

GIANTS NECK BEACH ASSOCIATION BOARD of GOVERNORS REGULAR MONTHLY MEETING  
WEDNESDAY, OCTOBER 2, 2024, 6:30 p.m.  
HELEN LENA CLUBHOUSE 31 WEST PATTAGANSETT RD NIANTIC CT MINUTES

Present: Chip Brienza, Lisa Doggart, Mary Ann Hennehan, Gerry Van Noordennen, Lisa Doggart.  
Absent: Ernie Annibale, Lou Piscatelli

1 – Call to order. Paul Formica called the meeting to order at 6:36 pm.

2 - President's report. Paul appointed Al Lagana as an alternate zoning commissioner.

Gerry Van Noordennen thanked Ken Hotarek for his service.

Paul has been working on where the BOG meetings should be in winter once the Clubhouse closes.

Paul noted that there was a complaint about someone being on the court.

3 - Treasurer's Report. Louise Wilcox stated the operating account has approximately \$60,000, and there is \$59,000 in reserve. The money market account has \$215,000 and earned over \$800 in interest last month. There are approximately \$8,100 in taxes to be collected. The report is included at the end of these minutes.

There was a discussion about the process of collecting delinquent taxes. Louise said it is never easy, so she sends repeat reminders.

Chip Brienza moved to accept the Treasurer's Report. Gerry Van Noordennen seconded the motion, which carried.

4 - Approval of minutes of 9-4-24. Approval of the minutes was tabled until the next meeting so all members had the chance to review them.

5 - Discussion items

Zoning Regulations. Jim Ventres, ZEO, reviewed the zoning committee's proposed changes to the zoning regulations. These changes include but are not limited to:

Page 23 was changed to reflect that if a project complies with regulations, the committee automatically approves it. The process should be streamlined.

Under CT general statutes, family daycare homes may not be prohibited.

The size of signs allowed was increased to 2' x 3', which is the common size for real estate and construction signs.

The dimensions for allowable accessory structures were updated on page 27.

Page 29 includes recommended language to eliminate all of the subjectiveness of what solar panels are.

Page 30 changed corner lot setbacks to separate front door setbacks and side setbacks, which provides additional areas for owners to work with.

Construction activity hours were updated to Monday through Saturday, 8 am—6 pm. Plumbers and other emergency services have expedited access to the ZEO's cell phone number in an emergency.

A new limitation was suggested for walls and fences: they should be restricted to 20% of the property perimeter and at a maximum height of 42 inches.

It was noted that hedges are a BOG issue, not a zoning issue.

There was a discussion of hedges. Hedges is a BOG issue, not zoning. Mike Heenehan expressed concern about walls. People can't see through walls.

If BOG recommends removing something, the zoning commission would need a 2/3 vote to make a change.

**ACTION ITEM: BOG voted on whether to recommend removing the proposed sections about walls. The vote was 4-1 to take out section 8.** The motion passed with majority support.

A section was added for the use of portable storage containers.

A recommendation about zoning fees was added on pages 52-53. The Zoning Commission handles the regulations, and the BOG handles the fee structure. The BOG agreed.

**MOTION:** Gerry moved to recommend the adoption of the proposed regulations as permitted, except for Section 8. Chip seconded the motion, which carried. The public hearing will be continued until October 26.

There will be further discussion of the proposed zoning regulation changes at a public hearing on October 26 at 10:00 am.

**Summer Monitors/Enforcement.** Mary Ann Heenehan suggested starting the conversation about monitoring private beach access over the summer. Paul agreed.

Tina Bettera asked if GNH has been approached for help and wondered if the GNH monitors could walk the GNB beach twice per weekend.

There was a discussion of the potential negative impact on community relations. Chip recommended avoiding placing enforcement responsibilities on young people. Louise Wilcox suggested that there was once a retired state police officer who wore an official outfit, patrolled throughout the day, and got to know everyone. The former police officer knew how to handle people.

There was a discussion about posting beach cleaning schedules so the community knows when to avoid the beaches.

**Pesticide follow-up:** Gerry said there was a permit issue and a budget item issue. Gerry said there is money in the budget for a second spray. The permit issue is that the town wetlands enforcement officer does have a copy of the permit. If we need to apply for a new license with the DEEP, there is a copy that needs to go to the town.

Phyllis Berger said Gary Goeshel hasn't heard from anyone in town about spraying permits in nine years.

Jim Beaulieu said the state never would have permitted permits for the last 30 years here without that occurring. Whether the town chose to do something or not when they received that notification is of no concern for this municipality. This private municipality is applying for a permit in the state of Connecticut. They require no notation to the town. The town does not have to reply. The town does not have to do anything.

**ACTION ITEM: Meet with Gary Goeschel to discuss the permit application process. Ensure that all future pesticide applications notify the town as per state requirements.**

## 6- Committee Reports

### Pond Committee

Angelo Bettera introduced a pond project to make the pond accessible for children fishing. Property owners need to approve. Detailed maps and plans must be drawn for submission to the state.

There was a discussion of erosion control and a rain garden. There was also a discussion of making an area for kids to fish in the pond. Phyllis Berger stated that she serves on the town wetland commission and that paperwork needs to be completed and submitted to the Town.

Jim Beaulieu said he spoke to Bill Mulholland about the pond discharge onto the beach. Jim calculated minimal flows and found that a 6-inch pipe would eliminate the water on the beach the geese go to. A storm surge of 1200 GPM will disturb everything. The goal is to get rid of the water on the beach so the geese won't want to go there. Mulholland doesn't have to approve that.

Jim also announced his resignation from the Pond Committee as of July 1. He has served on the committee for 30 years. Jim expressed frustration with the committee's lack of authority and unresolved issues over lengthy periods. Paul thanked Jim for his service.

### Beach Committee

Mike Heenehan reported a successful beach cleaning season. East Lyme Giving Garden did a great job. Unfortunately, they won't be able to do the work at the same level next year due to a lack of volunteers. Mike is starting to solicit new beach cleaners. Mountain View Landscaping is one possibility.

At DEEP's suggestion, he asked to be reinstated and put back in charge of the beaches moving forward. A workshop for beach associations is scheduled for October 10 at 6 p.m. at Fort Trumbull.

### Goose Management Committee

Gerry reported that the committee met twice, on September 12 and September 26. At the first meeting, the group discussed the overall goal and plan. They decided that a handful of recommendations would be provided to BOG for consideration by mid-January. Also, they heard about tried holistic efforts at the first meeting and learned who some experts were.

At the second meeting, the group heard from the HSUS. In Defense of Animals provided a goose remediation kit. The group looked at the work done by the Eastern Connecticut Conservation District. The group will continue its fact-finding at the October 10 meeting. Gerry thinks they're on track to meet their goal. They will meet every couple of weeks.

New London Day attended one of the meetings and published a balanced article about controlling geese on Monday, September 23.

Mary Jean Agostini, a member of the goose committee, let the group know that she's been observing the geese 2-3 times per day. She has 40+ observations recorded. She found geese six times. She has found no geese on the rights of ways. She sees 10-12 each time. She has seen waterfowl on the pond. She sees 10-12. He hasn't seen goose poop. She has not observed anywhere close to the 50-60 geese that were previously reported.

Mary Jean encourages members to call in goose sightings to her.

Angelo Beterra suggested it's not the right time to look for them. There is much more at low tide in the summer, and maybe the geese have left for the summer.

Mike Heenehan has looked at Ledge Light reports about the testing of the waters. He can't tell where the waters are tested. He does not recall ever receiving an advisory that the bacteria levels were high, except for one weekend at the end of the summer.

Jim Beaulieu expressed frustration about how the community is being informed about geese. Jim said, for the record, the goose poop is not healthy. Jim's been made sick over it.

A member asked what happened to the survey with the percentage of people who said they wanted the geese to go away. Paul said nothing had happened. That was an informational survey

#### 7 - Public Comments

Phyllis Berger commented that on Sunday night, teenagers were on the court with flashlights. They came in at 8:45 pm. Since the GNBA now has a camera, it should be using it. Mary Ann replied that since the camera is new, they may not use its features in the best way. Louise and Mary Ann will work together to make sure the camera features are set up so that they will be the best deterrent to people trying to use the court after hours.

The meeting adjourned at 8:38 pm.

Respectfully Submitted,

Annah Perch  
Acting Recording Secretary

TREASURER'S REPORT

BOG MEETING  
October 2, 2024

<b>BANK BALANCES AS OF 10/02/2024</b>	
Operations Account (2531)	61,186
Tax & Assessment Collection Account (5826)	100
Reserves Account (2544)	59,480
Money Market Account (1462)	201,439
<b>TOTAL OPERATING FUNDS</b>	<b>322,205</b>

<b>PROPERTY TAX REVENUES AS OF 10/02/2024</b>	
Amount Levied	145,507
Amount Collected	(144,623)
<b>TOTAL TAXES OWED*</b>	<b>884</b>
# Properties Owing	2

<b>NON-TAX REVENUES RECEIVED SINCE LAST REPORT</b>	
214 Rent	2400
CH Donation	0
Zoning Fee	150
<b>TOTAL NON-TAX REVENUES</b>	<b>2550</b>

<b>OPERATING EXPENSES PAID SINCE LAST REPORT</b>	
Bill Pay Expenses (See attached details)	12,602
Virtual Card- Skedda and Mailchimp	73

Comcast WiFi	134
Web Pay (Eversource) Clubhouse	270
Zelle- Treasurer Quarterly Salary	2788
Zelle- Web Administrator Quarterly Salary	1178
<b>TOTAL OPERATING EXPENSES</b>	<b>17,045</b>

<b>BUDGET PROJECTIONS AS OF 09/02/2024</b>	
Current Operating Balance	61,286
Future Revenues to be Collected	23,686
<b>TOTAL FUTURE OPERATING FUNDS</b>	<b>84,972</b>
<b>PROJECTED FUTURE OPERATING EXPENSES</b>	<b>80,652</b>

Submitted by: Louise Wilcox, Treasurer