

THE BOROUGH OF WOODMONT
31 Clinton Street
Woodmont, CT 06460
MEETING OF BOARD OF WARDEN AND BURGESS
December 1, 2014

The meeting of the Board of the Borough of Woodmont was held on Monday, December 1, 2014 at the Richard J. Austin Borough Hall.

The meeting was called to order by Warden Bonessi at 8:04 P.M. In attendance were Burgesses, John Barrett, Chuck Rockwell, Christopher Schmeisser, and Barbara Wagner.

Also present were: Clerk Wm. Guelakis, Constable Donna Mallico, Custodian Joe Rogers, and Treasurer Robert Listorti.

Pledge of Allegiance

Approval of Minutes

The November 3, 2014 minutes were reviewed by the Board. Burgess Barrett made a Motion to approve the minutes seconded by Burgess Schmeisser, and the Motion passed unanimously.

Freeholders I

Jay Hannon of 110 Beach Ave. said that he wanted to give everyone a background on what is going on: The governor has shown an interest in shoring up the shoreline. Now that the mean high water line is now up to the sea wall, where does the public beach begin? We have talked Susan Jacobson of the state DEEP and she came down to look at our situation. Susan Jacobson remarked that parts of Beach Ave. are undermined and that she could produce an emergency order within 24 hours to repair the wall and whether the property is private or public did not matter at this point. Six properties are private, and five properties are public.

Jay Hannon continued by saying that this road is a unique opportunity since most of our beaches in Milford cannot be driven by. He estimates that 1,500 people can pass by in one afternoon and this is a highly photographed area.

Jay Hannon said the short term fix is to place sand. Susan Jacobson has the ability to add Crescent Beach as a disposal site for sand being dredged from Stamford Harbor. DEEP will only require a survey upon completion.

A discussion followed between Jay Hannon, Burgess Schmeisser and Warden Bonessi concerning legal issues, non-migrating sand and the cost of this project.

Pat Del Vecchio of 56 Mark St said that she has read the proposal and thinks that it is fair deal. As chair of the Borough Beautification committee, I cannot put a park bench on certain sidewalk because it is private property, placing restrictions on use for the good of the whole Borough and here we are being asked to fund between \$35-50K for private homeowners. They should put up something, 1/11 of the cost, in a showing of good faith since it enhances their private property.

Barbara Orell of 120 Beach Ave wanted to add to Jay Hannon's comments and said that although there are private owners of the beach they have implied an easement

for public use over the years. Many folks use the beach and bump out for birthday parties and sun bathing.

Burgess Schmeisser said a decision to deed the property over to the Borough would eliminate liability for the private land owners, allow for the Borough to work with the Army Corps of Engineers to declare the Crescent a category G beach to be maintained by the Federal Government. If we put sand on the beach as currently proposed, the high mean water mark will be pushed out, extending private property lines from the sea wall leaving us in the same situation going forward when trying to maintain the beach.

Joe Schubert of 112 Beach Ave said that he has meet with Susan Jacobson from the state DEEP and concur with everything that Jay Hannon had to say. I question that a survey cannot be completed because some of the properties on the beach are private since I was told by state officials that this should not be an issue. Warden Bonessi said that it his understanding that we would need written permission by the private land owners to create a survey.

Joe Schubert would like clarification or would like to understand what gives the city or Borough the right to maintain this portion of Beach Ave and use it for public access. Burgess Barrett responded that his previous attempts to find how Beach Ave was created failed.

Joe Schubert wanted to know why the Borough wants the private property owners to deed over the property. Burgess Schmeisser explained that the Borough cannot pay to extend private property. Warden Bonessi said that our proposal actually goes against the advice of our attorney on the use of public money.

Joe Schubert said that some land owners are adamant about not deeding over property, and refuse to pay. This short sidedness of the Board, this is an impasse, and that maintenance will be more significant in the future.

Warden Bonessi added that the bump-out has been rebuilt to last with 100 yards of concrete, pinned with steel re-bar, and given a GUNITE coating. The voids in the road have been filled with concrete and will last, and that the seawall on Crescent Beach has been repaired. If we can make the Crescent Beach a category G beach, will be eligible for federal funding.

Jim Mallico commented in review of the current discussion, this is really an erosion project and should not be thought as beach sand replenishment.

Report of the Tax Collector

Warden Bonessi reported on tax collections to date:

\$ 9,874.56 Past Due
4,677.18 Interest
101,713.00 Current Tax Receipts

\$116,264.74

Report of the Warden

Warden Bonessi reported:

- That he had received many calls concerning Crescent Beach
- We are receiving storm Irene refund of approximately \$355K from FEMA of total damages of \$477K. Thanks to U.S. Senator Chris Murphy, Mayor Ben Blake, John Birchem, John Barrett, Dana Conover for reaching out to officials. I think this has been outrageous that we had to wait this long for the money.
- Working on the next sand replenishment for middle beach that will cost approximately \$150K to be completed by memorial weekend.
- We need to pull back material to incorporate into the April sand replenishment.

Report of the Constable

No Report

Report of the Clerk

Clerk Guelakis reported that he had obtained donated computers from Fairfield University for use by the Woodmont library. The current out of date Borough computer used by the Clerk will be replaced.

Report of the Treasurer

DISBURSEMENTS DECEMBER 1, 2014 MEETING

BOROUGH		LIBRARY	
Joe Rogers	\$115.44	Frontier	\$58.46
Lynn Foss	\$410.00	TOTAL	\$58.46
Cablevision	\$94.90		
Regional Water Authority	\$58.09		
Regional Water Authority	\$66.87		
Tim's Auto Center	\$40.78		
City of Milford	\$331.55		
United Illuminating Co.	\$212.64		
United Illuminating Co.	\$87.01		
United Illuminating Co.	\$131.02		
Long Hill Tree & Lawn Care	\$9,500.00		
Citizen's Bank	\$44.89		
TOTAL	\$11,093.19		
CITY		BUILDING COMMITTEE	
Malico Paving Co.	\$3,749.20	Bill Guelakis	\$100.00
United Illuminating Co	\$2,505.09	Silver Petrucelli & Assoc.	
TOTAL	\$6,254.29	TOTAL	\$1,605.71

Committee Reports:**Planning & Zoning**

None

Police & Safety

None

House

Burgess Rockwell reported that: the building committee originally scheduled for tonight will be held next week when the contractor will make our color samples available.

Lighting

No report

Beaches

Warden Bonessi said that he received a letter of resignation from Burgess Krauss due to personal reasons. Warden Bonessi had a conversation Burgess Krauss today and was very appreciative of his efforts over the years.

Public Works

None

Finance

Burgess Schmeisser said that we will need to prioritize projects after we get through the winter and snow plowing.

Library

Burgess Wagner said Kelley is doing an awesome job on the mural in kids section. There is a problem with the locks, and for the alarm upstairs. Warden Bonessi said to replace the lock and put in a pad for the alarm so that everyone has their own code. That we can figure out where the problem is coming from.

Beautification

Beautification Committee chair Pat Del Vecchio reported that:

- The end of the road signs came back misspelled, they are being returned
- The two trees we were going to put in next to the New Haven Ave sign will be done after we upgrade the lighting.

Approval of Bills

Bills are in circulation.

Unfinished Business

None

Old Business

None

New Business

Burgess Barrett Motioned that

“The Borough of Woodmont placed approximately 1,400 cubic yards of sand on the beach from 108 to 132 Beach Ave., a.k.a. Crescent Beach, using Connecticut Department of Energy

and Environmental Protection (DEEP) approved sand from a DEEP approved project. Said project has an estimated cost of approximately \$50,000.

Each private property owner along Crescent Beach whose deed indicates their property extends to the Mean High Water (MHW) mark on the southerly side of Beach Ave. shall reimburse the borough of Woodmont one eleventh, (1/11), of the total project cost or quit claim that portion of their property between the southerly edge the retaining wall to the current MHW mark to the Borough of Woodmont. Any person or corporate entity may compensate the borough of Woodmont on behalf of any property owner.

All payments and land transfers must be made prior to the expenditure of any funds for this project.”

seconded by Burgess Rockwell, Approved by the Woodmont board of Warden and Burgesses 12/1/2014. 4 Yea, 0 Nay, 0 abstentions.

Freeholders II

Jay Hannon of 110 Beach Ave. said as a point of interest that three years ago Joe cleaned the beach and that our previous warden instructed us between 1987 – 1995 to clean the private beach that was being semi-used by the public. The point is that this was the use of Borough funds used for private property in the past.

Outstanding Items

None

- At 9:50 P.M. Warden Bonessi entertained a Motion to adjourn the meeting. The Motion was made by Burgess Schmeisser, seconded by Burgess Rockwell and the Motion carried unanimously.

Minutes taken by William Guelakis
Woodmont Clerk