

**BOROUGH OF FENWICK  
BOARD OF WARDEN AND BURGESSES  
SPECIAL MEETING  
FRIDAY, JULY 22, 2016 AT 4 PM**

**APPROVED**

**Present:** Warden Fran Adams, Valerie Bulkeley, Frank Keeney, Pam Christensen, Jonathan Gengras, Arthur Wright (late), Bob Gay, General Manager Larry DeBlasiis

**Not Present:** Ethel Davis

**Members of the Public:** Robert Boody, Bill Webster, Jessica Gay

The Warden called the meeting to order at 4 PM. He then opened the floor for Public Comment.

Bill Webster asked the Burgesses why the Burgesses Meeting is called a "Special" Meeting. It was explained that the Borough is required to send to the State dates for the Scheduled Meetings. If meetings on dates other than those sent are held they are referred to as "Special".

**A Motion was made by Frank Keeney seconded by Jonathan Gengras to accept the June 25, 2016 Minutes as distributed. It was requested by V. Bulkeley to delete the height of trees as a regulation under discussion within the Historic District section. There can be no regulation on heights of trees.**

**Following the discussion, Valerie Bulkeley amended the Motion to delete the reference to tree height in the June 25, 2016 Minutes.**

**For: Bulkeley, Wright, Gengras, Keeney.**

**Against: None**

**Abstain: Christensen**

**A Motion was made by Valerie Bulkeley seconded by Jonathan Gengras to accept the June 25, 2016 Minutes as amended.**

**For: Bulkeley, Wright, Gengras, Keeney**

**Against: None**

**Abstain: Christensen**

**General Manager's Report**

The General Manager, Larry DeBlasiis, reported that the Borough had a very good year with income higher than budgeted and expenses less than budgeted. The better than expected results were due to \$13,892 in additional Greens Fees and \$16,867 more in Ticketholder income. Capital Expenses for the year included: the completion of the Crab Creek Bridge project and Nibang/Sequassen Road paving

project. DEEP has approved an extension for the trapping of Coyotes until August 10, 2016. To date, three coyotes have been removed. The Warden then took the opportunity to congratulate Mr. DeBlasiis on the fantastic year as one of the strongest performances for the Borough. He also thanked the Burgesses in their diligence with the budgeting process.

**Treasurer's Report**-The Treasurer, Bob Gay again commented on the remarkable year the Borough had stating record highs in greens fees and season tickets. However, he did state that with the Member Guest Tournament this year it would be difficult to repeat the same numbers. He also noted that the investment in the Maintenance building has so far paid for itself by the increase in revenues from the golf course since it has been in use. Therefore it is mandatory to maintain these facilities. Finally, he discussed the availability of funds for Capital Budgets and the need to continue to prioritize so that appropriate funding strategies can be made.

### **Board, Commission and Committee Reports**

**Nominating Committee**: The Warden compiled a list of fifteen potential candidates for serving on the Committee. Frank Keeney and Jonathan Gengras will serve on Sub-Committee to determine candidates for consideration at the next Burgess Meeting to be held on August 13<sup>th</sup>. The Sub-Committee will stress finding candidates that are from different generations, different geographic locations and be involved in the Community. All potential candidates must be Electors.

**Harbor Management**: Frank Keeney discussed the approval of a second Sciame dock that was originally approved two years ago. Since then a few changes were requested and they were approved by the Commission. The Chairman of the Commission is contacting the Commission's consultant to investigate extending the Ordinance of no additional docks to the entire perimeter of the Borough. If the Commission were to move forward with the Ordinance, the Burgesses would have to approve. Chairman Gay at some point would like to address the Burgesses about repairing the west end and south end of the Pier to the same standard as the East side. Concern is that there could be significant damage by a storm to those areas if not repaired. Finally, it has been reported that boats have been tying up to the Pier all day and has created a safety issue for swimmers. Signs will be put up limiting boating activity during the day. Last, there is a real concern for safety during low tide. A sign will be posted on the Lifeguard chair: "Use Caution-Shallow Water at Low Tide". In addition, no diving will be permitted on the Pier or at the Raft. The anchors have been displaced at the raft which is an additional issue and reason to prohibit diving at low tide. Research will be conducted to determine whether the no diving policy should also be including high tide.

**Park Commission**: An update was provided by the President, Frank Keeney concerning the Master Plan for the Golf Course. The golf course architect, Tim Gerrish came back with an overall Architectural Plan that was considerably more funds than expected. The proposal will be analyzed by Larry DeBlasiis and Frank

Keeney to determine which parts of the Plan are economically feasible. They will then go back to Mr. Gerrish to have the hole by hole detailed plan updated. There are no plans to start any of the work until the Fall of 2017 except for the 1<sup>st</sup> and 9<sup>th</sup> Fairway project which has already been budgeted and will be completed in the Fall of 2016. The detailed Plan that was to be shown to the Residents in August will be postponed until finalized Plans are available and approved.

**Historic District:** Valerie Bulkeley reported that the wording on the Application for a Certificate of Appropriateness will now include that a fee will be charged for “after the fact” changes to the original plans. This will not be considered a penalty but the cost of doing business. Officers were elected: Matt Myers-Chairman, Valerie Bulkeley-Vice Chairman, Patsy Jones-Clerk.

**Planning and Zoning:** Art Wright reported that the only item was the Jarvis reconstruction of their walk to the Beach. In addition, the Commission is reviewing their Plan for Conservation and Development that is required every ten years by the State. It is to incorporate new changes from laws passed and new regulations. The Plan will go before the Burgesses and then to a Public Hearing.

In respect to the P&Z Regulations, amendments to the Regulations are also under consideration. One item that will be added is in respect to home businesses in the Borough. The new regulation would not prevent home offices just commercial enterprise.

**Miscellaneous:** Recently, it has come up that a yoga class has been taking place on Borough land. It was suggested that the class go through the Junior Program so that it would not present an issue. Otherwise, the Burgesses would have to approve the use of Borough land.

**LPLT:** Pam Christensen was appointed the representative to the Trust by the Warden. Pam reported that the Annual meeting was to be held tomorrow and that they were holding election of officers. The Trust has been evaluating their standards and practices. They are creating checklists to evaluate the easements for their goal and purpose, the benefit to the public, and the feasibility to enforce. The website budget that is being created was approved as well as the template. An issue of whether the Wildlife Habitat Project was under LPLT or the Park Commission came up. It falls under the Park Commission.

**ZBA-**Meeting is next month and an election of officers will take place.

**Warden's Report:**

The first item on the Agenda was to act upon a request for the Borough to consider holding an easement at 8 Neponset Avenue to protect open space and views. The Warden explained that an email was sent to him by Ethel Davis the owner of the property to have this considered by the Board. The reason being that the LPLT was taking to long to make a decision and she would like to start construction on the

property in September. If the easement is not granted it will affect the project. Preserving open space is part of the overall plan for the Borough but the enforcement of the easement cannot be onerous to the Borough. The easement allows the homeowner to use the land as her yard but will prevent another house being built on the property in the future. Pam Christensen explained that on May 7<sup>th</sup> the LPLT received a request for a smaller easement by the applicant that was denied. The larger easement is now before the LPLT but is not on the Agenda for the next Meeting. The Burgesses determined that the easement will be reviewed by legal counsel, Campbell Hudson to determine if there are any obligations or enforcement issues on the part of the Borough. The easement should be the size to ensure that there is no buildable lot. After legal review and no issues are discovered Ms. Davis should hire an Attorney to represent her interest and pay the legal fees for the Borough.

The second item on the Agenda was to act on a recommendation from the Living Seashore Committee concerning an expansion of the Dune on Sequassen Avenue. Bill Webster presented to the Burgesses numerous photos both past and present of the area being discussed. The area is staked out and DEEP has approved logs being placed and recommended fencing around the Dune. The next step is to move forward with a geographical survey. There is no cost to the Borough for any of the design or work as funding has been obtained through the Hastings Funds grant. Additional grant opportunities are also being considered.

**A Motion was made by Frank Keeney seconded by Pam Christensen to empower the Living Seashore Committee to continue the permitting process and continue development of the Project.  
PASSED UNANIMOUSLY.**

The third item on the Agenda was to act upon advice from Borough counsel concerning the sign at the entrance to the Borough. Attorney Rob Rimmer representing a “group that was forming” called Borough Counsel, Campbell Hudson. Attorney Rimmer explained that his clients were concerned about the sign at the entrance to the Borough that indicated that non-residents of the Borough would be denied access to Borough roads. Mr. Hudson summarized the conversation to the Warden by email that he explained to Attorney Rimmer that the statements on the sign are correct. In addition, Attorney Hudson said he would discuss their conversation with the Warden and Burgesses. The Warden reported that Chief Spera and Mr. Fortuna have no issue with the new sign. This “group” that is forming is working with misinformation that the Roads are owned by the Town of Old Saybrook. Given Mr. Hudson’s response, the Warden and Burgesses felt that no further action was required. Mr. Hudson will inform Attorney Rimmer that the Fenwick roads are owned and maintained by the Borough and open to the Public.

**Other Business:**

-Tim McDonald will be on duty during Member Guest Weekend.

-Jonathan Gengras reported that there was an increase in traffic through the Borough and that numerous non-residents (families and individuals) are picnicking and using the Beach. The Burgesses would like the Park Monitor, Tim McDonald, to focus on patrolling the Beach area to try to manage the issue.

-Tom Riggio requested spraying be done on invasive plants growing in the west end marsh. A consensus of the Burgesses was positive to move forward with the spraying.

It was requested that neighbors adjacent to the area being sprayed be notified when it will be taking place and that it not take place on a windy day. The Borough Office maintains a list of Residents who are notified whenever regular maintenance spraying is done.

-It has been noticed that underage children are continuing to drive golf carts.

**There being no further business, A Motion was made by Frank Keeney seconded by Jonathan Gengras to adjourn the meeting at 6:40 PM.  
PASSED UNANIMOUSLY**

Respectfully Submitted,

Julie G. LeBlanc, Clerk

**NEXT MEETING SATURDAY, AUGUST 13, 2016 AT 9 AM.**