

OLD COLONY BEACH CLUB ASSOCIATION

WPCA

JUNE 1, 2026

CALL TO ORDER: The meeting was called to order at 6:35 pm by Frank Noe, Chairman. This was a ZOOM meeting.

PRESENT: Frank Noe, Bob Asal, Don Brodeur, Joe Canelli, Frank Nicotera, Nancy Zimmerman. Donna Maselli, WPCA Alternate. Marc Peterson, WPCA Alternate.

ABSENT: Steve Humes, Doug Whalen

GUEST: Andrea Lombard, Dimitri Tolchinski, Brian Wassman, Ron Brown, Andy Reynolds.

APPROVAL OF THE 5.4.26 minutes: A motion was made by Bob Asal & 2nd by Frank Nicotera to approve the 5.4.26 minutes. No discussion, none opposed, motion passed.

TREASURER'S REPORT: please see the attached report from Don Brodeur, Treasurer. A motion was made by Donna Maselli & 2nd by Frank Nicotera to approve the treasurer's report. No discussion, none opposed, motion passed.

UPDATE ON SEWER PROJECT: The Notice to Proceed was signed by all 3 beaches, Old Lyme Shores, Miami Beach & Old Colony Beach. DEEP held a pre-construction meeting on 5.20.26. Attendees include DOT, Ledge Light, Zoning Enforcement Officer, Fuss & O'Neill & contractors & Doug Whalen. The meeting was to review everybody's responsibility & scope of work for the project. All the contracts were signed, including the Shared contract by all three beaches. Old Lyme Shores did not sign their contract at that meeting but did sign the contract last week.

The town has some concerns about the staging areas across from Rt. 156 that need to be resolved before moving forward. That area is for the contractors to use for their equipment. They state that those areas cannot be used for staging because it was not approved for staging & it must go through the zoning commission to be approved. Our attorney, Brendan Sharkey, will pursue it with Eric Knapp, who is the Zoning Enforcement Officer and try to see what our options are without going through with a special permit & going to a hearing process, which will delay the project for another 2-3 months.

There are some conditions that have been placed on the contractors. One of their concerns is the refueling of their generators. They cannot be refueled on-site and they have to take the refueling process off-site. Frank is not sure that that will be possible when you are de-watering, and they are trying to come up with a solution on the condition that was placed by the Zoning commission.

Frank Noe thinks that we will have to fill out the application process with zoning, have a hearing and see where we go with the staging part of the project. The contractors will have to come up with a mitigated plan about how they will work out the refueling and the removal of the crane & these are the conditions that we are faced with and they are crucial.

Donna asked Frank if DEEP is willing to help on this and he said that our attorney has reached out the Deputy Commissioner of DEEP and they are looking into it was well. He got a response that said he would talk to the rest of his team and see how we can proceed. He may reach out to Martha Shoemaker, the 1st Selectwoman to see what she has to say.

OTHER BUSINESS: Frank Noe said that he has spoken to Steve Humes & Steve is adamant that we will pursue the town to pay their share of the 29.7% of the shared project. Frank Nicotera asked if Hawks Nest & White Sands will hook up to the sewers. Frank Noe said that Hawks Nest may in the future, but not White Sands. We have the capacity for both Hawks Nest & White Sands.

PUBLIC COMMENT: Donna Maselli asked Frank about our agreement with New London (Operation & Management) & who regulates the New London plant & are they maintaining the plant or are they waiting for some upgrades? Frank said that he is not aware of any upgrades at this time with New London and if there were any upgrades, it would be a very small number.

Don Brodeur said that our annual OCBCA meeting is on June 13th at 10 am. Frank said that we will present to the members the update on the project and have a slide presentation on the benefits assessments and the projected cost to homeowners.

Andrea Lombard asked what the status of Sound View is as far as the sewer project. Frank said that Sound View has no intention to join us and they are going through additional testing and nothing has been said, so we are moving forward with no discussion with Sound View at this point. Andrea asked if DEEP is allowing that and are they still participating with the joint meetings? Frank said that they did join us and the next CSA meeting is on June 18, 2026, and they will be invited to join us if they want to.

NEXT MEETING: The next meeting will be on Monday, July 13, 2026 at 6:30 pm.

ADJOURNMENT: A motion was made to adjourn by Bob Asal & 2nd by Don Brodeur. No discussion, none opposed, motion passed. The meeting was adjourned at 7:06 pm.

Respectfully submitted,

Nancy Zimmerman, Secretary