



Black Point BEACH CLUB

Community Master Plan

Community Workshop

June 15, 2023

Prepared by



Agenda

1. Introduction and Presentation
2. Group Visioning Exercise
3. Breakout Exercises
4. Recap/What We Heard

Master Plan Steering Committee Members

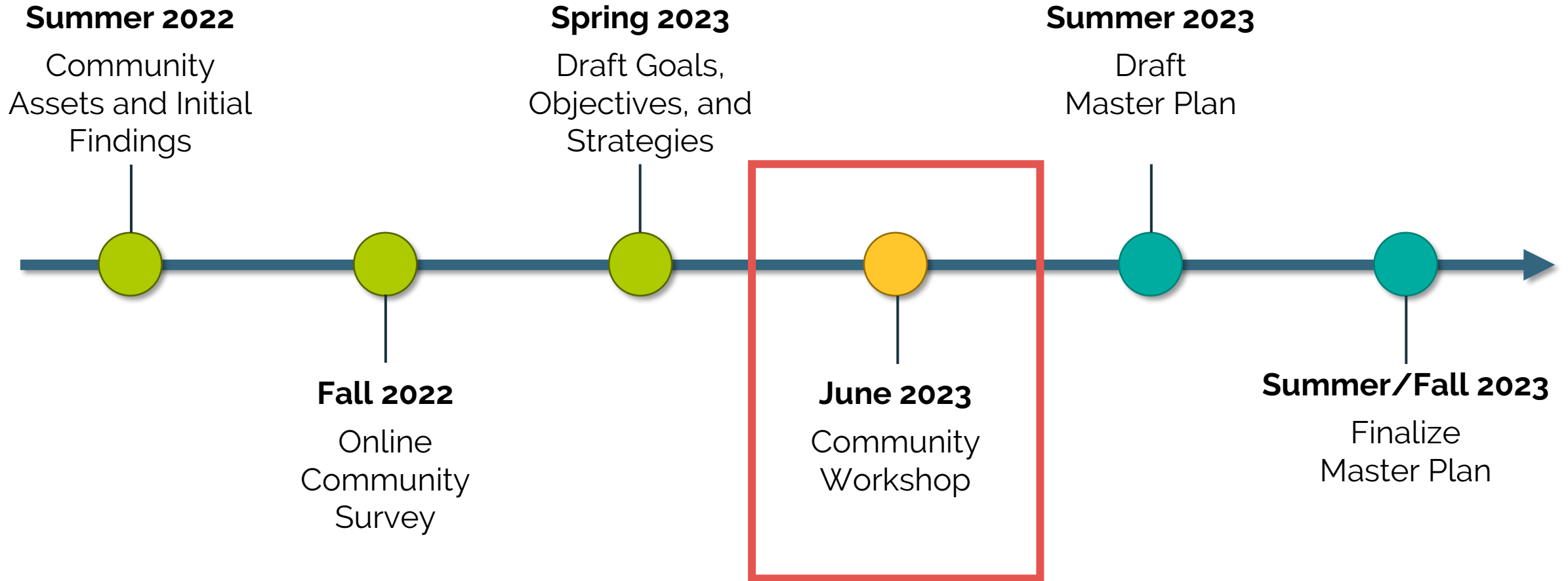
- Peter Baril
- Frank Carmon
- Colleen Chapin
- Rick Diachenko
- Al Galati
- Arlene Garrow
- Joe Katzbek
- Phil Lombardo
- Ed Zito

What is a Master Plan?

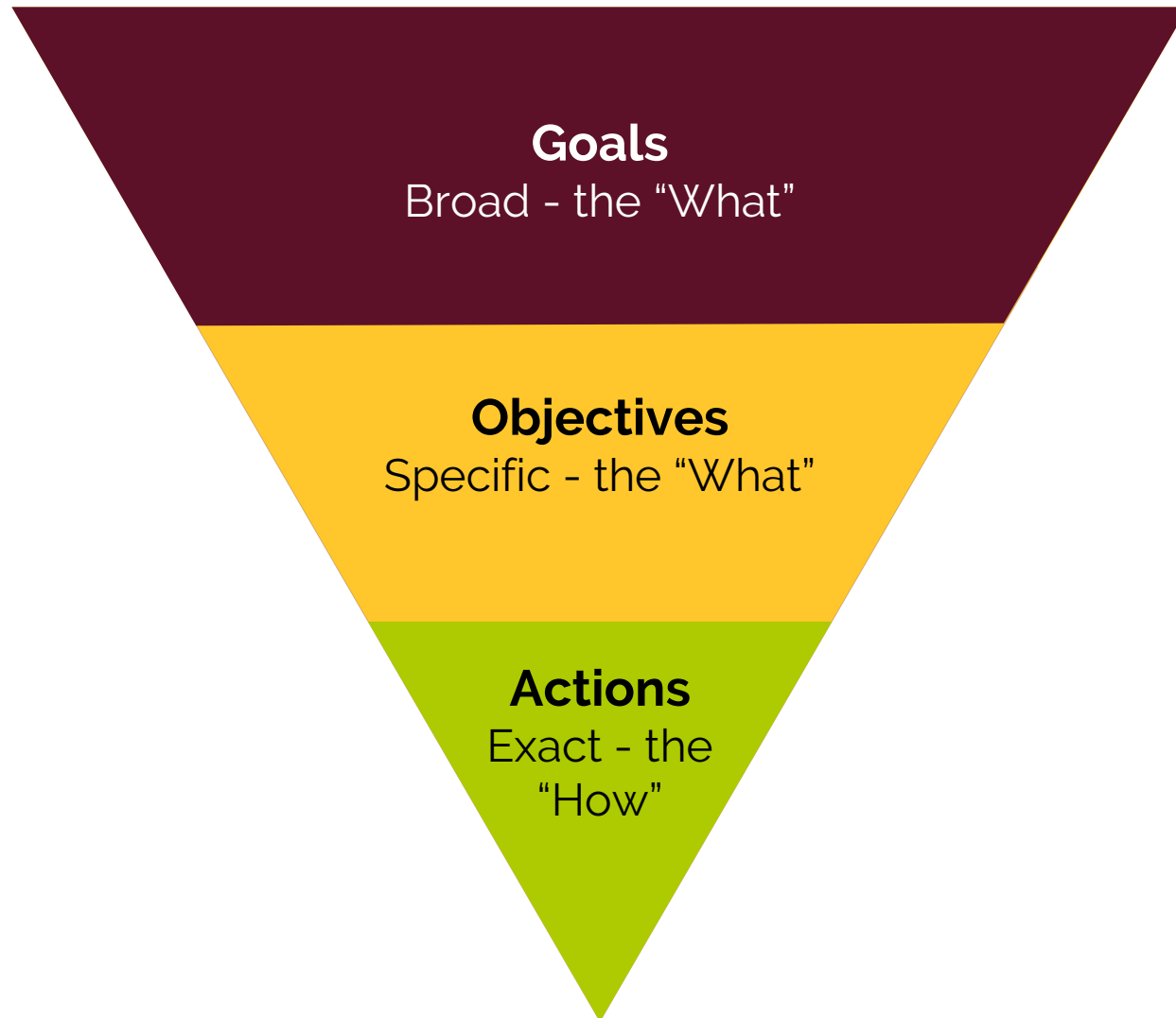
- The Master Plan reflects the community's values and enables BPA to define its own strategy for maintaining & sustaining the high quality of life offered by the community
- The Master Planning process inventories community assets, identifies short and long term needs for improvements and key areas for 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 and continuity for future decision making and plan refinement
- Codifies existing or ongoing initiatives



Process and Timeline



Goals, Objectives, and Strategies



- Ten-year planning horizon. Important that goals, objectives and actions are **“specific, yet flexible.”**
- Plan needs to be **specific** enough to provide meaningful guidance related to Association governance, policies, and capital investments.
- Plan needs to be **flexible** enough so that it can be responsive to changing conditions and priorities over a ten-year period.
- Near-term goals, objectives, and strategies can be more specific than longer-term goals, objectives, and strategies.

Goals:

Goals should reflect your longstanding community values and priorities. Are not likely to significantly change if you were to look at them ten-years from now.

Goals are not in order of priority

Goal 1: Improve the Financial Sustainability and Fiscal Accountability of the Association

Goal 2: Strengthen and Build Organizational Efficiency and Structure to Support a Proactive, Collaborative, and Accountable Association Governance

Goal 3: Invest in and Improve the Waterfront to Support Long-Term Resiliency and Community Access

Goal 4: Foster a Healthy and Vibrant Lifestyle for All Community Members through Safe and Comfortable Access to Resources



Goal 1:

Improve the Financial
Sustainability and Fiscal
Accountability of the Association

Goal 1: Rationale/What We've Heard

- Several major capital projects are anticipated to be needed over the next decade.
 - These projects require a greater level of financial foresight and planning compared to what has been done in the past.
 - The Board of Governors has begun planning for these investments.
- Need to create an equitable and transparent plan that allows the Association to make investments in a more proactive manner.
- Should prioritize infrastructure/programs that provide community-wide benefits (beaches, swim areas, clubhouse).
- However, numerous small programs and activities used by residents are also important to support and maintain.



The Steel Pier was repaired in 2019. Similar investments are needed at the remaining piers.

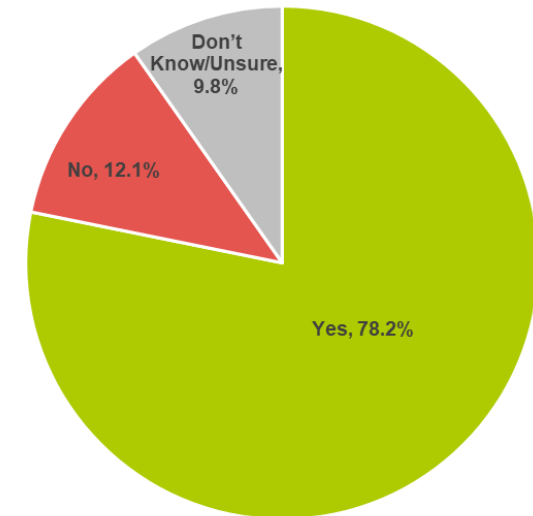
Goal 2:

Strengthen and Build Organizational
Efficiency and Structure to Support
a Proactive, Collaborative, and
Accountable Association
Governance

Goal 2: Rationale/What We've Heard

- Civic participation and volunteerism have always been and will continue to be core tenets of life in Black Point.
- Significant share of population is over age 65. Need for succession planning and redundancy to ensure long-term health of Association.
- Growing year-round population - need to engage year-round residents while maintaining opportunities for year-round involvement of seasonal residents.
- Association rules, regulations, and enforcement mechanisms should be periodically evaluated to ensure that they are having their intended impact.
- Much of the infrastructure within Black Point is owned and maintained by the Town of East Lyme. Need stronger partnership with Town to advocate for improvements.

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



Community Survey (2022) indicated general satisfaction with current rental policy

An aerial photograph of a city grid, showing a dense pattern of streets and buildings. A waterfront area is visible on the right side of the image, with a body of water and a pier or dock extending into it. The entire image is overlaid with a semi-transparent dark red filter.

Goal 3:

Invest in and Improve the
Waterfront to Support Long-Term
Resiliency and Association
Community Access

Goal 3: Rationale/What We've Heard

- Beaches and swimming areas are central pillars of the community but are under threat by sea level rise (SLR), and stronger coastal storms.
- Mitigation of beach erosion was listed as the top priority in the community survey.
 - Maintaining Groins and Piers in state of good repair is key to the Association's erosion mitigation strategy.
 - Beach nourishment may also need to be considered alongside infrastructure enhancements.
- Beaches generally seen as satisfactory, although some desire for enhanced maintenance and/or policy changes.
- Desire for enhanced backwater kayak access.
 - Complexities due to DEEP jurisdiction
- Stormwater impacts to beaches and water quality - strategy requires coordination with Town of East Lyme.





Goal 4:

Foster a Healthy and Vibrant
Lifestyle for All Community
Members through Safe and
Comfortable Access to Resources

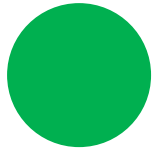
Goal 4: Rationale/What We've Heard

- Clubhouse serves as the governmental, recreation, and social hub of the community.
- Growing number of year-round residents
 - Current clubhouse is seasonal and not winterized.
- Some recent improvements (bathrooms), however, there will be other capital needs over the next decade that need to be planned for.
- Some underutilized land (~1.3 acres) on the east side of the clubhouse property.
 - Could be used to meet the Association's long-term recreation and community facilities needs.
- Community programs and events – keep up the good work!
- Transportation infrastructure investments and enforcement require coordination with Town of East Lyme.

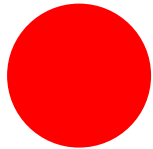


Breakout Exercise #1

Review Draft Objectives and Actions






Place a **green sticker** next to items that you think are the high priorities



Place a **red sticker** next to items that you think are not worthwhile

Any objectives or actions that you would add? Share them on a post-it

PUT YOUR STICKERS HERE



Objective 3.2: Maintain and Improve the Beaches and Swimming Areas

Actions:

- Initiate a periodic beach nourishment program, with a focus on the Main Beach. Consult with DEEP to better understand state and federal permitting requirements prior to developing and implementing a beach nourishment plan. (Note that beach nourishment is a temporary erosion mitigation strategy that typically lasts 5-years or less).
- Consider cooperative purchasing of beach nourishment services, equipment, or other operational expenses with neighboring associations that may result in lower costs.
- Consider implementing more frequent seaweed/eelgrass removal on designated beaches. Meet with DEEP to discuss potential eelgrass management strategies on the state side of the coastal jurisdiction line.
- Ensure that beach maintenance strategies do not exacerbate erosion (such as excessive removal of rocks or underwater vegetation).
- Work with the Town of East Lyme Public Works Department to ensure that stormwater outfalls along Niantic Bay are properly maintained and have proper erosion control measures in place (such as adequate dissipators and rip-rap)
- Maintain and enforce proper separation of uses at the different beach areas.
- Make accessibility improvements, with a focus on the Main Beach. Improvements may include beach grading improvements, mobi-mat expansions, and surface treatments/accessibility upgrades at beach access points. Designate and sign a portion of the Main Beach closest to Niantic Drive as an "accessible" area, with priority given to those in need of accommodations.

Breakout Exercise #2

Community Investments

How would you prioritize major capital investments over the next decade?

- Distribute “planning points.” Three points (different denominations) to distribute between six boxes.

Share your thoughts on preferred funding approach.

- One-time assessments?
- Annual contributions?
- Mixed approach?

Potential Major Capital Projects



Piers and groins – repairs and ongoing maintenance



Beach maintenance and nourishment



Clubhouse winterization and improvements



Clubhouse expansion and recreation improvements



Estuary Backwater Kayak Access



Bolster Emergency Fund (storm cleanup, emergencies, etc.)

Group Visioning Exercise

Black Point in 2033

Imagine that you visit Black Point ten years from now in 2033.

- What do you see?
- How has Black Point changed?
- Are there any new challenges or opportunities that the community is facing?

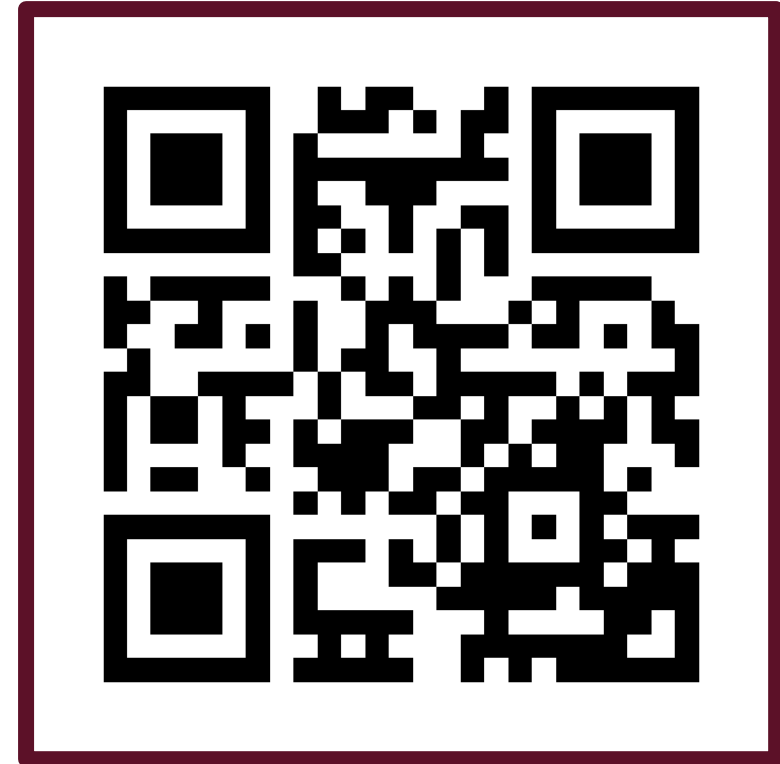
Share your thoughts on your postcard

Virtual Exercise Option

Virtual option for online participants or those unable to attend today

Visit: <https://arcg.is/1biOXmo>

or Scan the QR code



Will be open for one week and will close on Friday June 23rd at 10 a.m.



Recap + What We Heard