



# *Black Point* BEACH CLUB

## Community Master Plan

Steering Committee Kickoff Meeting

November 16, 2022

Prepared by



# Black Point's Master Plan

- The Master Plan reflects the community's value and enables BPBCA to define its own strategy for maintaining & sustaining the high quality of life offered by the community
- The Master Planning process inventories community assets, identifies short and long term needs for improvements and key areas for protection
- The Master Plan's goals and strategies creates a "road map" of actionable items and a timeline for implementation
- Planning is a continuous process, and BPBCA's first Master Plan will provide a foundation for future decision making & plan refinement

# Role of Steering Committee

- Serve as liaisons between the community and consultant – represent your constituents!
- Review baseline information (conditions & trends, and survey results)
- Work with the consultant to develop the Master Plan
  - Vision Statement
  - Recommendations & Priorities (Goals, Objectives, and Strategies)
  - Draft and Final Plan

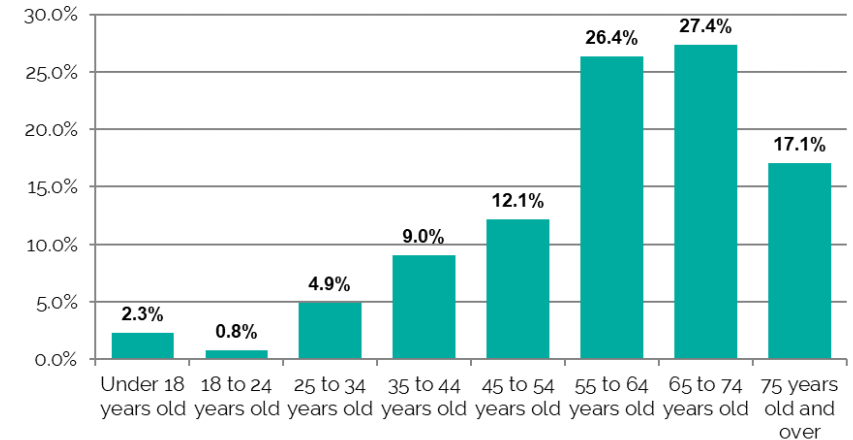
# Work to Date

- **Existing Conditions and Trends - Complete**
- **Community Survey – Complete**
  - open for approximately 1 month between August 9th and September 5th, 2022.
  - **388 total responses.**
  - 300 unique IP addresses (households), representing ~52% of BPBCA households.

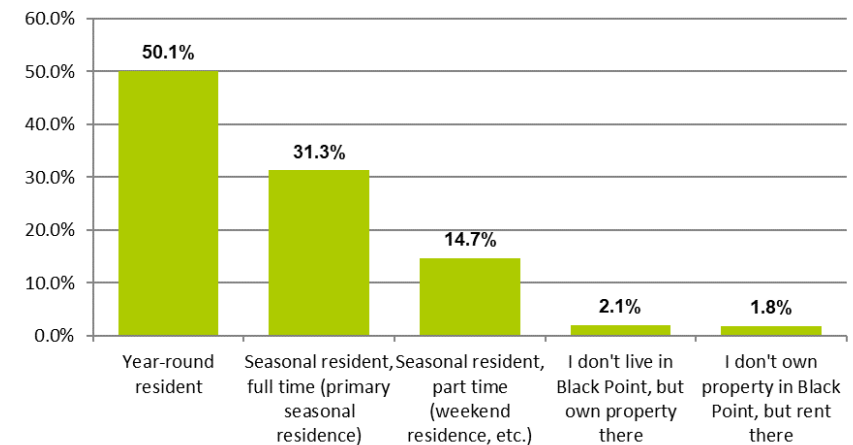
# Survey Respondents

- About 44% of respondents were age 65 years old and over.
- **About half of respondents were year-round residents.**
- Respondents over 65 were more likely to be year-round residents (56%) compared respondents under 65 (46%).
- Most seasonal residents live in Black Point between 2 and 5 months per year.
- Most seasonal residents live for the rest of the year in CT (97) with sizable numbers also living in FL (25), MA (16), and NY (14).

What is your age?



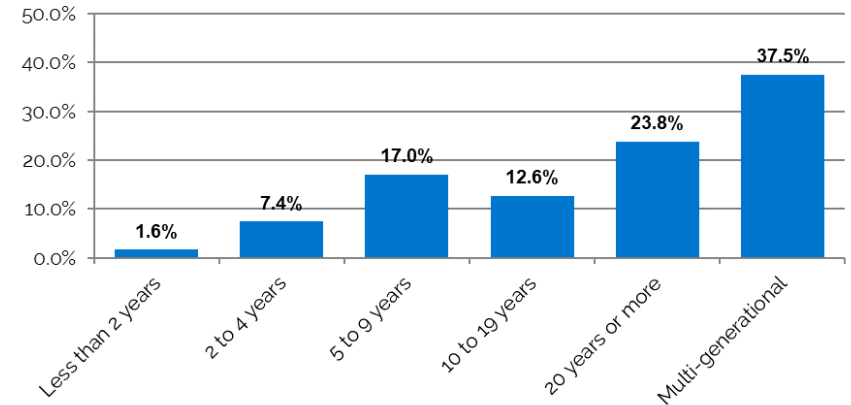
Residency Status



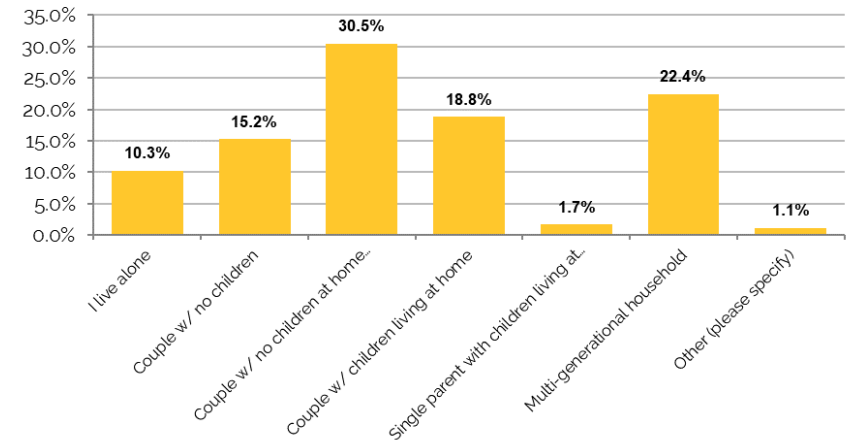
# Survey Respondents

- About 38% of respondents were multi-generational Black Point residents.
- Long-time residents (10+ years) also highly represented in survey.
- Empty nesters (30.5%) were the most common household type followed by multi-generational households (22.4%).
- About 20% of respondent households have children living at home.
- Black Pointer (36.6%) cited as most frequent information source, followed by association website (21.9%) and word of mouth (18.9%).

How long have you lived, owned property, or rented a home in Black Point?



Household Type



# Why do you Choose to Live in Black Point?

## Most common responses include:

- Sense of community
- Family connections
- Beach/Location







# Black Point: Challenges

In your view, what is Black Point's greatest **Challenge?**

- Maintenance of beaches/facilities
- Enforcement of rules and regulations
- Communication
- Traffic (golf carts, parking, speeding, etc.)
- Climate change



# Potential Focus Areas



Beaches and Boating



Infrastructure & Land Use



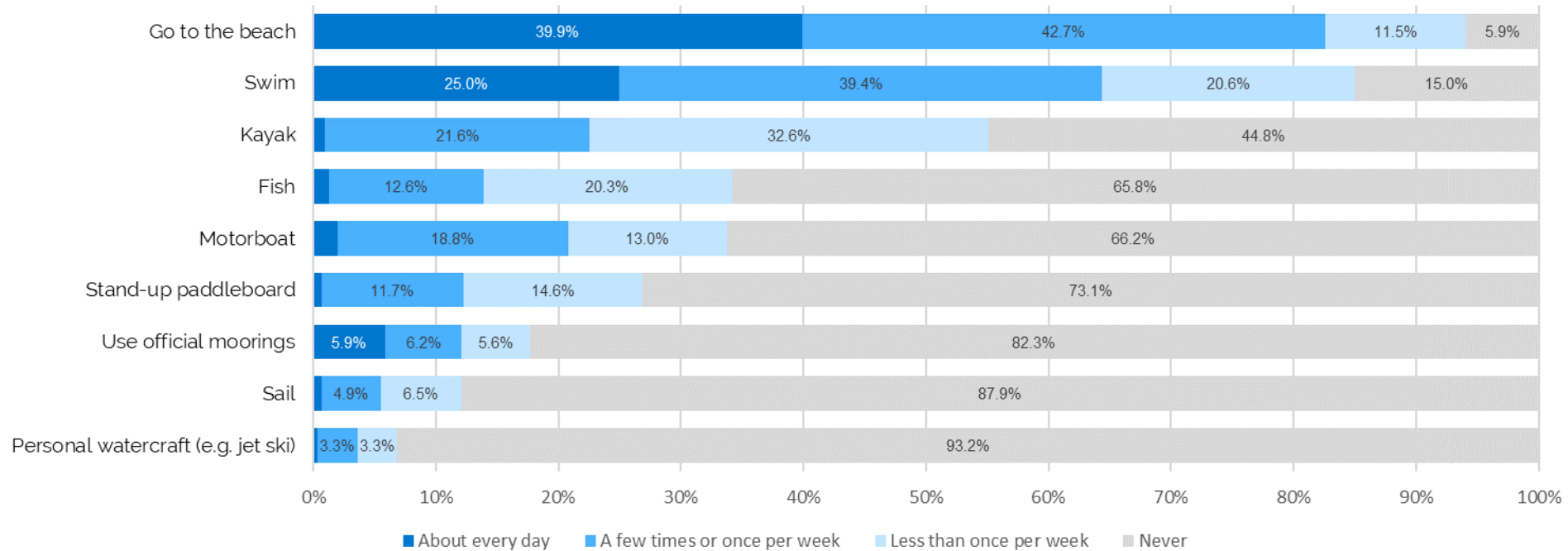
Recreation and Social

An aerial photograph of a residential neighborhood, showing a grid of streets and numerous houses. The image is overlaid with a semi-transparent teal color. The text "Focus Area 1: Beaches and Boating" is centered in white, bold font.

# Focus Area 1: Beaches and Boating

# Survey Results: Waterfront Activities

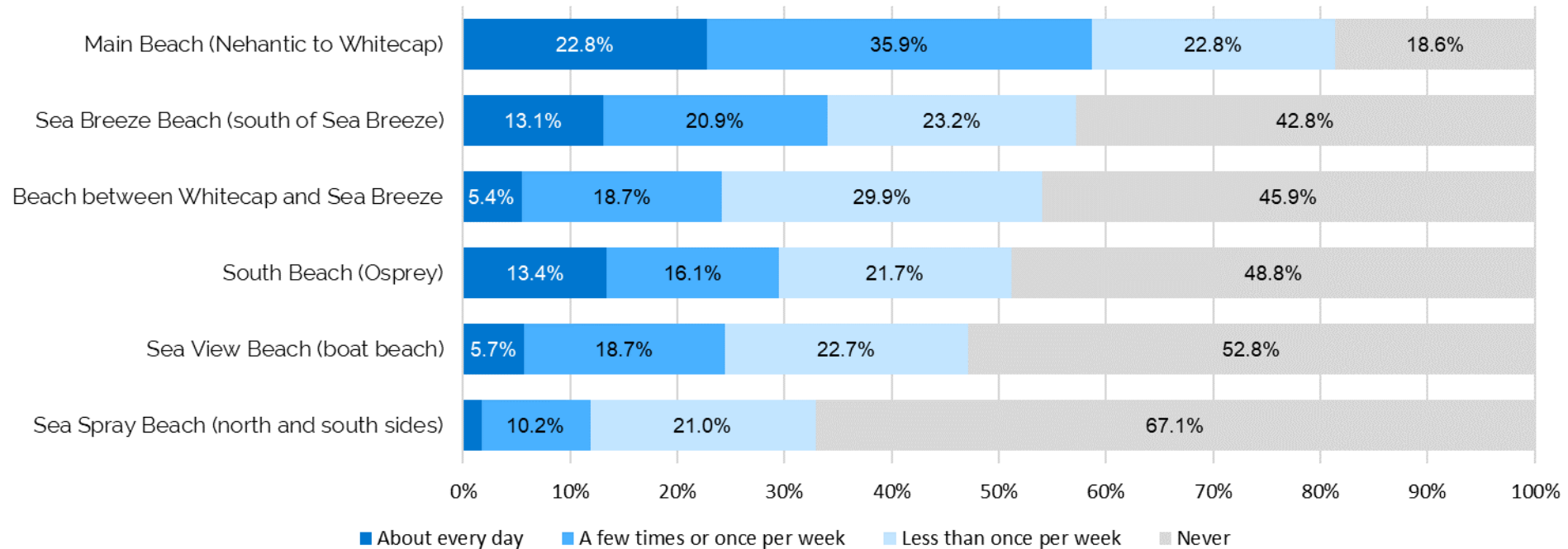
How often do you partake in the following waterfront recreational activities?



- **Going to the beach (94%) and swimming (85%) are by far the most popular activities.**
- Kayaking (55%), fishing (34%), motorboating (34%), and paddleboarding (27%) are also popular, but are done less frequently.
- Less than 20% of respondents use official moorings, sail, or use personal watercraft.

# Survey Results: Beach Use

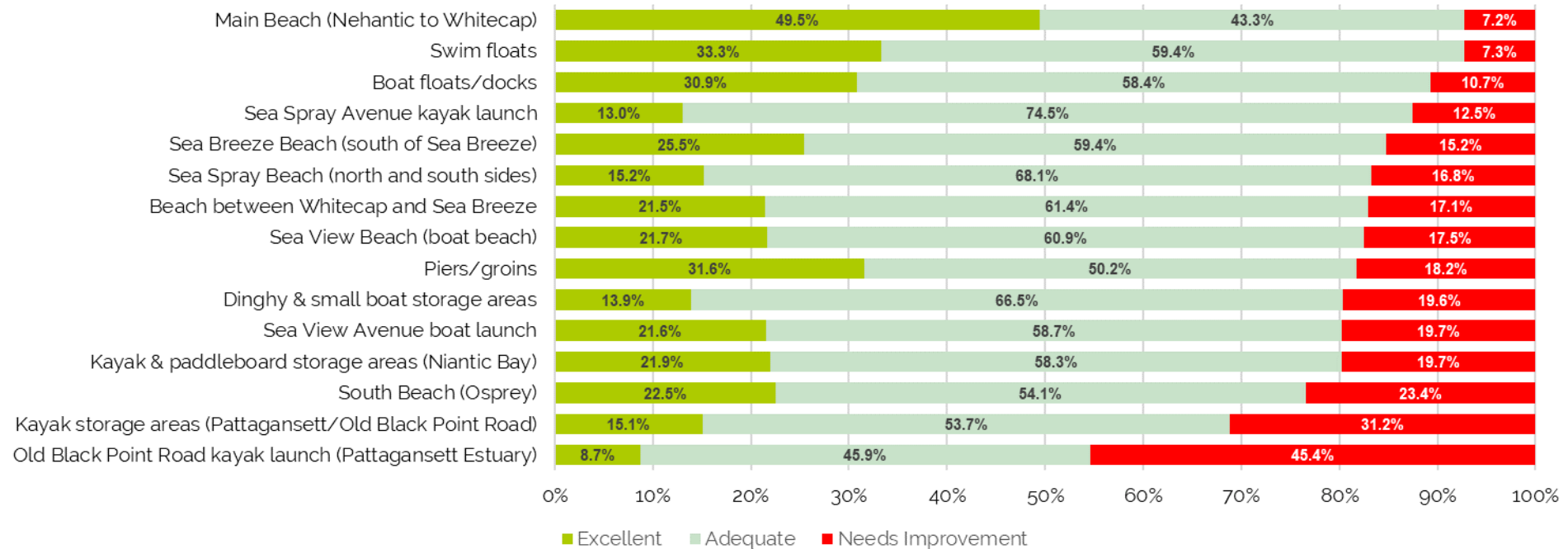
How frequently do you use the following beach areas?



- **Main Beach is used by 81% of respondents, including 23% daily.**
- Sea Breeze Beach, Beach between Whitecap and Sea Breeze, and South Beach also used by over 50% of respondents.
- Beach use corresponds with size and facilities – larger beaches with more facilities are more heavily used

# Survey Results: Beaches and Infrastructure

## How would you rate the condition of the following:

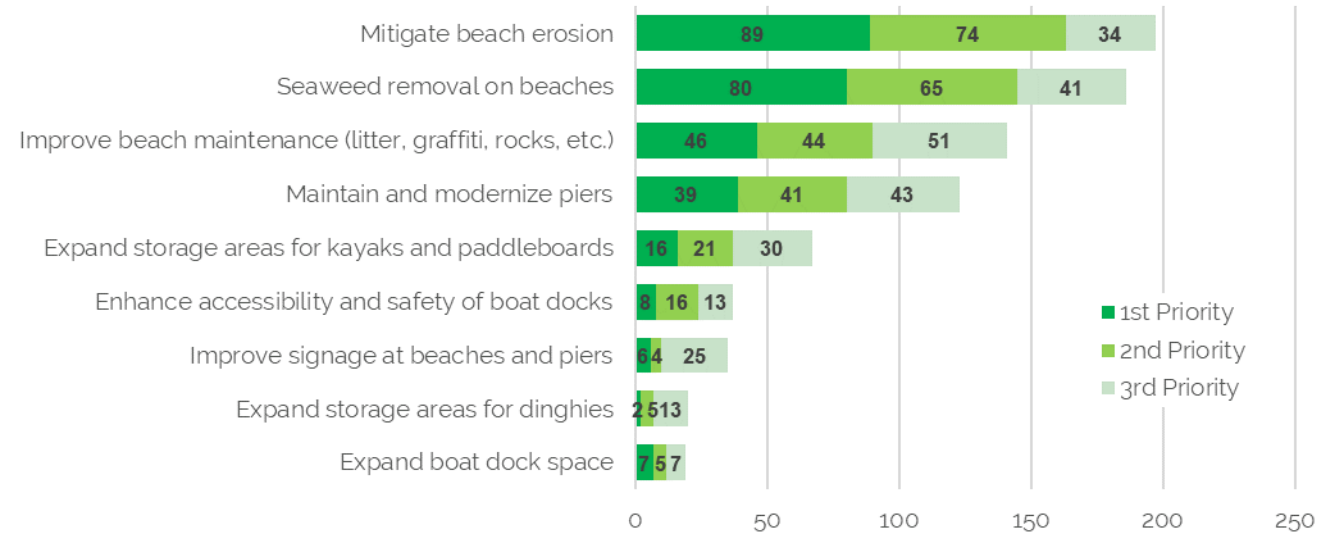


- Most beach and coastal access infrastructure seen as either excellent or adequate by a vast majority of respondents.
- **Kayak facilities (both storage areas and launch) in backwater area of Pattagansett Estuary were most cited as in need of improvement.**

# Survey Results: Beach & Boating Priorities

- Beach maintenance seen as the top priority among respondents:
  - Erosion mitigation
  - Seaweed removal
  - Rock removal
- Boat storage, docks, and signage seen as lower priorities
- 49 write in responses frequently mentioned:
  - Old Black Point Rd kayak launch
  - Expansion of facilities (storage, trash receptacles, spigots)
  - Rule enforcement
  - Accessibility

Please select your top 3 priorities related to beaches, boating, and piers















# Flood Zones

**100-year flood zones** primarily on the east side of East Shore Road, Waterside Road, and Old Black Point Road

**500-year flood zones** extend west of East Shore Drive and along Woodland Drive near Old Black Point Road

## Zone Type

-  1% Annual Chance Flood Hazard
-  Regulatory Floodway
-  Special Floodway
-  Area of Undetermined Flood Hazard
-  0.2% Annual Chance Flood Hazard
-  Future Conditions 1% Annual Chance Flood Hazard
-  Area with Reduced Risk Due to Levee
-  Area with Risk Due to Levee



# Costal Storm Flood Risk

## Greatest inundation risk at beaches.

Seawall infrastructure generally protects properties from Category 1 inundation.

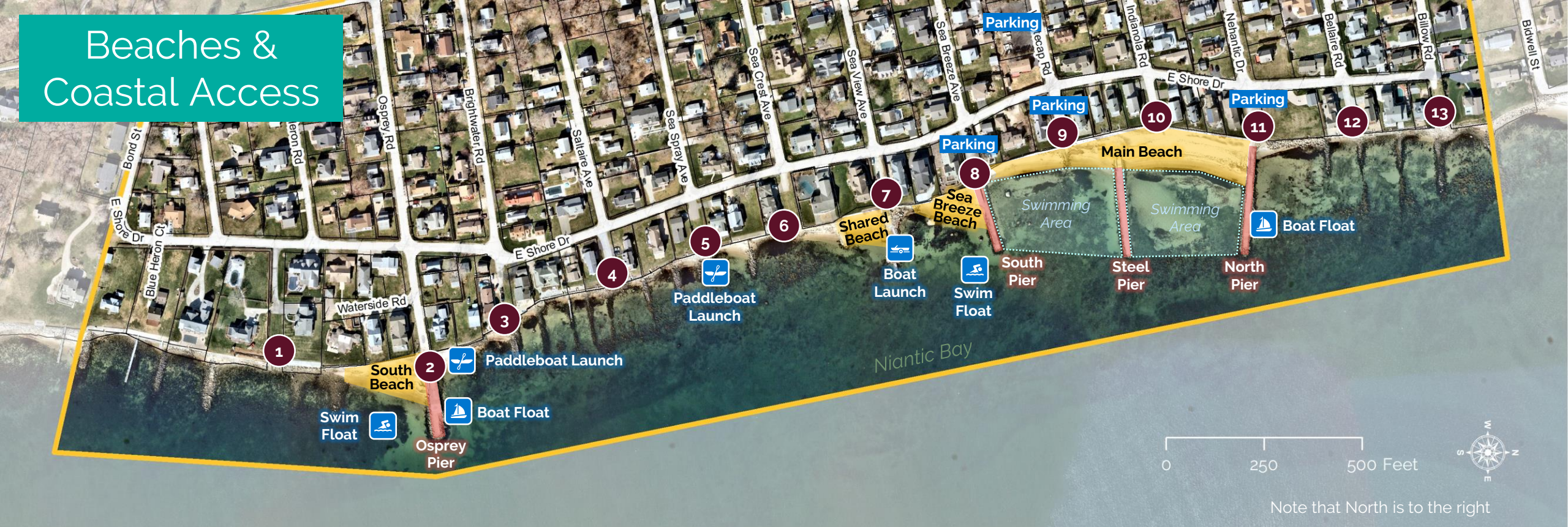
Category 2 storms and stronger pose threat to properties, with those along East Shore Drive at greatest risk.

### Worst Case Hurricane Inundation (USACE 2008)

- Category 1
- Category 2
- Category 3
- Category 4



# Beaches & Coastal Access



#	Access Point	Amenities
1	Blue Heron Ct	Water access, benches
2	Osprey Rd	Beach access, Osprey pier access, boat float, boat storage, kayak rack, bench, bike rack, swim float
3	Brightwater Rd	Water access, benches
4	Saltaire Ave	Water access, benches
5	Sea Spray Ave	Kayak launch, kayak racks, bench
6	Sea Crest Ave	Water access, benches
7	Sea View Ave	Boat ramp, boat storage, shared beach access (boat priority)

#	Access Point	Amenities
8	Sea Breeze Ave	Beach access, parking, bike rack south pier access, swim float
9	Whitecap Rd	Beach access, golf cart parking, bike rack steel pier access
10	Indianola Rd	Beach access, swim beach, bike rack, steel pier access
11	Nehantic Dr	Beach access, car/golf cart parking, benches, bike rack, north pier access
12	Bellaire Rd	Water access
13	Billow Rd	Water access

# Key Takeaways: Beach Preservation

**Short-term priority to slow beach erosion** – Maintain, repair, and elevate piers and groins, which will help slow beach erosion/longshore drift.

- Complete pier/groin repairs identified in 2020 study (\$1.84 million in 2020 dollars over 30 yrs.)
- Develop long-term maintenance plan and schedule in accordance with study
- Maintain capital improvement fund for repairs and ongoing maintenance – ongoing collections as opposed to one-time assessment?
- Beach sand replenishment – potential partnerships with neighboring associations to reduce costs

## **Longer-Term Outlook (Beyond 10-Year MP timeframe):**

- Even with mitigation strategies, beaches are likely to continue to erode due to a combination of Sea level rise (SLR) combined and stronger coastal storms.
- Community needs to start thinking about how it is going to look in 50+ years.
  - Fewer, smaller beaches
  - Weigh benefits of erosion mitigation measures versus costs

# Key Takeaways: Beaches and Boating

## **Continue to Maintain Beaches in a State of Good Repair**

- Explore Opportunities for collective purchases & equipment sharing with neighboring associations.
- Need to balance beach maintenance with beach erosion mitigation considerations.

## **Revisit Beach Use Regulations/Restrictions** - Needs to be a community conversation.

- Are current rules having desired impact? Are some rules outdated?

## **Estuary Kayak Launch:**

- Need to weigh potential cost of improvements versus benefits given locational and permitting challenges. Potential to explore shared access agreement at another location?

## **Other Items:**

- Handicap accessibility – focus on one or two locations for parking, ramps, surface improvements, etc.
- Long-term, versus short-term (15 minute) beach parking – consider expanding short-term for unloading?

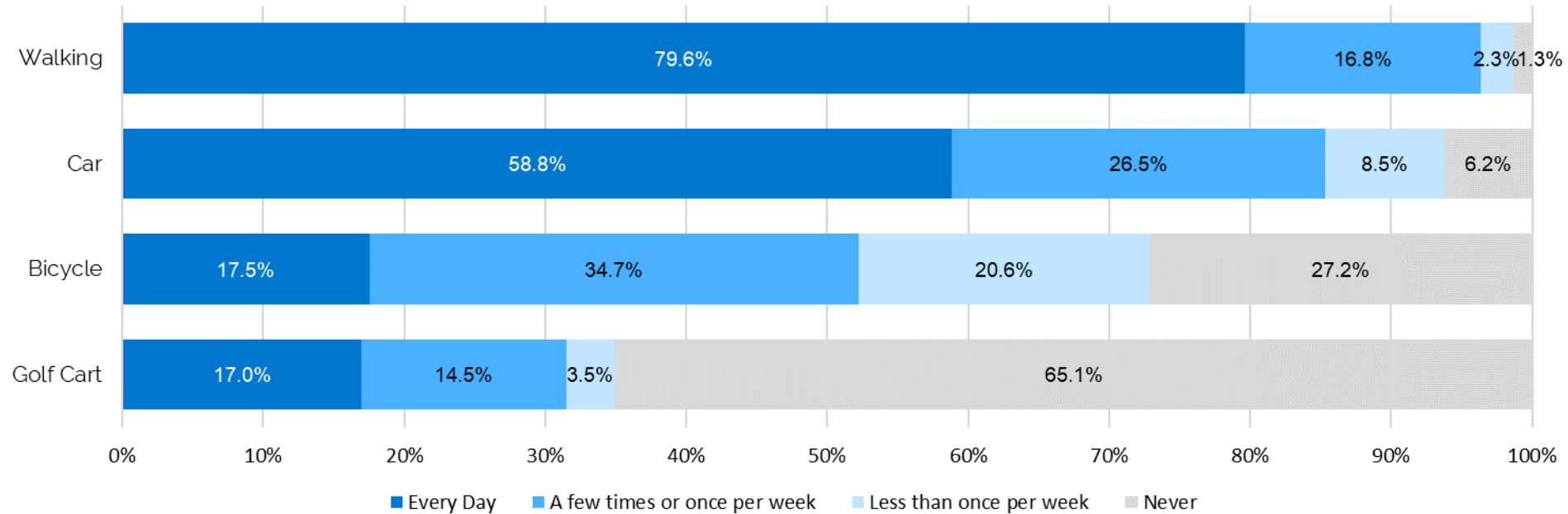


# Focus Area #2

## Infrastructure & Land Use

# Survey: Travel Modes

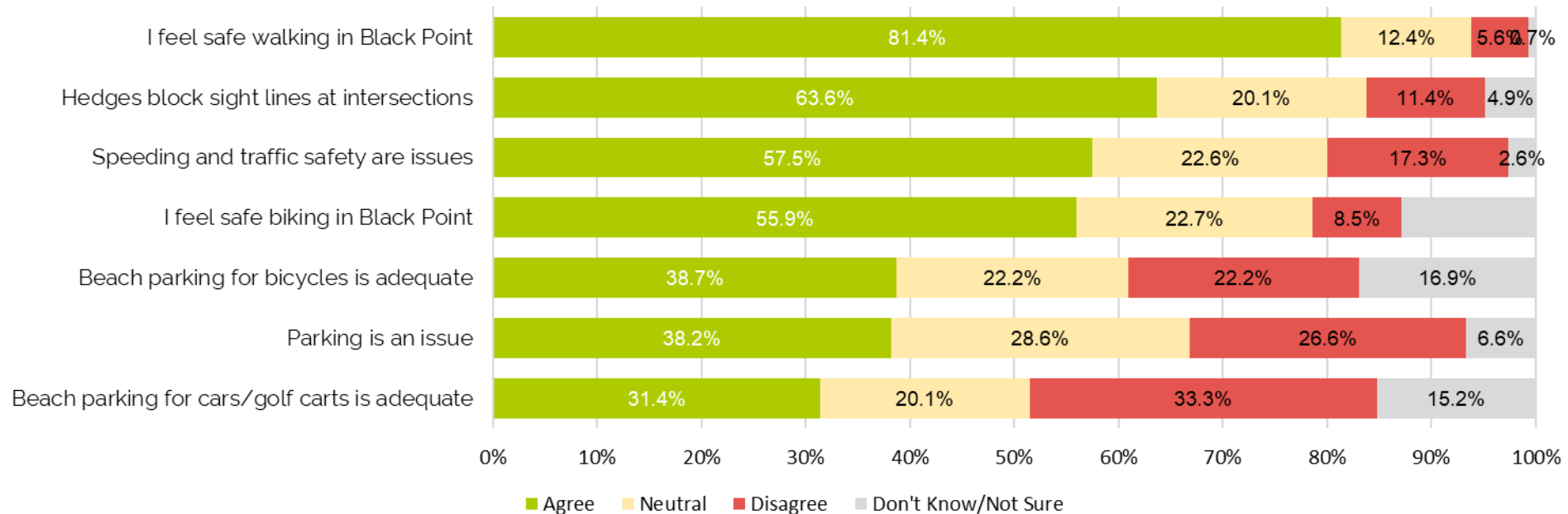
How often do you use the following modes of transportation when traveling within Black Point?



- **Walking (99%) and car (94%) are the most common travel modes within Black Point.**
- Bicycles are used by about 73% of respondents, but fewer use it as their primary travel mode.
- About 35% of respondents use Golf Carts within Black Point.
- Write in responses include scooters (3) and mopeds (3).

# Survey: Traffic & Transportation Perceptions

Please rate whether you agree or disagree with the following statements on transportation:



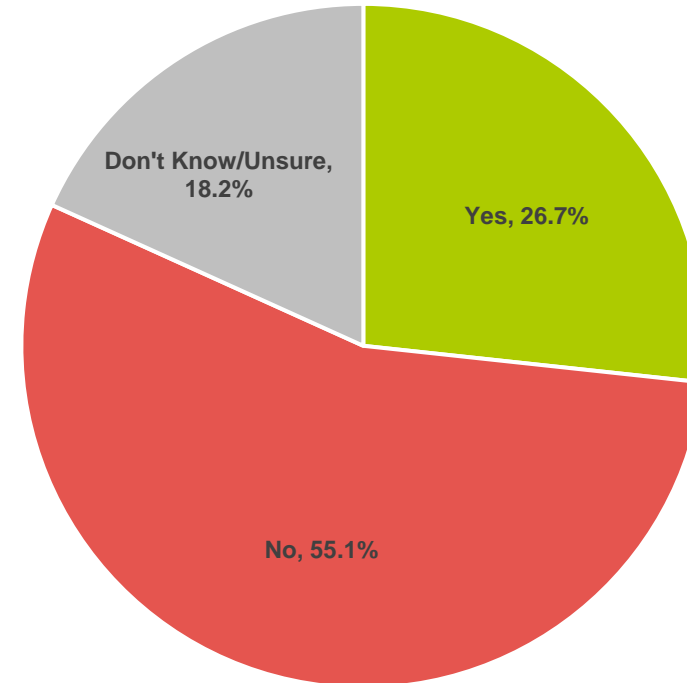
- **Vast majority of respondents feel safe walking in Black Point.**
- **Hedges/sight line issues (63.6%) and speeding (57.5%) are frequently cited issues.**
- Community divided on adequacy of parking for bicycles, vehicles, and golf carts.



# Survey: Traffic & Transportation Perceptions

- **About 55% of respondents are not in support of converting streets within Black Point to one-way.**
- Respondents generally feel safe walking and biking in Black Point, which may contribute to the lack of support for one-way streets.

Would you support the conversion of certain streets within the BPBCA boundaries to one-way streets?



# Issues: Transportation

## Other Transportation Issues:

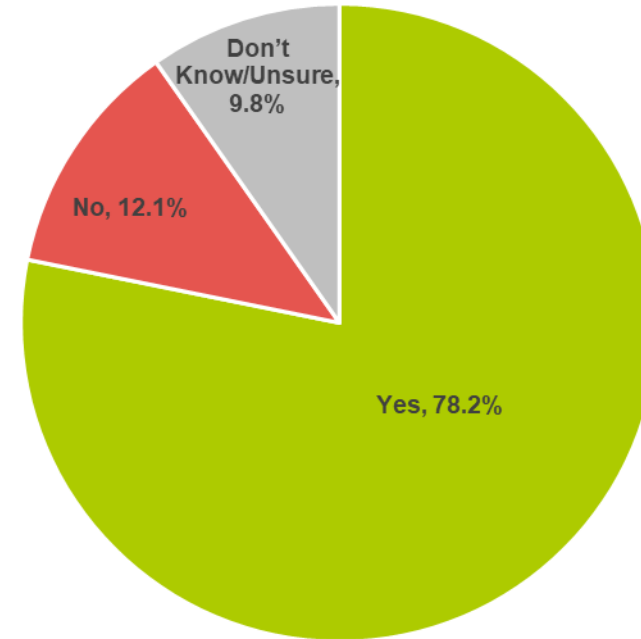
- **Breaking of traffic rules + lack of enforcement** – speeding, running stop signs (36)
- **Golf carts** - not following traffic rules, underage drivers, etc. (32)
- **Parking** – beach parking adequacy and organization, on-street parking ban enforcement (8)
- **Road Maintenance** – roads need repaving (7)



# Survey: Rental Policies

- **General satisfaction with existing BPBCA association rental policies**
- Out of those that answered no to this question:
  - 58% were in support of less strict rental policies (such as allowing shorter-term rentals)
  - 42% were in support of more strict rental policies (such as requiring 2-week or monthly minimum rental periods)

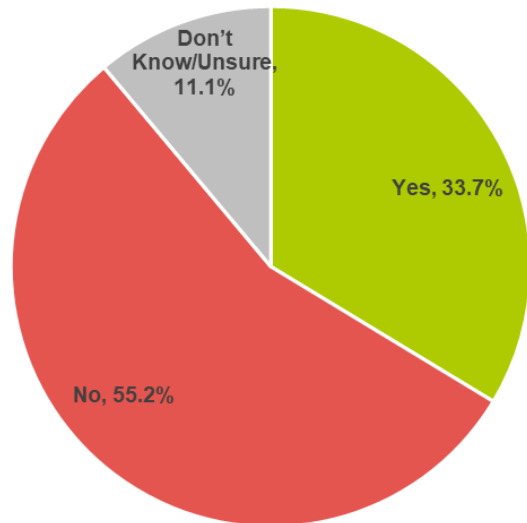
BPBCA rules require a minimum one-week rental period. Short-term rentals are not permitted. Are you satisfied with BPBCA's rental policy?



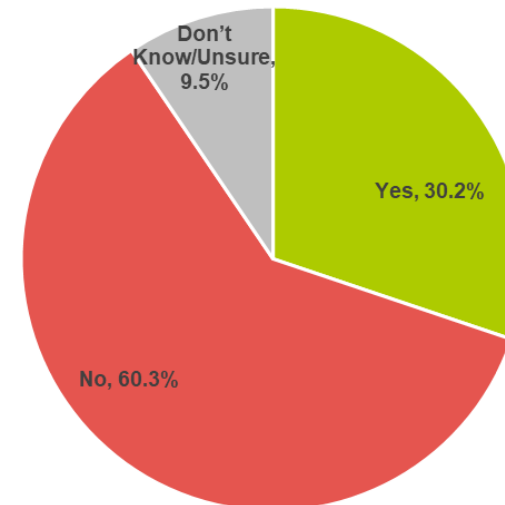
# Survey: Land Use Density

- **Density (55.2%) and level of new development (60.3%) were not perceived as issues of concern for a majority of survey respondents.**
- Multi-generational Black Pointers are more concerned with density and new development compared to other households

Are you concerned about the overall density within Black Point?

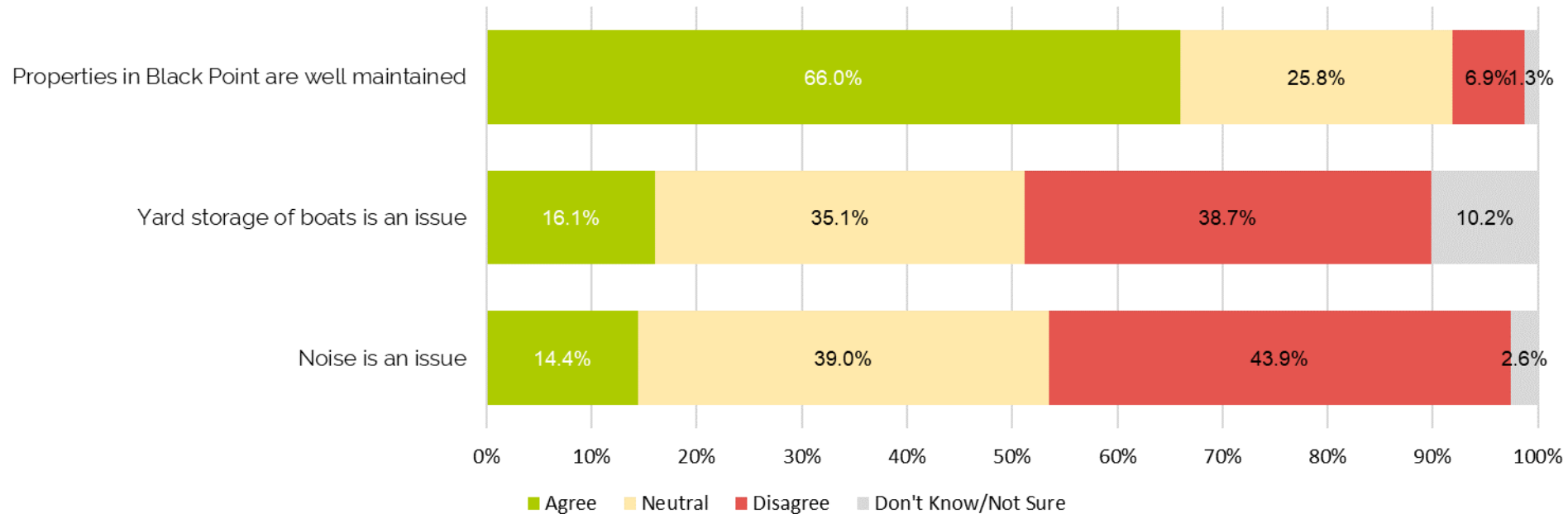


Are you concerned about the level of new development within Black Point?



# Survey: Land Use and Zoning

Please rate whether you agree or disagree with the following statements on land use & zoning:



- **General agreement that properties in Black Point are well maintained.**
- Respondents more split on whether noise and yard storage of boats are issues, although more respondents do not perceive these as issues.



# Key Takeaways: Infrastructure

## **Town-Owned Infrastructure**

- Need to advocate on behalf of BPBCA for town-owned facilities within association (roads, sewers, pump stations, stormwater infrastructure, outfalls, etc.). Designate a liaison?

## **Roadways**

- Maintain current two-way traffic flow configuration – residents generally supportive of status quo

## **Rules & Regulations**

- Continue annual “reminders” on association rules and regulations in Black Pointer relating to golf carts, hedges, etc.

# Key Takeaways: Land Use

**Property Maintenance** - appears to be an issue for just a handful of properties. Most survey respondents agree that a vast majority of properties are well maintained.

- Important to distinguish between maintenance/upkeep (highly subjective) and blight (which may be a legitimate public safety issue).

**Rental Policy** – general satisfaction with current policy

## **Zoning & Association Regulations**

- Need fair and consistent enforcement of regulations, but not overenforcement.
- Need to plan for sea level rise in zoning regulations, such as increasing “freeboard” to align with sea-level-rise projections.
- Onsite stormwater management regulations – changes to maximize onsite retention?
- Business zone regulations – Are there potential changes that could help attract a buyer of Black Point Market?

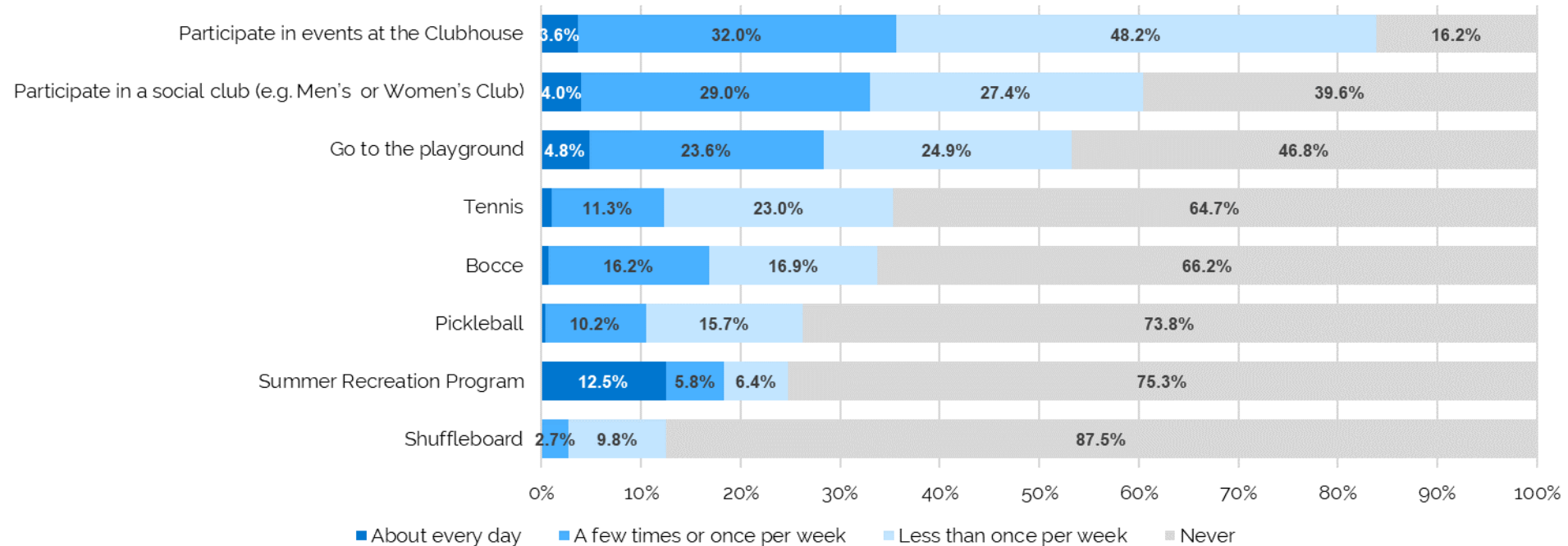




# Focus Area #3 Recreation and Social

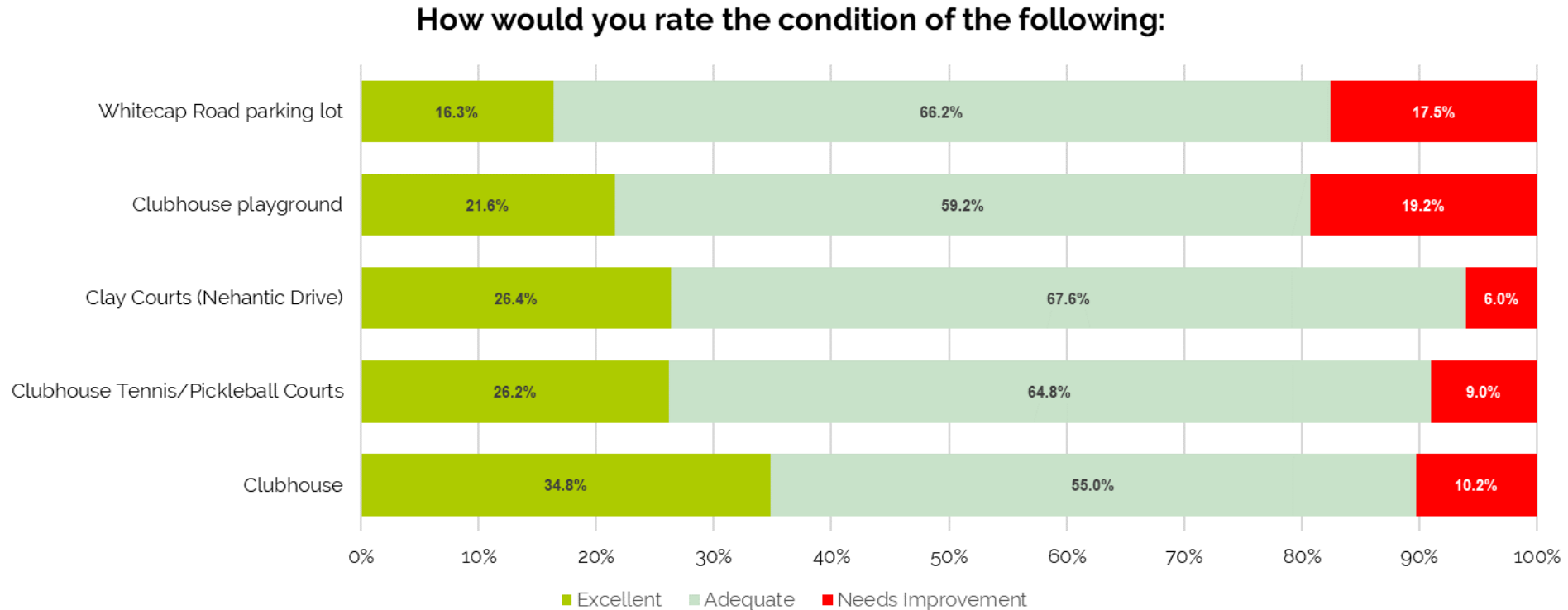
# Survey: Recreational Activities

How often do you partake in the following recreational activities in Black Point?



- **Over 85% of respondents participate in events at the clubhouse**
- Nearly 60% participate in social clubs.
- Tennis and bocce are played most frequently, followed by Pickleball.
- Summer recreation program used by ~25% of respondents, but half of users use program daily

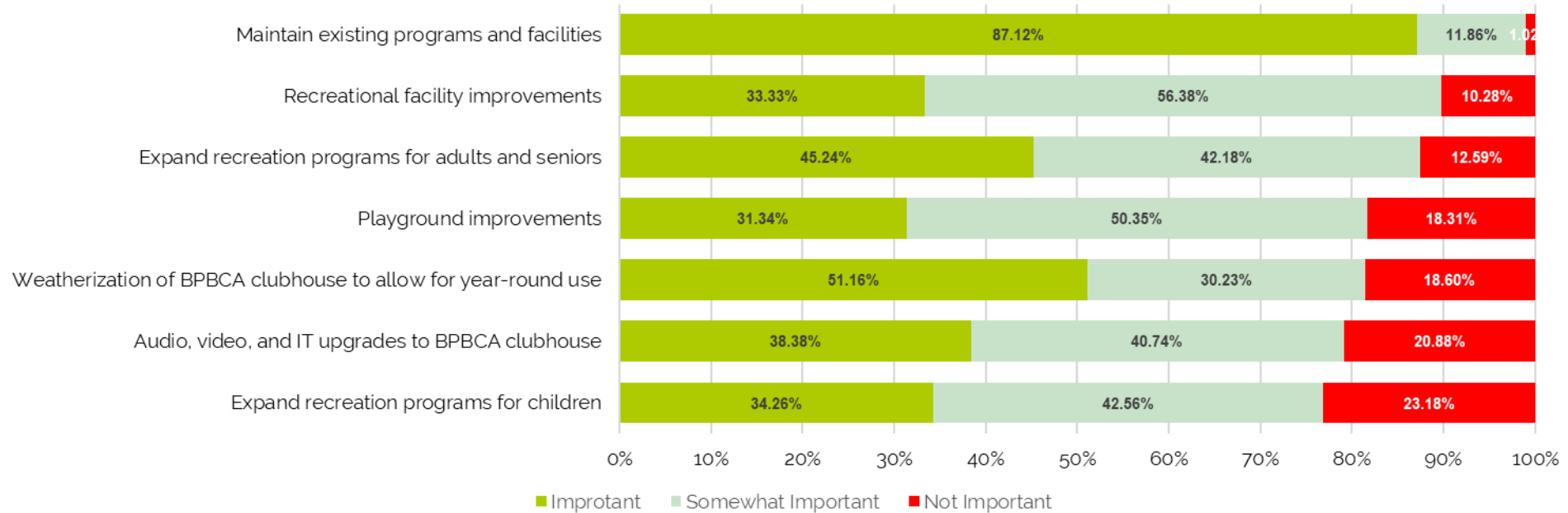
# Survey: Community Facilities Condition



- **General satisfaction with existing facilities - All community facilities had over 80% of respondents view them as either adequate, or excellent.**
- Clubhouse playground had the highest number of respondents indicating that it needs improvement, at 19.2%

# Survey: Community Facilities & Recreation

Please review the following items related to community facilities and recreation and rate their importance:

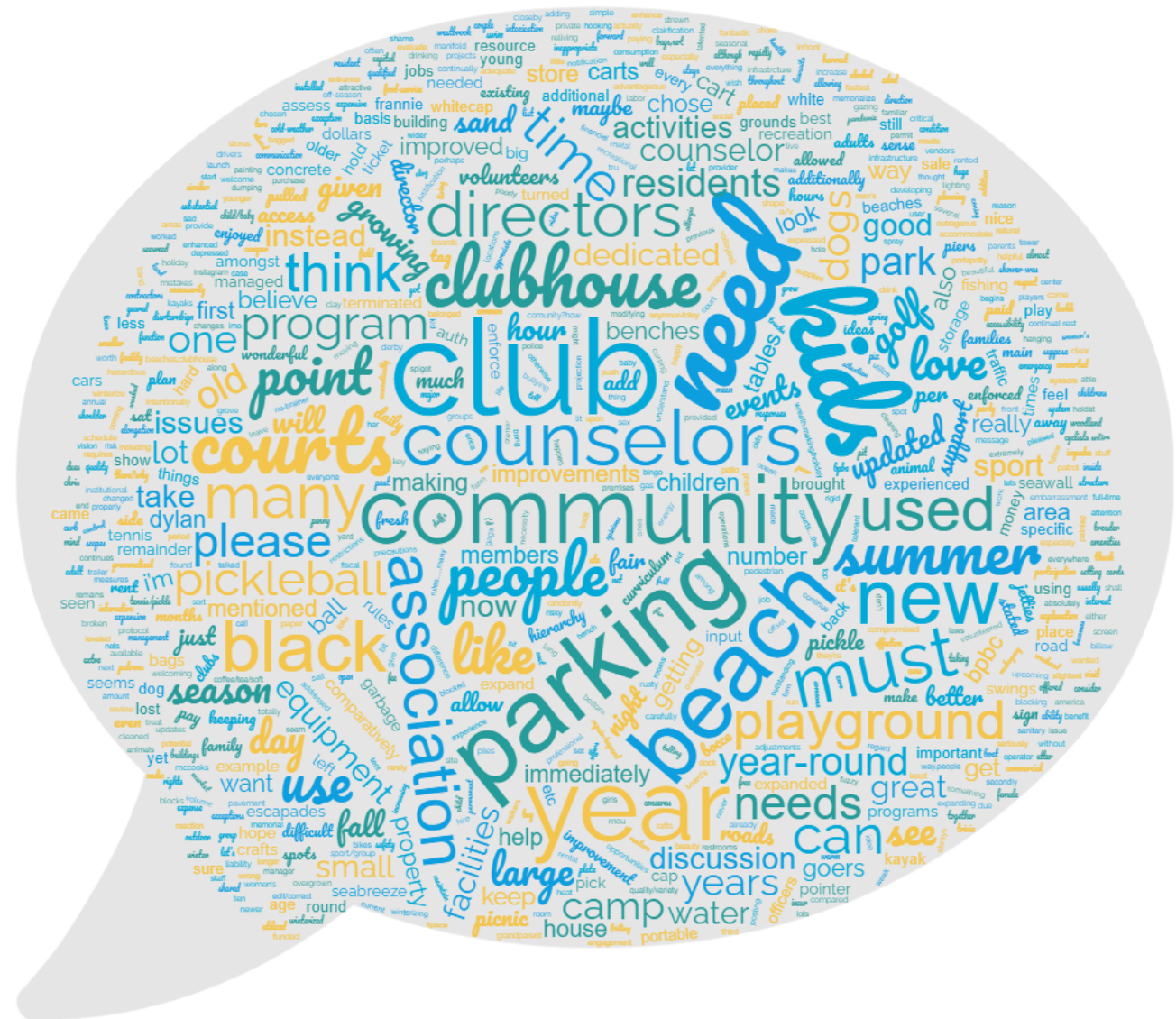


- **Strong support for maintenance of existing programs and facilities**
- Weatherization of BPBCA clubhouse identified as “important” by over half of respondents.
  - Aligns with share of year-round residents who participated in survey.

# Survey: Community Facilities & Recreation:

## Other Community Facility & Recreation Issues:

- **Clubhouse improvements** – Winterization, AV upgrades, cosmetic improvements (9)
- **Pickleball** – creation of additional courts/dedicated courts (8)
- **Recreation Program/Kids Club** – in need of improvement (7)
- **Playground** – upgrade equipment (5)



# Recreation & Program Inventory

## Facilities

- Clubhouse tennis/pickleball courts (2)
- Nehantic tennis courts (2)
- Youth sized basketball court
- Shuffleboard (2)
- Bocce
- Gaga ball pit
- Playscape & playground
- Multi-purpose playfield

## Programs

- Men's & Women's Club
- Tennis lessons
- Kids Summer Recreation Program
- Bocci and Pickleball Leagues
- Annual 5k road race
- Community events (bonfires, parade, BBQs)
- Yoga classes
- Swim lessons

# Recreation & Social: Key Takeaways

## **Need to balance needs of both year-round and seasonal residents – growing year-round population**

**Clubhouse** – winterize clubhouse to support year-round use and year-round residents.

- Enhance AV/IT capabilities. Would support virtual/hybrid meetings – would result in better communication with seasonal residents.
- Revisit Association Application for renting Clubhouse

**Racket Sports** – growing competition for existing courts (tennis vs. pickleball)

- Facilities appear to reflect current usage, although should continue to be monitored.

## **Future Opportunities**

- Leverage undeveloped portion of clubhouse site east of the tennis courts to meet future needs.
- User feeds and/or private fundraising to pay for recreation improvements?



# Next Steps



# Next Steps

- Develop Vision Statement
- Identify high level “goals” followed by more specific objectives and strategies.
- Solicit feedback at community workshop.
- Develop Draft and Final Plan



# Role of Steering Committee

- Serve as liaisons between the community and consultant – represent your constituents!
- Review baseline information (conditions & trends, and survey results)
- Work with the consultant to develop the Master Plan
  - Vision Statement
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# Appendix: Conditions & Trends

# BPBCA Boundaries

Draft for Review



# Existing Land Use

Draft for Review

Primarily residential land uses, with one commercial use, and a handful of community and infrastructure uses

Most undeveloped properties are non-conforming lots (less than 8,000 s.f.). Many of these function as a single lot with an adjacent developed property

## Existing Land Use (2022)

- Commercial
- Community
- Infrastructure
- Residential
- Undeveloped

### Community Uses

- 1 BPBCA Clubhouse
- 2 Nehantic Dr. Tennis Courts
- 3 Whitecap Parking Lot
- 4 Old Black Pt. Rd. Water Access

### Commercial Uses

- 5 Black Point Market

### Infrastructure Uses

- 6 E. Shore Pump Station
- 7 South Trl. Pump Station

*Note that BPBCA also maintains coastal access points as well as beaches up to the mean high-water mark*

# Land Use & Zoning

## Rentals and Property Maintenance

- Zoning rules require a minimum one-week rental period. Short-term rentals are not permitted.
  - Is there an administrative process for this?
  - Any enforcement issues?
- Recent adoption of accessory apartment zoning language, in response to new state statutes.
  - ADUs cannot be used as rentals.
- There are property maintenance guidelines. Blight may be perceived as an issue by some. Town has a blight ordinance.
  - Boat and boat trailer storage Issues?
  - If a blight ordinance is considered, enforcement mechanism needs to be discussed.



# Land Use & Zoning

## Parking and Driveways

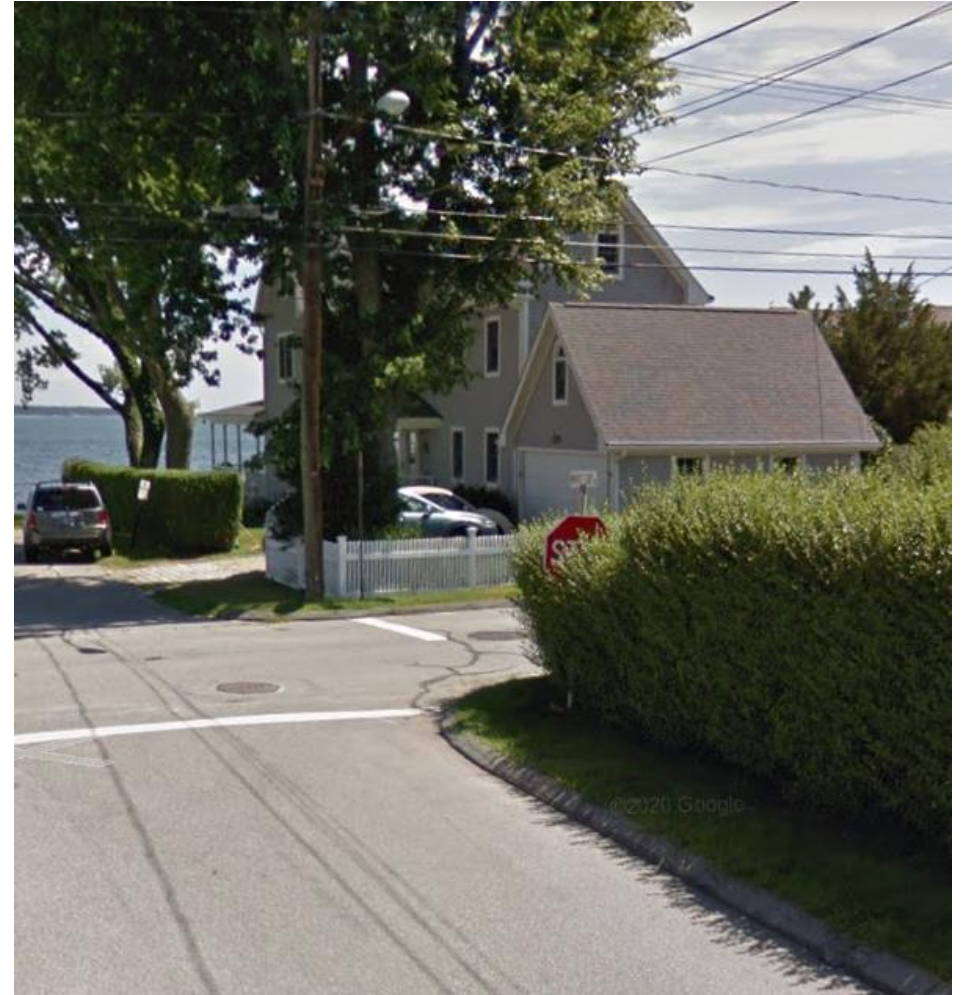
- On-street parking not permitted due to narrow roadways.
- Off-street parking only required for properties with accessory apartments, which need a minimum of 3 spaces.
- Is there a desire to include off-street parking requirements for new construction?
  - Tradeoff between impervious surfaces and stormwater runoff and need for adequate vehicle storage.
  - Recommend pervious materials for driveways such as gravel and permeable pavement/pavers



# Land Use & Zoning

## Potential Considerations

- Consider creating stormwater management standards for new construction, incorporating best-management practices for on-site stormwater management and treatment.
- Consider modifying zoning regulations to require at least two full feet of freeboard for structures in coastal hazard areas and consider exempting freeboard from minimum height calculations.
- Consider strengthening sight line requirements for intersections (hedges, fences, etc).
  - Increase clearance distance from 10 ft
  - Create additional sight line buffer requirements around stop signs.
- Off street parking requirements?



*Stop sign obstructed by bushes on Whitecap Road at East Shore Dr.  
(Source: Google Street view circa 2013)*



# Flood Zones

Draft for Review

**100-year flood zones** primarily on the east side of East Shore Road, Waterside Road, and Old Black Point Road

**500-year flood zones** extend west of East Shore Drive and along Woodland Drive near Old Black Point Road

## Zone Type

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# Costal Storm Flood Risk

Draft for Review

## Greatest inundation risk at beaches.

Seawall infrastructure generally protects properties from Category 1 inundation.

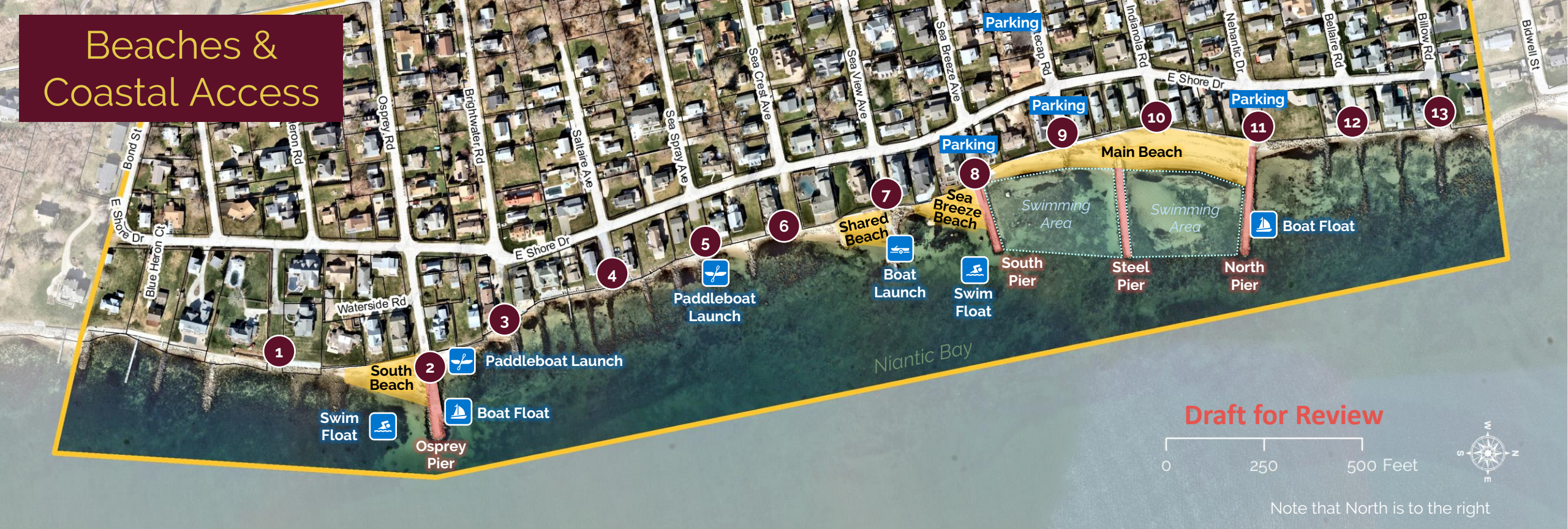
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# Beaches & Coastal Access



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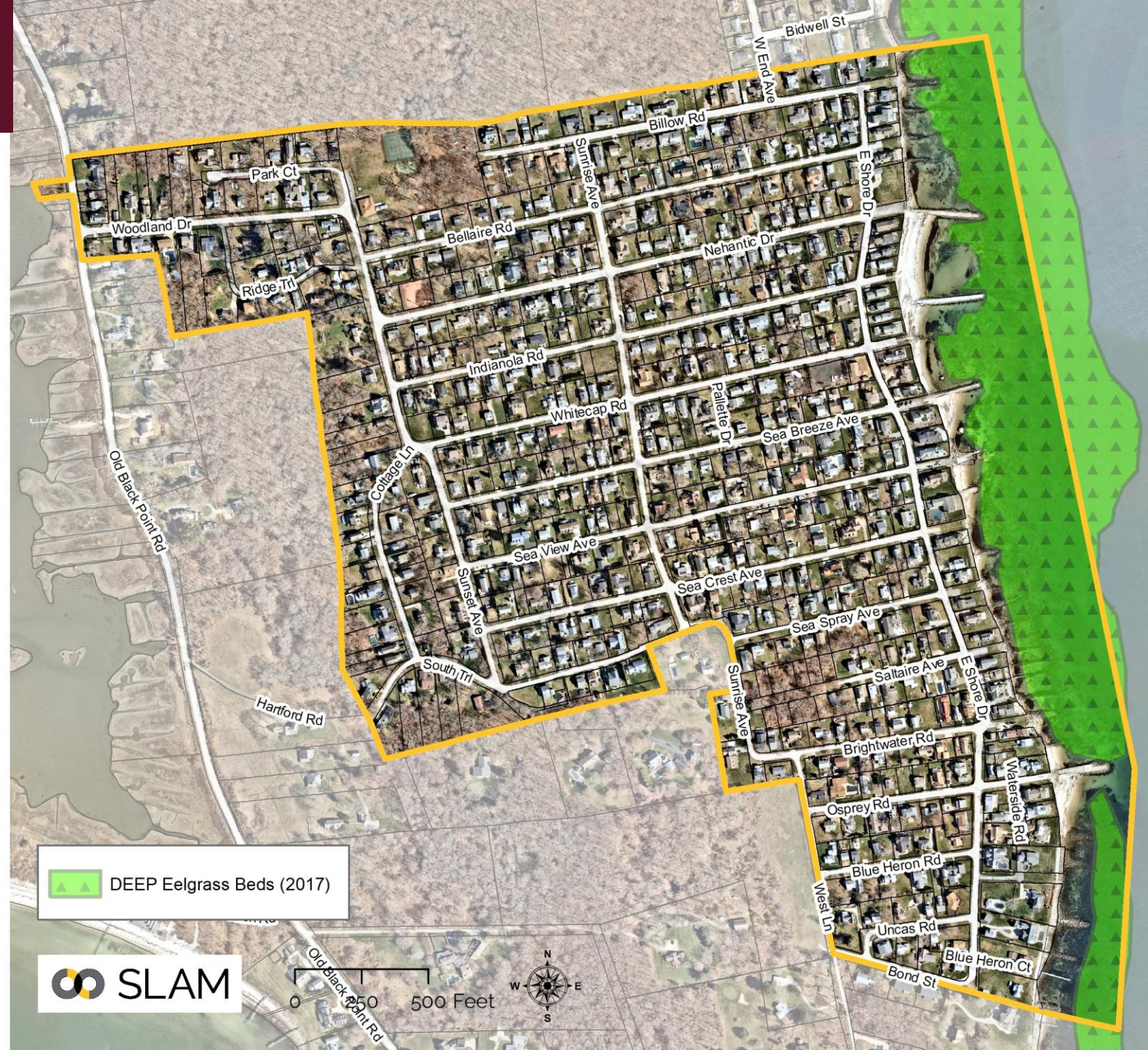
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# Issues: Beaches

- Seaweed and eelgrass on beaches. Potential strategies:
  - Beach raking/grooming – note that beach raking using motorized equipment requires a DEEP General Permit for Coastal Maintenance. Additional permits may be required depending on nature of activity.
  - Implement strategies to minimize eelgrass bed disturbance – needs to be a collaborative approach beyond BPBCA borders.
- Maintenance (prevent painting/graffiti on seawalls, etc.)
- Need for additional park benches next to right-of-way that are accessible to elderly
- Beach erosion and nourishment
  - Continue to pull sand up from the waterline during the winter and pull back down in the spring to minimize erosion.
  - Maintain groin/pier infrastructure in a state of good repair.

# Issues: Eelgrass

- Seaweed/eelgrass management frequently cited as an issue – smell and associated insects
- According to CTDEEP data, the entire Niantic Bay frontage of BPBCA is an eelgrass bed.
- Strategies to reduce eelgrass disturbance include:
  - Avoid anchoring in eelgrass beds.
  - Buoy mooring lines
  - Limiting use of propellers within eelgrass bed zones.
  - Limiting boat speeds/wakes



# Issues: Boating

- Boat beach maintenance (rocks, seaweed removal)
- Need for rack system for paddleboards
  - Need to identify priority location(s).
- Kayak racks currently free and first come first served – some residents drop their kayakers and never use them.
  - Create a registration system?
  - Establish user fee?
  - Upland storage area?
  - How would these be managed or “honor system”
- Kayak accessibility vs. compatibility with bathers at Sea View Beach
- Community notification during storms



*Kayak racks on the Pattagansett Estuary on Old Black Point Rd.*

# Issues: Docks & Piers

- Feedback received regarding need for permanent dock made with durable materials and providing additional capacity
  - Current floating docks are unsafe to stand on, particularly for elderly.
  - Dock space is limited and can only accommodate one boat at a time, creating log jams
- Daily maintenance and cleaning of piers
- Need for clear signage

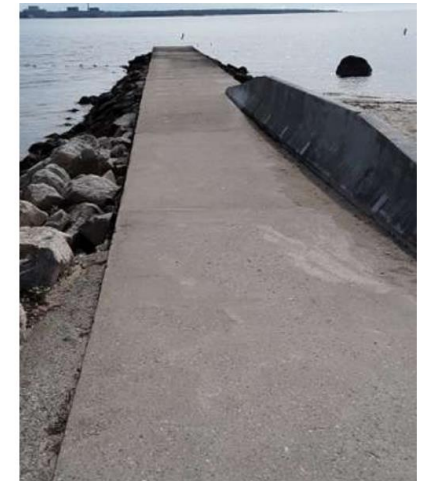
## **Follow up items:**

- Gather feedback on perceptions of docking facilities, and willingness to pay for improvements
- Is there room for either of the boat floats to be enlarged?



# Issues: Docks & Piers

- Steel Pier repaired in 2019
  - New sheet piles on north side, pressure grouting fill, and new concrete topping slab
- Remaining piers/groins were assessed in 2020 (GNCB report). Needed improvements identified include:
  - Ongoing maintenance – sealing, patching, and repair of concrete and epoxy surfaces
  - Repairs and enhancements to armor stone
  - Drainage pipe repairs
  - Raising each pier 1 foot.
  - These items were anticipated to cost \$1.84 million (in 2020 dollars) over a 30-year period.
  - **Discussion of changes to charter to allow annual collection of funds for major capital projects as opposed to one-time special assessments?**





# Harbor Management Plan

- Plan amended in 2019
- **Recommendations for Black Point Planning Unit include:**
  - Moorings should be used primarily for shorefront property owners.
  - Limit impacts to intertidal flats, beaches, and other coastal resources
  - Continue water access and activities in accordance with association regulations
- **Recommendations for Pattagansett Planning Unit include:**
  - Maintain restricted speed area
  - Priority area for shellfish restoration
  - Prevent conflicts between coastal infrastructure and shellfish habitat areas



# Coastal Resilience

## East Lyme Coastal Resilience, Climate Adaptation, and Sustainability Study (CRASS) completed in 2018.

### Key Issues impacting BPBCA:

- **Sea level rise (SLR)** – State of CT has adopted a 20-inch sea level rise by 2050 as a standard for coastal resilience planning.
- **Coastal flooding** from extreme weather events. CT likely to experience more frequent and stronger storms, and impacts amplified by SLR.
- Structures in flood zones – many in BPBCA, especially on east side of East Shore Road.
- Pump station infrastructure in flood zones.

### Recommendations impacting BPBCA:

- Include freeboard in local zoning, in alignment with state SLR standards.
- Address drainage issues at Black Point Road at Burnap Road – prevent inundation through installation of backflow preventer on stormwater culvert under railroad.
- Perform critical roadway alterations for emergency access and climate adaptation.
- Evaluate and address critical infrastructure in coastal flood zones (such as East Shore Pump Station).

# Hazard Mitigation

## Natural Hazard Mitigation Plan for East Lyme updated in 2017

Key issues are similar to those identified in the 2018 CRASS study

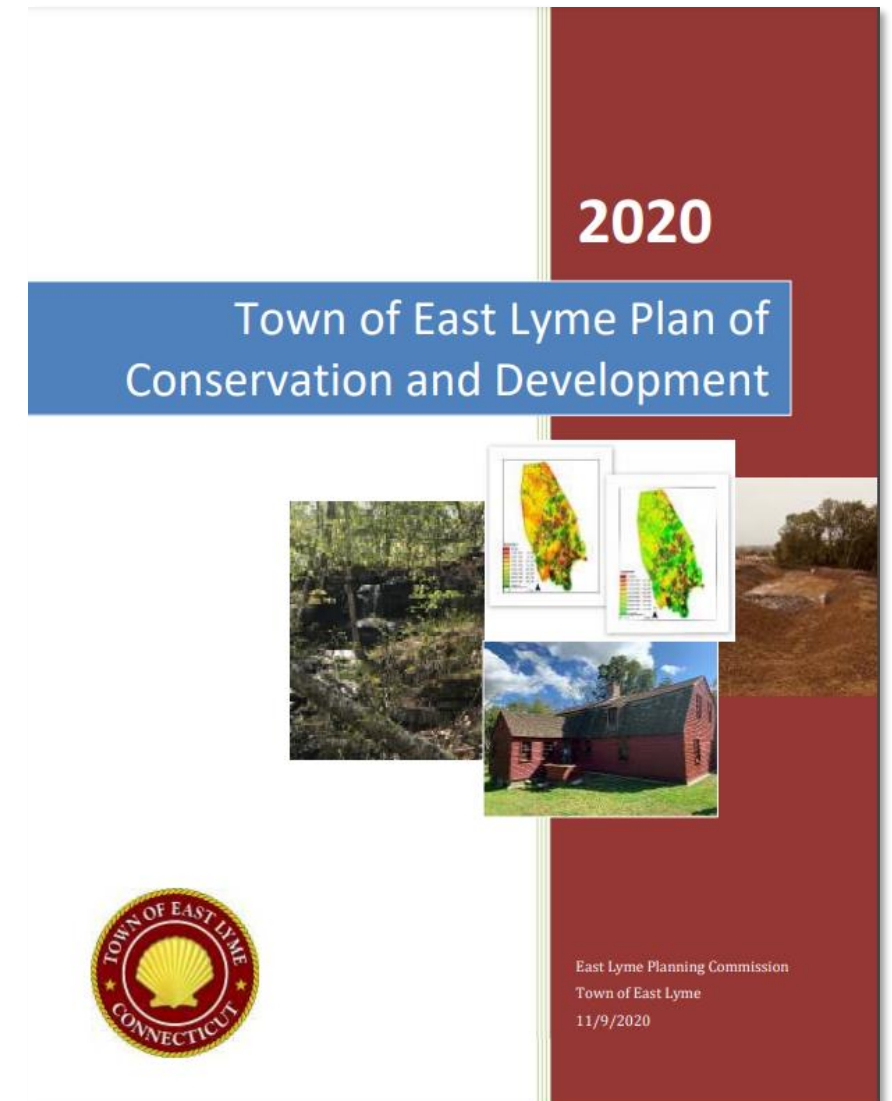
### Recommendations impacting BPBCA:

- Develop a checklist for land development applicants that cross-references the specific regulations and codes related to disaster resilience (BPBCA could partner with Town of East Lyme on this task).
- Pursue elevation of properties that suffer flood damage, prioritizing repetitive loss properties in the Niantic Bay area.
- Apply freeboard standards of one foot or more when requiring elevations for renovations or new construction in coastal flood zones.
- Relocate the wastewater pumping station in the Black Point area so that it is outside of the flood risk area or pursue other flood mitigation alternatives.
- Investigate funding sources and the feasibility of elevating locally owned roads with an emphasis on those needed for evacuation

# East Lyme POCD

East Lyme Plan of Conservation and Development (POCD) last updated in 2020. Recommendations that are relevant to BPBCA include:

- Incorporating stormwater management best practices into zoning regulations.
- Address flooding issues on Black Point Road at Burnap Road.
- Implement recommendations from Hazard Mitigation Plan and CRASS report.



# Recreation & Programs

## Facilities

- Clubhouse tennis/pickleball courts (2)
- Nehantic tennis courts (2)
- Youth sized basketball court
- Shuffleboard (2)
- Bocce
- Gaga ball pit
- Playscape & playground
- Multi-purpose playfield

## Follow up items:

- Survey questions to determine interest and demand for additional programs/investments in facilities
- Willingness to pay

## Programs

- Men's & Women's Club
- Tennis lessons
- Kids Summer Recreation Program
- Bocci and Pickleball Leagues
- Annual 5k road race
- Community events (bonfires, parade, BBQs)
- Yoga classes
- Swim lessons

# Clubhouse

- Used for official BPBCA meetings, annual meetings, and recreational programs such as Women's Club and Men's club.
- Recent improvements include new roof, renovated bathrooms, and new floors.
- Typically, not used in the winter

## Follow up items:

- Survey questions to determine demand for year-round usage and programs
- Willingness to pay for other upgrades (weatherization, IT, AV, kitchen upgrades)



# Transportation

- All roads in Black Point are classified as Local roadways by CTDOT. Old Black Point Road north of Woodland is considered a Collector Road.
  - Primary access to BPBCA via West End Road/Attawan Rd and Old Black Point Road
- Shared use roadways within BPBCA boundaries accommodate cars, golf carts, cyclists, and pedestrians.
  - Narrow road widths
  - Sight line/visibility issues at some intersections, particularly on East Shore Drive
- Conflicts with vehicles/trailers using the Sea View Avenue boat launch

