

**MINUTES OF THE SPECIAL MEETING OF THE WARDEN AND BOARD OF BURGESSES
ON THURSDAY, MAY 20, 2021
4 NIBANG AVENUE, FENWICK**

A Special Meeting of the Warden and Board of Burgesses was held on Thursday, May 20, 2021. Notice of the meeting was posted in a timely manner on the Fenwick kiosk and on the website.

PRESENT: Warden Newt Brainard, Frank Keeney, Jonathan Gengras, Ann Pulver, Julie LeBlanc, Treasurer Bob Gay, General Manager Jeff Champion (GM), and Zoning Enforcement Officer/Land Use Administrator Marilyn Ozols (ZEO).

ABSENT: Art Wright, Pam Christensen

MEMBERS OF THE PUBLIC: Several members of the public were in attendance.

The Warden called the Meeting to Order at 5:03 p.m.

Approval of the Minutes

A Motion was made by Frank Keeney, seconded by Ann Pulver, to approve the April 22, 2021 Minutes as presented.

PASSED UNANIMOUSLY.

Open Forum for Residents – Ann Pulver asked if there are any restrictions currently in the Borough due to the pandemic (e.g. limits on gatherings, mask wearing, etc.). The Warden replied that the Borough is following the guidance from the State of Connecticut. Jonathan Gengras noted the State does not require masks outdoors for anyone at this time; and the Warden stated public outdoor facilities (stadiums, etc.) are at full capacity. The Warden added he foresees State restrictions loosening even further as the summer approaches. The Residents Meeting will be held at St. Mary's By The Sea on Saturday, May 29, 2021.

Charlie Robertson voiced his continued opposition to short-term rentals in the Borough. He believes they constitute a commercial use and are damaging to the character of the Borough. He added that he supports monthly or longer rentals.

General Manager's Report

Budget Report

General Manager (GM) Jeff Champion provided his report and the proposed 2021-2022 Budget to the Warden and Burgesses prior to the Meeting.

Largest increase in expenses is in labor costs which is attributable to the extra volume on the golf course, which requires more employees, and the minimum wage increase. The GM added that demand for golf employees is very high. Bob Gay stated the Borough should consider paying its long-term employees more. The Warden stated that when the Borough has excess cash, the first priority is to pay the employees more via substantial bonuses. Frank Keeney stated the Borough should better articulate its specific employee compensation program. The GM stated any transparency the Borough can provide is helpful and it would be a shame to lose a good, long-term employee over \$1.00/hour.

The proposed budget does not require an increase in the mill rate.

There was brief discussion regarding keeping the \$45,000-\$50,000 contingency item in the budget.

There was brief further discussion of the budget.

Vote on Additional Funds for Security Cameras

A Motion was made by Jonathan Gengras, seconded by Ann Pulver, to add \$2,000 to the already approved \$3,000 expenditure for security cameras at 4 Nibang Avenue.

PASSED UNANIMOUSLY

Treasurer's Report – The Treasurer reported that Borough cash balances (minus Playclass funds) are currently \$800,000. He added that now is the time to plan expenditures for future Borough projects. Frank Keeney noted planned golf course improvements for next year and added he would ask Art Wright about the Fenwick Improvement Fund commitment to the project.

Board, Commission and Committee Reports

-Park Commission: Frank Keeney reported work on the pier, tennis courts, and stump grinding is occurring, and that the new tees will be open by Memorial Day. He added he will be researching local tennis fees with the intention of possibly raising the non-resident tennis fee which is presently \$35.00. Keeney also stated that all current members of the Park Commission, Frank Keeney, Robert Gay, Robyn Gengras, Scott Pulver, and Margaret Wade, would like to serve another 1-year term. The Warden requested Frank Keeney continue as Chairman and he agreed.

A Motion was made by Jonathan Gengras, seconded by Ann Pulver, to appoint Frank Keeney Chairman of the Park Commission for a 1-year term.
PASSED UNANIMOUSLY.

-Harbor Management Commission: Jonathan Gengras stated he would ask Charles Renshaw to serve another 5-year term on the Commission and he would ask Jim Wade to fill the vacant alternate position.

-Zoning Board of Appeals (ZBA): Ann Pulver stated the next ZBA meeting is scheduled for 6/2/2021. The Warden requested that Bob Gay serve another 5-year term as Chairman. Pulver stated she is willing to serve another 5-year term on the Board.

A Motion was made by Jonathan Gengras, seconded by Julie LeBlanc, to appoint Bob Gay as a regular member of the Zoning Board of Appeals for a 5-year term and Ann Pulver as an Alternate member of the ZBA for a 5-year term.
PASSED UNANIMOUSLY.

-Planning and Zoning Commission (PZC): No report.

-Concerns Committee: No report.

-Historic District Commission (HDC): No report.

-Lynde Point Land Trust (LPLT): No report.

The Warden stated he would discuss Historic District Commission and PZC expirations and vacancies with the respective chairmen.

Warden Report:

-Discussion of Possible Ordinance Regarding Short-Term Rentals: The Warden stated the Borough has three options for addressing short-term rentals: (1) Do nothing; (2) Request the Planning & Zoning Commission (PZC) to go back and see if they can amend the regulations again; and (3) Burgesses pass an ordinance banning short-term rentals (which they declined to do in the past). The Warden asked Chuck Chadwick, Chairman of the Planning Commission, for his thoughts. Chadwick stated that Atty. Mike Zizka has suggested the PZC appeal the recent ruling, as he believes the lower court jurist should not be making a decision that affects all 169 towns in the state. There was brief discussion of the matter. Chadwick added that if the Burgesses pass an ordinance, it's not likely an appeal would need to be filed. He reminded the Burgesses that the regulation was set aside on a

technicality, not because it was a bad regulation. Bob Gay noted that an appeal could take a very long time. Chadwick stated he will discuss the matter further with Atty. Zizka and get back to the Burgesses and the ZEO. The Warden stated he would like the issue to be on the agenda for one of the next two Burgess meetings.

-Use of Borough Property: The Warden reported that Robyn Gengras requested use of the lawn near the playground for the Playclass party scheduled for Friday, August 20, 2021. There would be a tent as well as a pizza truck. The entire Borough would be invited to attend.

**A Motion was made by Frank Keeney, seconded by Ann Pulver, to allow use of the lawn adjacent to the playground, and waive the application fee, deposit and insurance requirement, for the Playclass party on August 20, 2021.
PASSED UNANIMOUSLY.**

Other Business: None.

Next Meeting: Saturday, May 29, 2021, immediately following the 9:00 a.m. Residents Meeting, at St. Mary's By The Sea. A Burgess meeting is also scheduled for Thursday, June 17, 2021 at 5:00 p.m. at 4 Nibang Avenue.

**There being no further business, a Motion was made by Frank Keeney, seconded by Jonathan Gengras, to adjourn the meeting at 6:52 p.m.
PASSED UNANIMOUSLY.**

Respectfully submitted,

Suzanne M. Stanners