

From: jallen31@atlanticbb.net,
To: bog@blackpointbeachclub.com,
Cc: slbvmd@sbcglobal.net,
Subject: BPBCA docks
Date: Tue, Sep 7, 2021 12:11 pm

Black Point Beach Club Board of Governors

The purpose of this correspondence is to inform the Black Point Beach Club Association Board of Governors of my complete disappointment and opposition, as a boater, to having the Association's boat landing docks removed on September 7, 2021, with little or no consideration being given to Association members who utilize these docks.

As I have previously stated to the BOG, it has been my experience that the Marinas in the area have seasons that run from April 15th to October 15th.

I can understand not replacing the damaged "Boat Launch" dock at Sea View Avenue, however by removing all the docks (Main beach and South beach) you have once again denied members who have moorings, the ability to land and/or pick up passengers and thus prematurely ended our boating season by a month.

Thank you for your consideration.

Jim Allen

31 Sea Spray Avenue

Black Point

From: geriwritestuff@sbcglobal.net,
To: secretary@blackpointbeachclub.com,
Subject: Support for Pickle Ball Play
Date: Tue, Sep 21, 2021 2:02 pm

September 21, 2021

Black Point Board of Governors
Niantic, CT 06357

To the Members of the Board:

We are year-round residents of 21 Sea View Ave and fully support the redefinition of “playground” in discussing the childrens club’s physical parameters to specifically include the actual playground equipment (slide, swings, the Gaga pit, etc.), the field area, the picnic tables on the patio and the club house. This excludes the tennis courts, allowing the Black Point adult population to use them for regular Pickle Ball play on Monday and Wednesday mornings from 10 - noon.

Approximately 25 adults have participated in playing Pickle Ball over the course of the summer, with more than a dozen members of the BP community participating during any given session, finding it to be both great exercise and an opportunity to meet neighbors. The group welcomes seasoned as well as brand-new players of any age and it’s a wonderful part of the active social structure of our neighborhood. To ensure a clean “break” between the Pickle Ball players and the children, we’ve voluntarily adopted a routine of coming to the courts through the path off Billow Road, allowing us to access the courts through the back gate without ever passing through the camp activities.

In addition to contributing to the dynamic and energized environment at the Club House, the Pickle Ball group represents parents and grandparents of current and former club participants, retired medical professionals, business owners, and more. If needed, we can confidently say any of these adults would provide emergency support to the Club counselors.

We are all committed to a safe, healthy, vibrant, and dynamic Black Point, for our children and our adults alike. Thank you for reviewing the guidelines to benefit all groups.

Regards,

Dominick Reis and Geralyn Johnson-Reis

21 Sea View Ave

860-739-5130

geriwritestuff@sbcglobal.net

Best,

Geri

Geralyn Johnson-Reis

The Write Stuff

geriwritestuff@sbcglobal.net

(203)671-1850

From: tonybonesone@yahoo.com,

To: thoscherry@icloud.com,

Cc: bog@blackpointbeachclub.com, janetbonelli@gmail.com, thomasmeggers3@gmail.com, slbvmd@gmail.com, John@invcap.com,

Subject: Anthony Parisi requesting resolving any remaining pickleball issues

Date: Mon, Sep 20, 2021 5:19 pm

I am once again writing you about pickleball in anticipation that the subject may be on the agenda of the Board of Governors meeting this Thursday. I will be in attendance along with some of the other pickleball league members should that be the case. We are looking for an update on this issue and will be there to address any remaining questions or concerns. I would also like to address three issues that came up during the last BOG meeting.

1. The pickleball courts are different than the other facilities such as the bocce court and the basketball court. The pickleball courts are contained by a high fence and accessible through a back gate at the edge of the property. As we have already demonstrated, the courts can be accessed and used without having any impact on the children attending camp. I have not encountered anyone who considers this a safety risk and have a hard time accepting that premise.
2. I don't believe the general comparison noted in the minutes of 100 kids to 20 plus adults is valid. In assessing this situation, I feel a more valid comparison would be the number of kids who wanted to use the courts during camp hours, which appears to be zero, to the number of adults who want to use the courts.
3. The last issue is dealing with other people who wanted to use the courts during club who are not members of the pickleball league. I think this could be reasonably dealt with by a rule such as the following, since use of the courts during club requires special procedures and that people in the area be known. "Only Black Point-sanctioned leagues are allowed to use the courts during club."

We would like to see this issue on the agenda, if possible, and hopefully formally resolved. Please let me know if this issue will be on the agenda so I can inform the other interested parties and make appropriate plans.

Thank you for your attention and consideration.

Respectfully submitted,

Anthony S. D. Parisi, MD
24 Billow Rd.
860-680-2839

Sent from my iPad

From: luvdafrenchhorn@yahoo.com,
To: thoscherrv-@teloud.eom, bog@blackpointbeachclub.com, janet.bonelli@gmail.com, thomasmeggers3@gmail.com, slbvmd@gmail.com, john@invcap.com,
Subject: Re: Skip's letter
Date: Tue, Sep 21, 2021 9:38 pm

Sent from Yahoo Mail for iPad

Sending this in on behalf of Skip Guzy

Black Point Beach Association
Board of Governors

RE: The case to achieve an equitable solution regarding pickleball

Offered Solution:

Clarify definition of rec area (playground) to exclude the tennis courts and bocce court, and add that access during pickleball hours of Monday and Wednesday are via Billow.

Points of justification:

- **Pickleball participation is growing and the time of 10:00 am is the optimum time**
 - Less heat and sun exposure
 - We expect interest in pickleball to increase in the coming years and convenience of the 10:00 time is important.
 - The 10:00 time has proven convenient for all age groups thus growing the number of participants
 - Pickleball has been played for the previous five years without incident.
- **Pickleball participants are all known BP residents and tax payers**
 - No threat or liability to rec participants
 - A benefit to rec participants since some of the players are doctors and nurses (should an emergency arise at the playground)
 - Pickleball players consider this an amenity and a right.
 - Pickleball players contribute to the maintenance and upkeep of the tennis courts.
- **Tennis (pickleball) court is fenced off from playground and will be accessed by Billow road entrance during rec hours/days. Provides a barrier between rec area and players.**
- **No vehicles are driven on the playground during pickleball hours (10:00 – 12:00 am Monday, Wednesday and Saturday) unlike bocce which is played during some rec events on Fridays.**

We suggest accommodating both pickleball and rec as has been the case this summer and for the previous five summers. There should be no change as there were no incidents or problems.

Sincerely,
T. J. Guzy

10/13/21, 10:06 PM

Re: Skip's letter

17 Woodland Drive
Niantic, CT 06357

Sent from my iPad

From: storeilly@aol.com,
To: thoscherry@icloud.com, bog@blackpointbeachclub.com, janet.bonelli@gmail.com, thomasmeggers3@gmail.com, slbvmd@gmail.com, John@invcap.com,
Cc: tonybonesone@yahoo.com,
Subject: BP Pickleball Next Summer
Date: Tue, Sep 21, 2021 11:24 pm

Dear Board of Governors,

I wrote an email to each of you on July 1st re your decision not to allow pickleball during summer camp hours. It is hard for me to believe that a decision allowing us to continue to play next summer has not yet been made --- considering that we have acted responsibly during summer camp hours and according to the rules placed on us for accessing the courts. To my knowledge, there has not been any incident related to us being on the courts during camp hours.

What troubles me even more is that I have yet to hear a good reason why we should not be able to play. I am also very disappointed with the board flip/flopping on this issue and not giving us proper notice when this will be discussed at board meetings.

I am in full support of Dr. Parisi's recommendations and hope that this addresses any concerns you have and puts the issue to rest. There are more important issues that the board should be dealing than when Black Point residents can play pickleball.

Regards,

Sharon O'Reilly

Sharon O'Reilly
President & CEO
BioMedGPS, LLC
949-244-9675
sharon@biomedgps.com
www.biomedgps.com

-----Original Message-----

From: storeilly@aol.com
To: thoscherry@icloud.com <thoscherry@icloud.com>; bog@blackpointbeachclub.com <bog@blackpointbeachclub.com>; janet.bonelli@gmail.com <janet.bonelli@gmail.com>; thomasmeggers3@gmail.com <thomasmeggers3@gmail.com>; slbvmd@gmail.com <slbvmd@gmail.com>; John@invcap.com <John@invcap.com>; BPBCmanager@gmail.com <BPBCmanager@gmail.com>
Sent: Thu, Jul 1, 2021 1:00 pm
Subject: Question Re Last Night's BOG's Decision

Dear Board of Governors,

For the last two years, I have been a part of the 10AM pickleball group that plays on Monday, Wednesday and Saturdays. It has been wonderful getting to know other people living in Black Point and playing a game that I love. I was so happy when I saw the notice in the Black Pointer last year that there were others who enjoyed the sport as much as I did and that we could get a group of people together to play 3 days a week. The group has grown to 10+ people—all Black Point residents—who play regularly.

You can imagine our disappointment when we heard on Wednesday that we could no longer play at 10AM owing to the fact that the 9-12 year olds wanted to use the courts. I understand that it is important for kids to get exercise, but it is also important for us older folks to get exercise too. Many of the people we play with are retired and moving the time to play to 11:30 in the summer is frankly a health risk to many of us.

We were hoping that sharing the days we played with the 9-11 year olds would be a satisfactory compromise but was told that this was voted down by the board last night. I understand the bylaws note that the playground area is reserved for camp during the summer, but do not see anything that mentions the tennis courts. With so many recreational activities the kids can do on the playground, why do the 9-11 year olds have exclusive use of the courts Monday – Thursday mornings even if they are not using the courts! This doesn't make sense to me. Can't we simply divide up the days giving the kids Tuesday and Thursday and the older taxpayers Monday and Wednesdays?

Many of us have been long term residents of Black Point and being senior citizens, we don't have kids going to camp and frankly don't utilize many of the services available. Even so, we are happy to pay our annual taxes so these activities can be offered.

I hope you will reconsider this decision – it is so disappointing to many of us that we are unable to play just when we got a great group together and now will have to find another place to play. I am very disheartened by your decision and would appreciate a response so I can better understand your reasoning. If it is easier, please give me a call at 949-244-9675 – I am happy to chat live about this.

Thank you!

Sharon O'Reilly
3 Billow Rd
Niantic, CT

Sharon O'Reilly
President & CEO
BioMedGPS, LLC
949-244-9675
sharon@biomedgps.com
www.biomedgps.com

From: acapozzajr@aol.com,

To: amesy.1938@gmail.com, bpbcmanger@gmail.com, brookers2@aol.com, janet.bonelli@gmail.com, john@invcap.com, mrwill34@gmail.com, slbvmd@sbcglobal.net, thomasmeggers3@gmail.com, thoscherry@icloud.com,

Cc: acapozzajr@aol.com,

Subject: Treasurer's Report -September, 2021

Date: Wed, Sep 22, 2021 2:44 pm

Attachments: Financial Report_Budget VS Actual as of 9-23-21.xls (57K), P&L detail-7-1-21 to 9-23-21 (1).pdf (49K), Check Register-8-1-21 to 9-23-21.pdf (2813K)

Good Afternoon All,

Attached are the following reports for September thru 9/23/21 YTD:

1.)Current Year Budget vs Actual with Year End Forecast; 2.)Detail P&L; 3.)Check Register.

The highlights thru September 23, 2021, Year to Date(YTD) are:

Total YTD Income amounted to \$274,308, an increase of \$5,363 vs last month YTD report. Items contributing to the increase were: Current year tax assessment collections (\$3,265), Zoning application fees (\$1,215), ZBA fees(\$450), and all other (\$433).

Total YTD Expenses amounted to \$99,694, an increase of \$36,794 vs last month YTD report. Items contributing to the increase were: Insurance Premiums(P&L and Excess Liab) (\$15,250),Waterfront Maintenance (\$10,301),Payroll costs(\$8,562), Utilities(\$687), Legal Fees (\$510) and all others(\$1,484).

Total YTD Income minus Expenses amount to \$174,614.

If you have any questions or need additional information please contact me: Cell:860-235-8945;
Email acapozzajr@aol.com

Thanks,

Al Capozza

aac
10/13/2021
C:\Users\SMayo.DESKTOP-3J4GHFV\Downloads\Financial Report Budget VS Actual as of 9-23-21

Total Operations			\$59,350		\$22,249		-\$37,101		\$59,350		37%
Other Expenses											
Black Pointer			\$3,760		\$3,670		-\$90		\$3,670		98%
Capital Expenditures - Current Yr.			\$10,000		\$0		-\$10,000		\$10,000		0%
Contingency Fund			\$25,000		\$0		-\$25,000		\$25,000		0%
Donations			\$150		\$150		\$0		\$150		100%
East Lyme Taxes			\$5,382		\$5,378		-\$4		\$5,378		100%
Social Events			\$2,500		\$3,005		\$505		\$3,005		120%
Miscellaneous			\$2,135		\$872		-\$1,263		\$2,135		41%
Website			\$800		\$0		-\$800		\$800		0%
ZB/ZBA			\$1,800		\$86		-\$1,715		\$1,800		5%
LT Shoreline Capital Projects Fund			\$33,300		\$0		-\$33,300		\$33,300		0%
Total Other Expenses			\$84,827		\$13,161		-\$71,666		\$85,238		16%
Personnel Services											
Beach Patrol			\$8,500		\$5,121		-\$3,379		\$5,121		60%
Medicare			\$1,200		\$595		-\$605		\$1,200		50%
Recreation Personnel			\$20,812		\$18,370		-\$2,442		\$18,370		88%
Unemployment Comp.			\$500		\$0		-\$500		\$500		0%
Association Manager			\$22,000		\$7,000		-\$15,000		\$23,500		32%
Secretary			\$7,500		\$2,475		-\$5,025		-\$6,900		33%
Treasurer			\$7,500		\$1,875		-\$5,625		\$8,100		25%
Tax Collector			\$8,500		\$0		-\$8,500		\$8,500		0%
Zoning Officer			\$14,000		\$3,500		-\$10,500		\$14,000		25%
Total Personnel Services			\$90,512		\$38,936		-\$51,576		\$72,391		43%
LT Shoreline Capital Projects Fund-											
Expenditures			\$25,000		\$0				\$25,000		
TOTAL EXPENSES			\$339,452		\$99,694		-\$214,758		\$320,942		29%
NET INCOME			\$0		\$174,614		\$174,614		\$21,989		
Bank Balances- statements dated as of :					8/31/2021						
	Checking and Sweep Acct				287,295						
	LT Capital Savings Acct				112,929						
				Total	400,224						

BLACK POINT BEACH CLUB ASSOCIATION
TAX COLLECTOR REPORT
8/26/2021

	OPENING BALANCE TO BE COLLECTED	COLLECTED TO DATE	OUTSTANDING BALANCE DUE	NUMBER OF OUTSTANDING ACCOUNTS
REAL ESTATE TAXES	GL 2020 (DUE 7/1/2021) \$246,467.08	\$241,141.27	\$5,325.81	Represents 558 paid in full, 5 partial payments, 17 unpaid of the total 580 properties
REAL ESTATE TAXES	GL 2019 (DUE 7/1/2020) \$201,951.62	\$201,951.53	\$0.09	P
REAL ESTATE TAXES	GL 2018 (DUE 7/1/19) \$208,877.51	\$208,877.39	\$0.12	No Outstanding
SPECIAL ASSESSMENT	GL 2018 (DUE 7/1/19) \$606,873.84	\$606,874.14	(\$0.30)	No Outstanding

September 2021 Association Managers Report

Every morning prior to Club, I check the Clubhouse grounds and Association properties during my daily walk, looking for anything amiss or any irregularities. I pick up plastics, empties, butts, discarded paper, 🍷, to keep our beaches clean.

This includes walking out on the piers where I have found left-behind fishing hooks, broken glass, and even razor blades.

Use a quiet leafblower to clear sand at Nehantic, Indianola, Whitecap, Sea Breeze and South ROW's and piers.

I pick up mail every day and distribute it accordingly.

Niantic Lawn & Caretaker Service mows our Clubhouse and ROW's every Tuesday and do a great job.



I put out garbage barrels on Sunday nights and return them on Monday mornings, as necessary.

Write up monthly report.

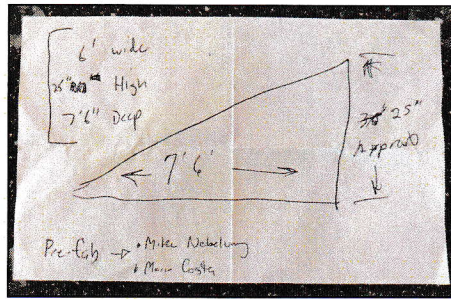
Set up for the BP MahJong Ladies weekly get-together (Ms. Kenny/Ms. Zuk) every Thursdays 1p to 4p.

Waiting on product lighting from Jamco for relamping basketball court with high efficiency *LED* lighting at = \$760 (Approved) and benches for Hard courts.

Summer Patrol with ELPD ended on the Labor Day Weekend nights. I met with the Officer on duty and discussed about high-visibility locations and any issues related to the beach. (Golf carts, traffic, etc.).

Removed two fishermen from South Beach at 9:30am on Labor day weekend.

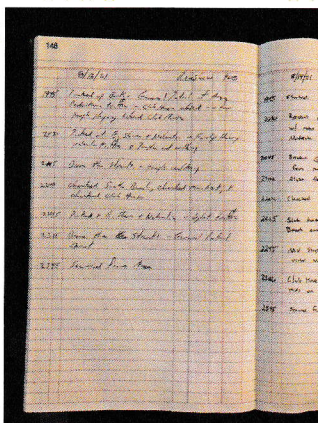
Sweep, roll and groom clay tennis courts on the weekends.



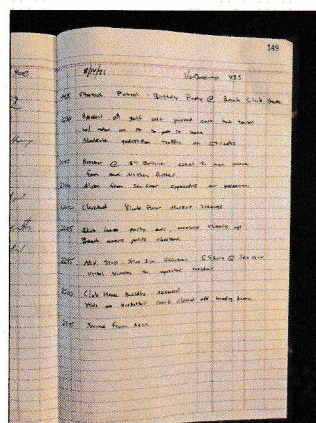
Presented to BOG and had site visit with BOG members and discussed a more permanent solution to remove hazard and replace with two stairs AND a railing.



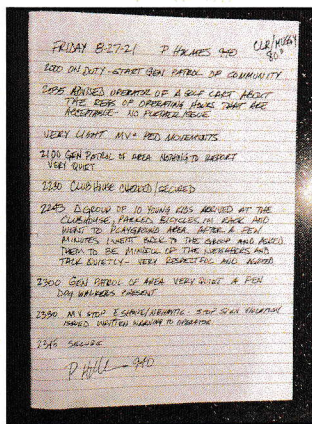
Gathered bids to replace South Beach ramp with concrete-formed steps. Bid submitted by Mike Nebelung/Phil Harrison (Classic Concrete) as low bid - \$2,600. Railing will then be added at approx. \$900.



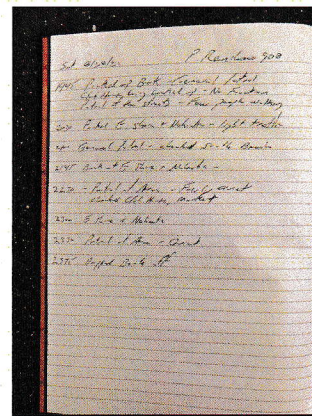
8/20/21 - ELPD Summer Patrol
No major issues - warning issued
for stop sign violation.



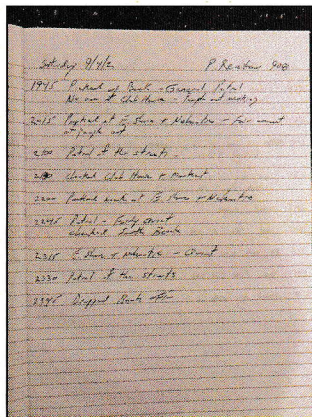
8/21/21 - ELPD Summer Patrol
No major issues



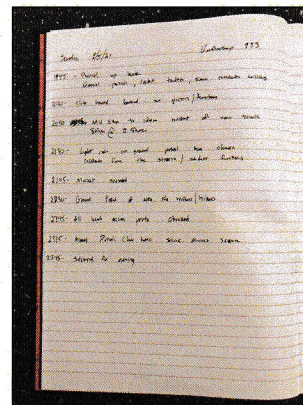
8/27/21 - ELPD Summer Patrol
No major issues - warning issued
for stop sign violation.



8/28/21 - ELPD Summer Patrol
No major issues



9/4/21 - ELPD Summer Patrol
No major issues.

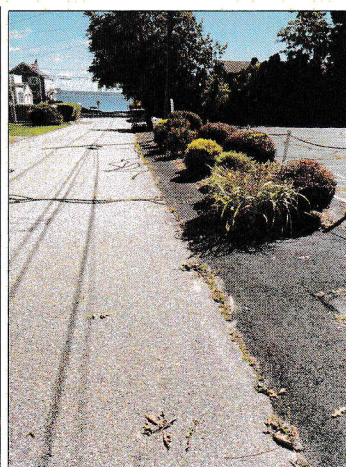


9/5/21 - ELPD Summer Patrol
No major issues.



Before

Trimmed bushes at WhiteCap Parking Lot.



after

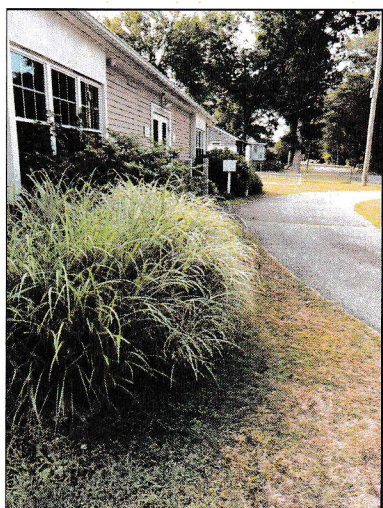
****Decision was at August BOG Meeting to remove all beach equipment, swim rafts, geese lines, gangways right after Labor Day.**



Before

after

Trimmed/Cleaned up WhiteCap Parking Lot.



Trimmed bushes at the Clubhouse.

Prepared for Hurricane Henri - Used Chuck Casey to remove all gangways day before.
Will remove swim rafts for next storm - missed it. Placed garbage barrels in garage.
Cleared drain for Clay courts.

During Hurricane, made periodic checks on our beach equipment - everything held due to storm falling apart when it made landfall - got lucky.

I had Mike Nebelung remove smelly seaweed from Main, Sea Breeze and South Beaches.

Answered approximately 25 telephone/email inquiries regarding aspects of BPBC. Checking on illegal parking, kayaks, and beach maintenance.



Replaced "No Parking" signs at South Beach ROW.

Continued to receive Water Sample reports from LLHD and forward results to BOG members. No issues this entire Summer.

Coordinated three (3) Clubhouse rentals during the month. Involved the coordination of cleaning and securing proper paperwork.

Contacted Putnam Tennis courts and scheduled the clay court closing for the week of October 25th.

****Request to Board of Governors for consideration and approval to move forward.**

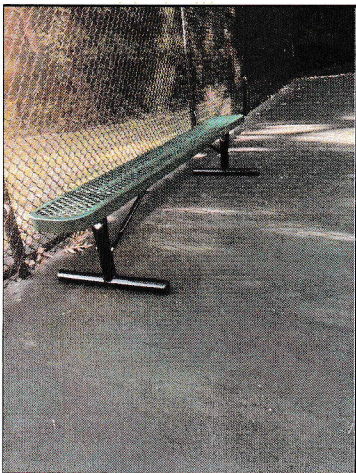


Gathered bids to replace South Beach ramp with concrete-formed steps. Bid submitted by Mike Nebelung/Phil Harrison (Classic Concrete) as low bid - \$3,000. To begin after Labor Day. Railing will then be added at approx. \$900. Chuck Casey was over bid and his solution was to use timbers at approximately the same price. Consensus is to use formed concrete using a trustworthy concrete company. This is a request to proceed for such repairs to ramp.

There were 31 beach cleanings during the month of August 2021. Removed 3 large loads of heavy seaweed in late August.

Used Mike Nebelung to replace gangway ramps at all beaches after passing of hurricane Henri.

Removed 2 docks, 2 Swim Rafts including 2 safety lines, 2 Swim or "Geese" lines and 10 SWIM Buoys all were taken to WhiteCap lot to be cleaned, repaired and stored.



-Received, 2 new benches for hard courts and put it together (along with the Wreckin' Crew") and placed at the hard courts.



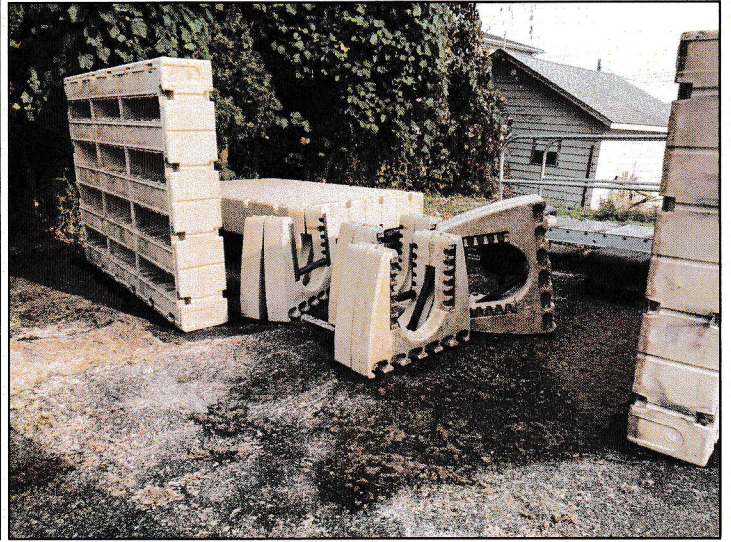
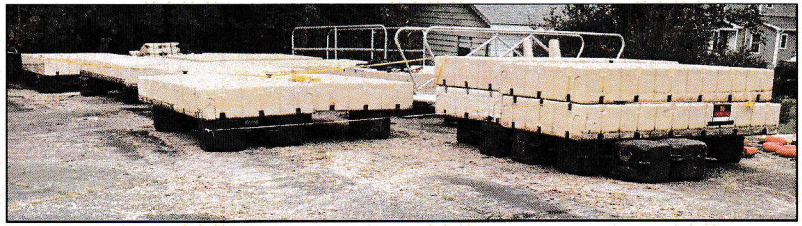
Power Washed the rafts, docks, and Swim Buoys.



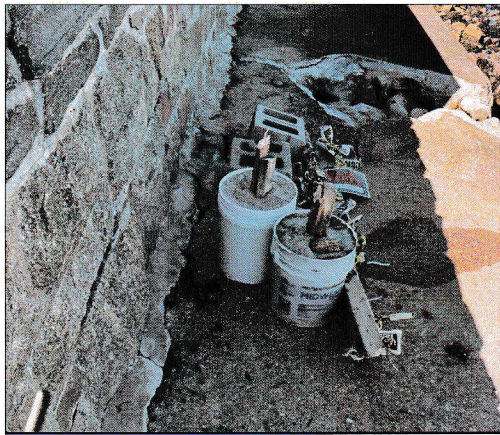
Power-Washed and checked lines for repairs and painting - will touch up "SWIM AREA" by hand.



-Power-washed Swim Buoys and prepare for repairs and painting.



-Prepped and Powerwashed all beach equipment and ready for winter storage at WhiteCap lot.



-Access to the stairs on the scour wall at the Bellaire right-of-way is continually being blocked with a tacky sign creating a liability and safety issue for the Association -- It is clearly on Association property. I then removed the obstacle and placed it to the side area off of BP property in an effort to stop the nonsense.

From: mrwill34@gmail.com,

To: bog@blackpointbeachclub.com,

Subject: Access mats-facts, figures and my thoughts

Date: Mon, Sep 20, 2021 9:17 am

Recently John Cellino and myself met with Dave Putnam director of the East Lyme Parks and Recreation, here are some of the questions and his answers to questions I asked. Q-Is the handicap access mat at Hole in the Beach the only one the town owns? A- yes Was it purchased with town funds or a grant? A-the town purchased it no outside funding was available, but we do have two mobi- chairs that were purchased with a joint donation from three civic organizations in town Q - How long is the mat A- 80 feet and it is positioned next to the rock jetty at Hole in the Wall Beach Q-do you anchor it in place A- yes with the appropriate anchors Q-Do you use a roller to roll up the mat? A-No it is easily rolled up by hand using two men Q- How do you deal with keeping the mat clean A- Beach personnel keep it cleaned Q- Does it get much use A- Yes people use it daily, by mothers with young children in strollers, others use it to take their beach carts to their favorite spot on the beach along with handicapped people in wheel chairs and others using walkers. One man uses the mobi chair on the mat to go swimming daily all Summer, the mat stays on the beach from Memorial Day until Labor Day Q- Do you secure the mobi- chairs at the beach overnight? A- No, not with the acts of vandalism that occur these days, we roll them to the service building where they are stored locked up every night Q- Would you purchase a mat just to access the beach area A-No the mats were designed to get people to the water.. Some facts a 5X 50 ft mat is \$2,019.00 a n 80 ft mat is \$3,289.00 A mobi-chair cost is \$1,849.00 Things for the board to consider. Where do we locate it? How do we install a mat and still keep the beach groomed? The mat cannot be driven over by any beach cleaning equipment per the manufacturer. Who is going to sweep it off with a broom to keep it clean (this is the recommended method to keep it cleaned by the manufacturer)? Can users deal with a short walk on sand to access the mat? These are just some issues I have thought of I'm sure the board members have more.

From: mrwill34@gmail.com,

To: slbvmd@sbcglobal.net, bog@blackpointbeachclub.com,

Subject: Re: FW: 9-17-21 Black Point Beach Club Bellaire Rd Seawall Draft

Date: Fri, Sep 17, 2021 3:58 pm

Plans look like overkill to me The most I would want to do is repair the scour wall or replace it with rip rap and abandon the stairs all together How many families out of roughly 600 property owners use this stairway?

On 9/17/2021 3:08 PM, slbvmd wrote:

In the interest of keeping all informed I am forwarding the plans Docko has come up with for the ROW repair. I cannot say I see a need for a stairway or railing to the ground. Something to discuss at the next meeting. I will see if Keith from Docko can attend. Please review and share your thoughts at the next meeting on the 23rd as comments via email are not kosher according to FOIA.

Thank you
Steve

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Docko Engineering <Engineering@docko.com>

Date: 9/17/21 11:50 AM (GMT-05:00)

To: "Beauchene, Steve (slbvmd@sbcglobal.net)" <slbvmd@sbcglobal.net>

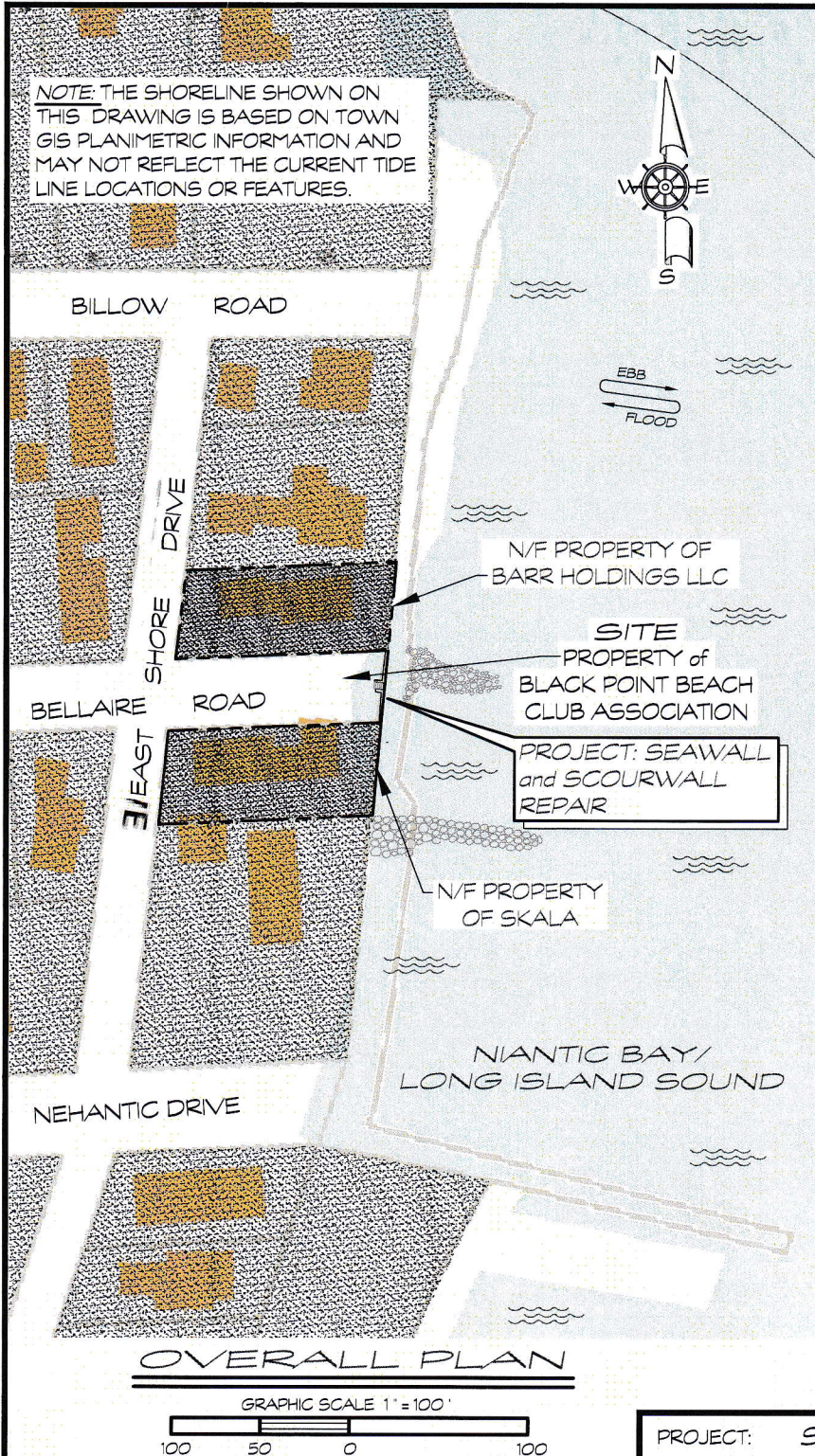
Subject: 9-17-21 Black Point Beach Club Bellaire Rd Seawall Draft

Good afternoon Steve'

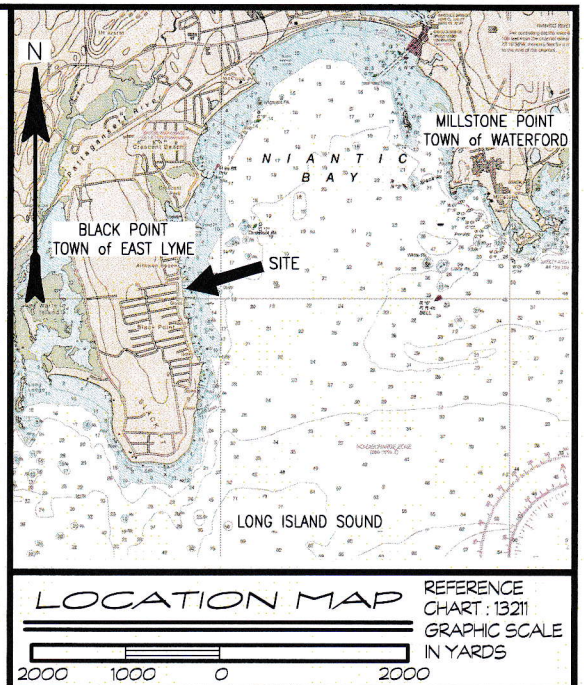
I have attached a set of Draft seawall/scour wall permit drawings for the Bellaire Rd seawall. Please look these over when you get a chance and let us know of any questions or comments that you may have.

Thank you, Bill

NOTE: THE SHORELINE SHOWN ON THIS DRAWING IS BASED ON TOWN GIS PLANIMETRIC INFORMATION AND MAY NOT REFLECT THE CURRENT TIDE LINE LOCATIONS OR FEATURES.



DRAFT



NOTES:

1. ELEVATION DATUM IS NAVD '88.
2. TIDE DATA IS TAKEN FROM 2021 NOAA TIDE TABLES REFERENCE : NEW LONDON CJL IS TAKEN FROM THE COASTAL JURISDICTIONAL LINE FACT SHEET : EAST LYME
3. PROJECT DESCRIPTION: PROJECT DESCRIPTION: REMOVE 100+/-CY OF DAMAGED AND DETERIORATED CONCRETE OVER 300+/-SF AND REBUILD A CAST IN PLACE CONCRETE SCOUR WALL 75+/-CY OVER 25+/-SF AT AND LANDWARD OF THE HIGH TIDE LINE AND CT COASTAL JURISDICTION LINE.
4. PROJECT PURPOSE: THE SCOUR WALL IS TO PROTECT AND PRESERVE A PRE 1939 STONE AND CONCRETE SEAWALL WHICH PROTECTS A RESIDENTIAL NEIGHBORHOOD AND INFRASTRUCTURE.
5. THESE APPLICATION DRAWINGS REPRESENT A COMPILATION OF SURVEYS FOR ENVIRONMENTAL PERMIT PURPOSES. THEY ARE NOT CONSTRUCTION CONTRACT DOCUMENTS. A TOWN BUILDING PERMIT MAY BE REQUIRED.
6. ADJOINING PROPERTY OWNERS:
 NORTH: BARR HOLDINGS LLC 24 POND HILL LYME, CT 06371
 SOUTH: JOHN W & DONNA L SKALA 10 EAST SHORE DRIVE NIANATIC, CT 06357

PROJECT: SEAWALL and SCOUR WALL REPAIR

LOCATION: BLACK POINT - TOWN OF EAST LYME
 NEW LONDON COUNTY, CONNECTICUT
 WATERWAY: NIANATIC BAY/LONG ISLAND SOUND
 DATE: SEPTEMBER 15, 2021
 APPLICANT: BLACK POINT BEACH CLUB ASSOCIATION
 AGENT: SHEET 2 OF 4

DOCKO, INC.

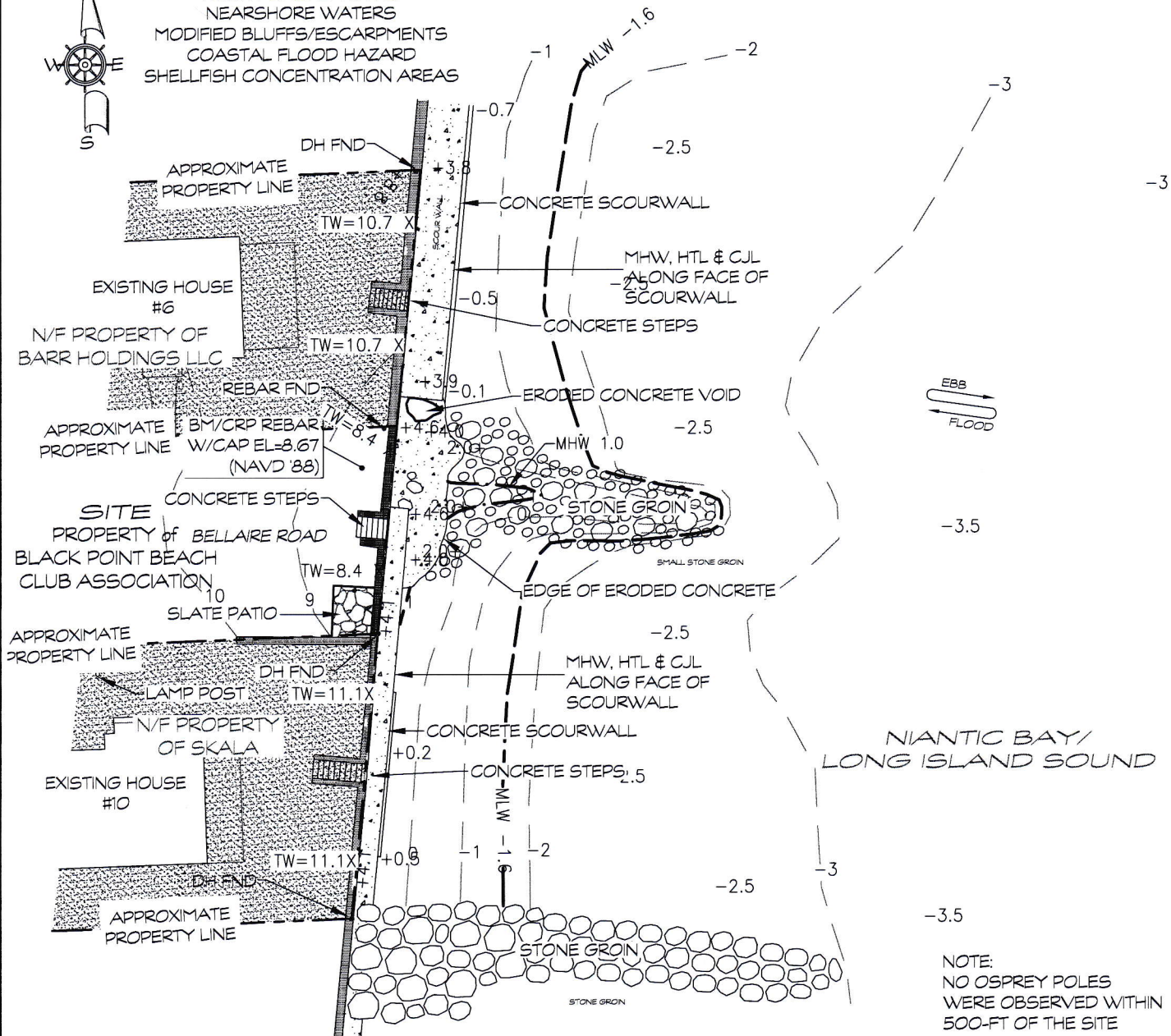
Keith B. Nelson, PE
 Mystic, CT 06355
 860 572 8939 FAX 860 572 7569
 EMAIL: office@docko.com



DWG 21-05-3176



DEP RESOURCES
BEACHES AND DUNES
ROCKY SHOREFRONTS
NEARSHORE WATERS
MODIFIED BLUFFS/ESCARPMENTS
COASTAL FLOOD HAZARD
SHELLFISH CONCENTRATION AREAS



EXISTING CONDITIONS



SURVEY by SURVEY BY J. DEMPSEY & ASSOCIATES
ELEVATIONS ARE BASED ON NAVD '88

DRAFT

PROJECT: NEW PIER

LOCATION: BLACK POINT - TOWN OF EAST LYME
NEW LONDON COUNTY, CONNECTICUT

WATERWAY: NIANTIC BAY/LONG ISLAND SOUND

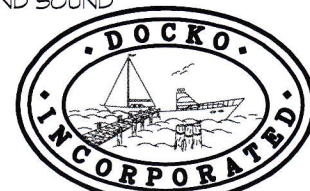
DATE: SEPTEMBER 15, 2021

APPLICANT: BLACK POINT BEACH
CLUB ASSOCIATION

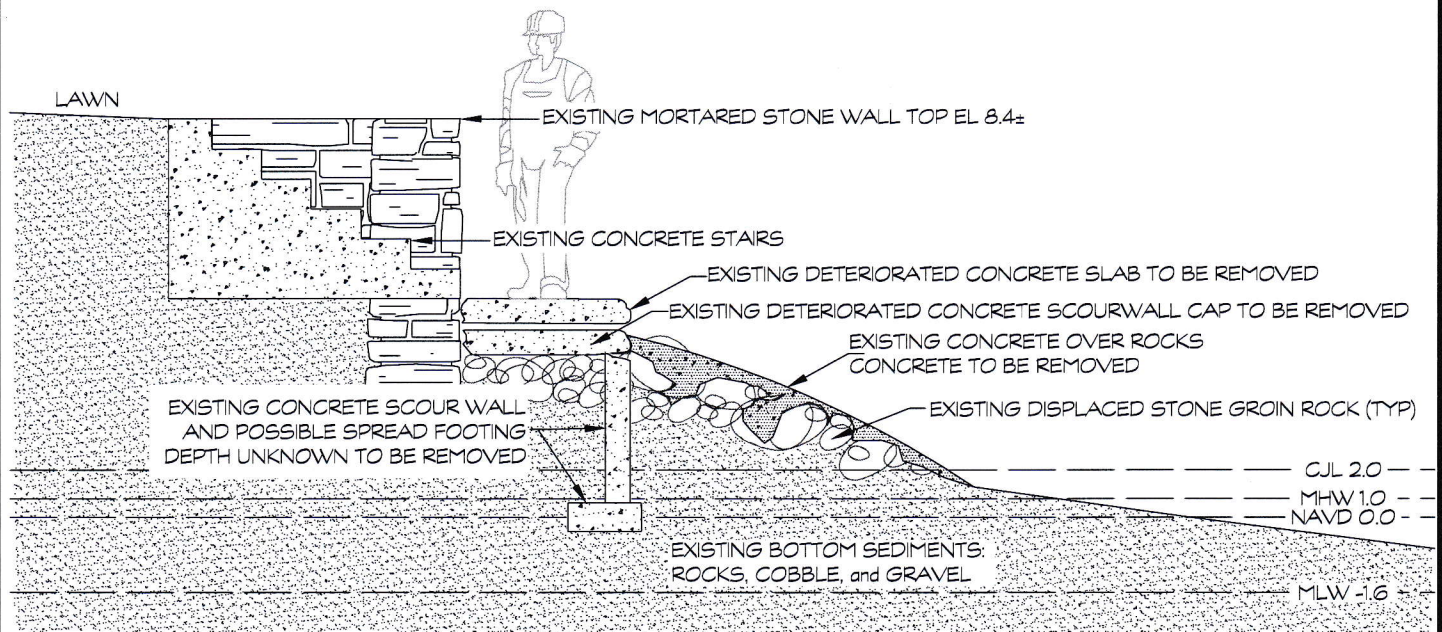
AGENT: SHEET 2 OF 4

DOCKO, INC.

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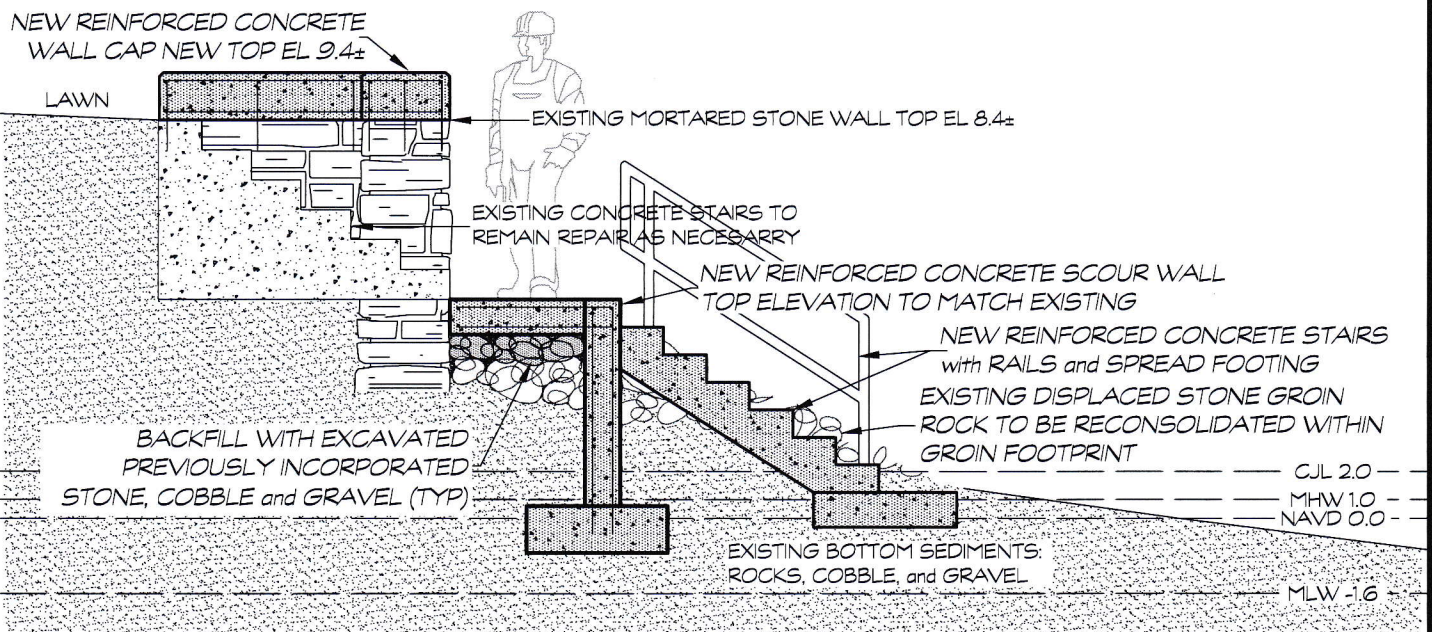


DWG 21-05-3176



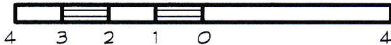
EXISTING SECTION

GRAPHIC SCALE 1" = 4'



PROPOSED SECTION

GRAPHIC SCALE 1" = 4'



ELEVATIONS ARE BASED ON NAVD '88

DRAFT

PROJECT: SEAWALL and SCOURWALL REPAIR

LOCATION: BLACK POINT - TOWN OF EAST LYME
NEW LONDON COUNTY, CONNECTICUT

WATERWAY: NANTIC BAY/LONG ISLAND SOUND

DATE: SEPTEMBER 15, 2021
APPLICANT: BLACK POINT BEACH
CLUB ASSOCIATION

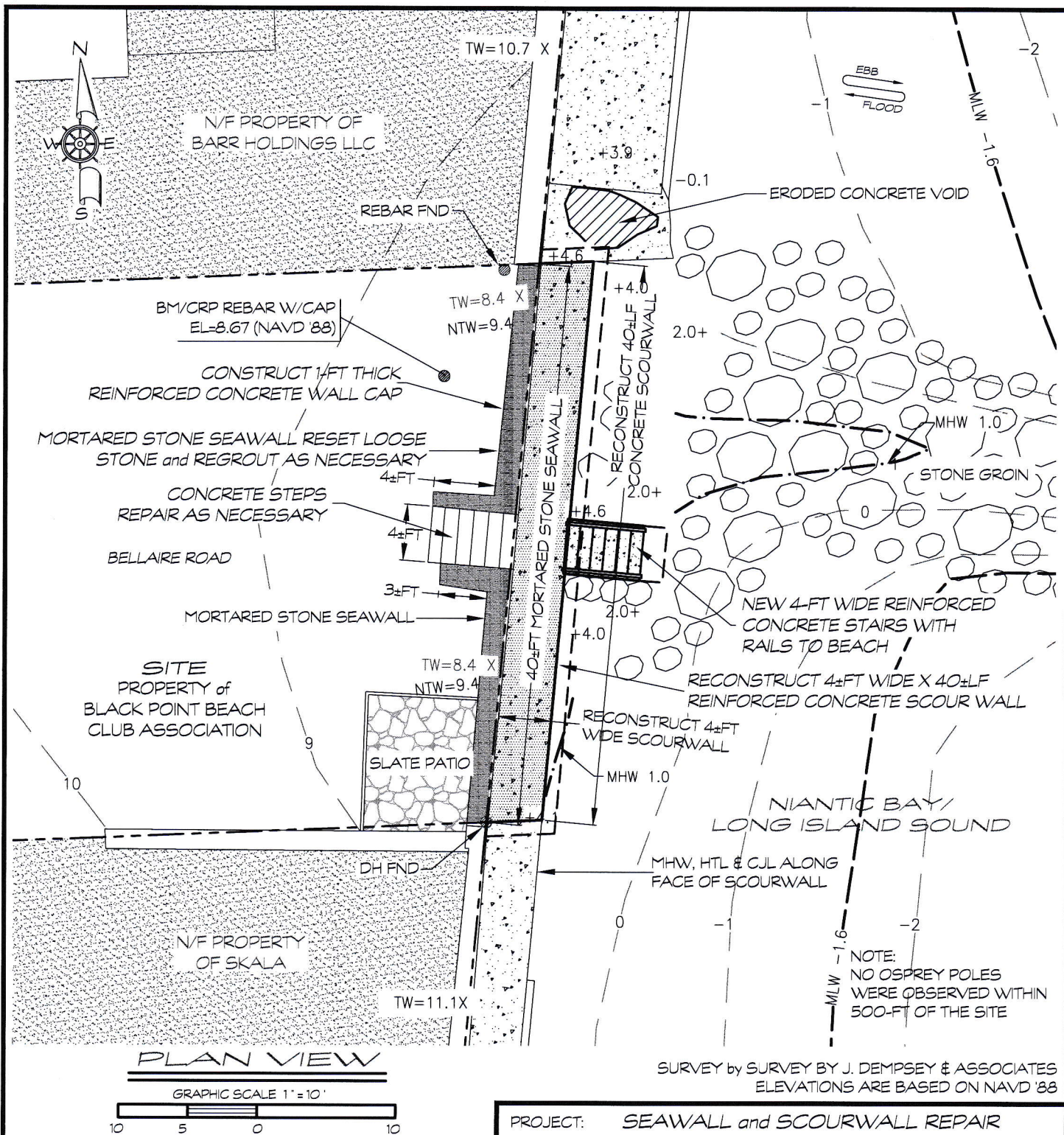
AGENT: SHEET 4 OF 4

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DWG 21-05-3176



DRAFT

PROJECT: SEAWALL and SCOURWALL REPAIR

LOCATION: BLACK POINT - TOWN OF EAST LYME
NEW LONDON COUNTY, CONNECTICUT
WATERWAY: NIAN TIC BAY/LONG ISLAND SOUND
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