked each Board member for their thoughts on main issue of this meeting. Doug stressed that the design team should improve turning radiuses whenever possible. Doug then opened the meeting for public comment. Jim Fazzino of 4 Broughel was the only member of the public present. Jim asked if the use of pavers would decrease the current drainage capacity of his portion of Broughel Avenue. Doug said he would get an answer to Jim's question. Jim also expressed concern about the lack of membership involvement in these decisions. Doug stated that the Board of Governors is making these decisions in accordance with powers granted by the Association *{By-Laws Article IV, section 3 and Article VI, section 4}*. Doug stated that all portions of this project will have appropriate funding sources as directed by the Association legal team. Some funds will come

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from the State of CT and some funds will come from Association bonding. Doug then closed the public comment portion of the meeting.

A motion (Humes/Zimmerman) was made to accept the review plans GI-201 and GI-202 to incorporate the comments by the Board at this meeting. Those comments were to set the Old Colony Road width at 20 feet, continue the improved area from Maple Avenue east of Gorton to the chain link fence adjacent to Sheffield Brook, and to remove the issue related to 22 Hartung Avenue from any final decision at this time. (Appendix 1). There was no other discussion. The motion passed unanimously.

Adjournment: A motion (Zimmerman/Montano) was made to adjourn at 7:30 PM. The motion passed.

Respectfully submitted

A handwritten signature in black ink, appearing to read "Richard J. Kingston".

Richard J. Kingston

Clerk

July 22, 2019

Results of Voting at the July 17, 2019 Old Colony Beach Club Association Board of Governors Meeting. Board of Governor Members present- Janet Montano, Joel Zimmerman, Steve Humes, Gavin Cartiera (by phone), Rich Kingston and Doug Whalen.

Approval of Road Widths Within OCBCA – A motion (Humes/Zimmerman) was made to accept the review plans GI-201 and GI-202 to incorporate the comments by the Board at this meeting. Those comments were to set the Old Colony Road width at 20 feet, continue the improved area from Maple Avenue east of Gorton to the chain link fence adjacent to Sheffield Brook, and to remove the issue related to 22 Hartung Avenue from any final decision at this time. (Appendix 1). There was no other discussion. The motion passed unanimously.

Attachment 1

OCBCA Street construction review approval at 7/17/19 Board of Governors meeting

- Hartung & Maple roads width is approved at 16'.
- Purtill road width is approved at 20'.
- Gorton/Breen/Brookside/Grove/Broughel streets will be a standard 18' width.
- Old Colony Road is approved at 20'.
- Proposed speed Humps will have a 3' pedestrian path on each side. One Speed Hump will be located on roadway in between stop signs and located across from a telephone pole to avoid cars trying to go around hump. Speed hump sign will be on the other side of the road.
- Broughel from Old Colony to Swan have road base along with concrete grass pavers. To be mowed by Association landscape service.
- Maple from Gorton east to length of the paper street make it a street base and concrete grass pavers. Association Landscaper will keep mowed.
- End of Gorton/Breen/Old Colony from Hartung to beach entrance have storm drain empty into a galley discharge system at ends. Reinforce road ends with a road base and then a concrete paver with a sand fill over the galley system.
- At Breen entrance make road base/concrete pavers wide enough to allow for golf cart parking inside fenced area.
- Brookside issue with 22 Hartung- Owner needs to understand max we can go off existing deck at 22 Hartung to allow for OLS sewer line traveling south to Hartung. Proposed to have an A2 survey that will be submitted by resident of 22 Hartung, to be reviewed by Fuss & O'Neill and approved prior to accepting proposed lot line adjustment.