



***Black Point***  
**BEACH CLUB**

**Master Plan**

**Draft – February 2024**



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## Acknowledgements

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## Introduction

### What is a Master Plan?

This document presents Black Point's first community Master Plan. The Master Plan is intended to reflect the community's values and enables the Black Point Beach Club Association (BPBCA) to define its own strategy for maintaining and sustaining the high quality of life offered by the community for the next ten years and beyond. The Master Plan also contains a road map consisting of objectives, and action items that the community can implement to achieve its goals. This document is intended to be a "living document" that codifies existing or ongoing initiatives and serves as a blueprint for future decision making, while also maintaining flexibility to address unforeseen future challenges.

### Master Planning Process

The development of the Master Plan was overseen by the Master Plan Steering Committee made up of representatives from the Board of Governors and the community at large. Technical assistance was provided by the consulting firm, The SLAM Collaborative. The Steering Committee reviewed technical materials, provided feedback and direction to the consultant, and served as project ambassadors.

The Master Plan was developed over a roughly 18-month process. The project began in the summer of 2022 with an inventory of existing conditions and community assets. This was a "point in time" inventory that evaluated information related to land use, natural resources, coastal resources, infrastructure, and community facilities. This task identified key trends and conditions and potential focus areas that warranted a deeper dive as part of the planning process. For the full existing conditions report, please refer to Appendix B.

As a community-driven Master Plan, it was important that the planning process capture the opinions and concerns of residents. There was community involvement throughout the planning process. An online community survey was launched in fall of 2022 and 388 residents responded. Of those responses, there were 300 unique IP addresses.<sup>1</sup> It is estimated that roughly half of BPBCA households participated in the community survey.<sup>2</sup> The survey covered a broad range of topics including community strengths and weaknesses; beaches, boating, and piers; community facilities, and recreation; infrastructure; and land use and zoning. The community survey allowed the Steering Committee and consultant team to understand community sentiment and values that helped identify the Plan's focus areas. Survey results are included within the following narrative report; for full community survey results, please refer to Appendix A.

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<sup>1</sup> In simple terms, an IP address, or Internet Protocol address, is like a unique home address for your computer or device on the internet. It's a set of numbers assigned to your connection location. This address is used for routing data to and from your device so that information can be sent and received accurately across the internet. IP addresses are not considered identifying information as they may change from time to time depending on your internet connection provider.

<sup>2</sup> No restrictions were placed on number of respondents per household. To retain anonymity, only IP address information was logged by the survey system. Typical expectations for online survey participation ranges between 20-40% depending on audience interest, demographics, and length of survey. As an approximate metric, 300 households out of 578 properties is 52%. It is worth understanding that of the 578 properties, several are empty lots or second properties.

Based on aggregated feedback from the community survey, the consultant team formulated initial ideas for goals, objectives, and actions. Four overarching goals were developed, workshoped, and finalized by the steering committee with public feedback throughout the process. These goals focus on the themes of financial planning, governance, the waterfront, and quality of life.

2nd location

1. Improve the Financial Sustainability and Fiscal Accountability of the Association
2. Strengthen and Build Organizational Efficiency and Structure to Support a Proactive, Collaborative, and Accountable Association Governance
3. Invest in and Improve the Waterfront to Support Long-Term Resiliency and Community Access
4. Foster a Healthy and Vibrant Lifestyle for All Community Members through Safe and Comfortable Access to Resources

Under each goal, a series of more detailed objectives and action items were developed. These items were reviewed by the Steering Committee and by the community at large. A public workshop to review the draft goals and objectives and capture valuable input on priorities was held on June 15, 2023 in the Association's clubhouse. Approximately 50 people attended in-person, and another 30 people participated in the online versions of the exercises. Participants shared their vision for the community, prioritized potential capital improvements, and provided feedback on the initial goals, objectives, and actions.

Incorporating feedback from the community survey, public workshop, and the Steering Committee, the consultant team developed the Master Plan inclusive of key findings and trends, a vision statement, goals, objectives, and actions.

## History and Background

Added

The Black Point Beach Club Association was chartered by the Connecticut State Legislature in 1931. This charter establishes the community as a private community with membership based on property ownership within the established boundaries. The Association enjoys the rights of a special taxing district providing for the annual assessment of taxes upon the property owners with the proceeds directed toward the overall maintenance of the community's assets.

While this Master Plan reflects the first plan of this magnitude, this is not the first planning effort launched by the Association. Significant work was undertaken in the early 1980s to develop a coalition of beach associations within the town to address taxing concerns and water and sewer infrastructure. These efforts, led by longtime Black Point resident Mary Cahill, positioned the Association to enjoy significant growth and maintain the important community elements such as the beaches, groins, clubhouse, recreational opportunities, etc.



Image 1: Boundaries of the Black Point Beach Club Association

In 1984 a Long Range Planning Committee (Matthew Borelli, Chair) mailed a survey to 523 residents. (Appendix C) With 249 responses, the general themes were quite similar to those generated from the 2022 survey. BOG minutes in the 2000s periodically refer to long range planning and capital improvements (e.g., 2010 – Tom Kelly & Daniel Lemieux).

In 2020, a Long Range Planning group (Phil Lombardo, Rick Diachenko, *et. al*) engaged an engineer to assess the waterfront infrastructure and provide broad recommendations and cost estimates for maintenance and improvements to waterfront infrastructure. (Appendix D) Following on the heels of the Steel Groin rehabilitation (Steve Beauchene, *et. al.*) this information resulted in increasing a line in the annual budget for securing long-term capital improvement funding. Subsequent budgets have increased that funding line with the understanding that planned contributions to infrastructure funding are more palatable than significant one-off assessments.

Those previous efforts have provided an important foundation for this Master Plan and the Steering Committee is grateful to these earlier efforts and hopes this effort will continue to help the Association continue to thrive for generations to come.

## Key Findings and Trends

Throughout the Master Planning process, several key findings and trends emerged that informed the development of the goals, objectives, and actions. These items are summarized below.

### Focus on the Beaches and Waterfront

Throughout the Master Planning process, the beaches and waterfront were identified as the central element of the Association's identity. These assets serve as the recreational and social hub for the community and contribute greatly to Black Point's quality of life and sense of community.



Image 3: South Beach area, looking southwest (2023)



Image 2: Beach areas, looking north (2022)



Image 4: Cardboard Boat Race, 2023  
(image courtesy of Dan Diachenko)

Added all images, charts, quotes, etc.



As a coastal community, there are ongoing impacts of storms, coastal erosion, inundation, and intermittent flooding at beaches, sea walls, groins, and related infrastructure, and adjacent property. This results in a variety of short and long-term maintenance requirements, as well as potentially urgent damage of a less-predictable nature. Black Point will continue to experience - and will need to respond to - the impacts of these ongoing storms and coastal erosion.



Image 5: South Beach groin, January 2024 (image courtesy of Jan Orsini)

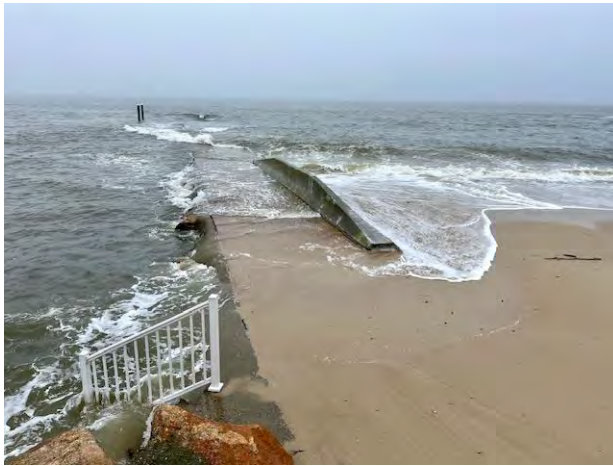


Image 6: Nehantic groin, January 2024 (image courtesy of Jan Orsini)

Black Point must maintain and enhance the beaches and coastal infrastructure such as groins, seawalls, and stormwater infrastructure to avoid catastrophic property damage and loss of existing resources, as well as to protect against these natural threats. Many of these investments will be expensive and will require greater financial planning and foresight by the Association than has been done in the past. While financial planning for these necessary investments has accelerated over recent years, this Plan is intended to inform these necessary capital planning and implementation efforts.

**Changing Demographics and Shift to Year-Round Living**

Historically, Black Point was primarily envisioned as a seasonal community. However, in recent decades there has been a growing shift towards year-round living. The community survey conducted in the fall of 2022 indicated that about half of the nearly 400 survey respondents were year-round residents. This is compared to the 1984 survey where 31% of the respondents were year-round residents. As Black Point’s year-round population continues to grow, there may be increasing demand for services and facilities that support year-round use. The clubhouse is heated and recent efforts to provide additional insulation and temperature controls have been made. Additional investment may be necessary to support all-season programming and must be considered and balanced as part of the comprehensive needs and priorities of the community. Over

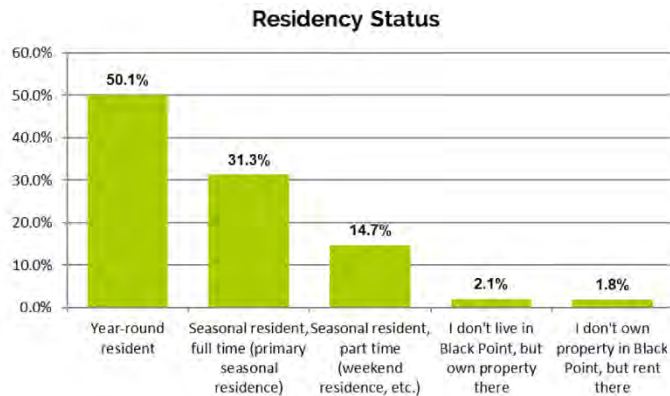


Image 7: Breakdown of residency status – full-time vs part-time/seasonal



## Vision Statement

Replaced consultant vision

*The Black Point Beach Club Association is a welcoming, year-round, private, community committed to providing a safe, healthy, and vibrant lifestyle for its residents. We are committed to responsibly maintaining and improving our collective assets and fostering and growing our community's social connections.*

## Goals, Objectives, and Actions

The Master Plan is organized around four overarching goals, which are described in detail on the following pages:

1. Improve the Financial Sustainability and Fiscal Accountability of the Association
2. Strengthen and Build Organizational Efficiency and Structure to Support a Proactive, Collaborative, and Accountable Association Governance
3. Invest in and Improve the Waterfront to Support Long-Term Resiliency and Community Access
4. Foster a Healthy and Vibrant Lifestyle for All Community Members through Safe and Comfortable Access to Resources

Goals are not listed in order of importance. However, the Master Plan recognizes that many of the financial and governance actions under Goal 1 and Goal 2 are needed in order to support the infrastructure and facility investments envisioned in Goal 3 and Goal 4.

Under each goal, there are a series of more specific objectives and action steps that the Association can take to achieve each goal. A rationale is provided for each objective that describes the impetus for the objective along with any supporting data. Detailed action items are organized under each objective. For each action item, the responsible entity is identified, and the relative priority of the action is noted.

- High Priority Items should be addressed in the next three years.
- Medium Priority Items should be addressed in four to six years.
- Low Priority Items should be addressed in seven to ten years.

The relative priority of each action item list in this Plan should be taken as a general guide, rather than a rigid ranking. The relative priority of each action item should be revisited periodically to make sure these priorities align with current conditions. Some elements listed as "ongoing" should be a routine part of the everyday operation of the Association and attention to these items should continue on a periodic basis (e.g., annually, every 3-5 years, etc.). Further, the successful completion of any action may require ongoing monitoring and tweaking to ensure success continues.



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

### Objective 1.1: Enhance Capacity to Fund and Execute Major Capital Projects

The Association recognizes major capital needs over the next ten years and beyond. These needs include addressing deferred maintenance of its groins and seawalls, beach maintenance and retention projects, and improvements to the clubhouse and recreational grounds.

BPBCA is substantially undercapitalized to comprehensively address the maintenance, rehabilitation, and new construction needs of its coastal infrastructure. There is, therefore, a need to create an equitable and transparent capital and financial plan to allow the Association to make ongoing investments in this critical infrastructure in a proactive manner. The community outreach process identified beaches and coastal infrastructure as the top priorities for capital funding. In general, workshop participants favored annual contributions, or a mix of annual contributions and one-time assessments as the best approach to funding future capital projects. Few participants favored using only one-time assessments.



Image 10: Prioritization of capital projects (community workshop)



Image 11: Preferred funding approach for capital projects (community workshop)

With respect to current funding options, annual contributions through the local tax process will take longer to establish the funds anticipated for long term maintenance of the Association's assets.

One time assessments have been used to quickly generate funds for a specific project, but this method can have a negative impact on individual property owners as the assessment is typically 2-3 times the standard annual tax for each owner.

Added for context

3/13/24 - Add Column for "Completed"



**Objective 1.1: Enhance Capacity to Fund and Execute Major Capital Projects**

Actions:	Responsible Entity	Priority
Continue funding the Capital Improvement Fund for critical infrastructure projects that have community-wide benefits. This program is currently funded through annual contributions.	Board of Governors	High
Create and maintain an up-to-date Capital Improvement Plan (CIP) to guide and prioritize use of Capital Improvement Funds. This should focus on critical infrastructure that has community-wide benefits. The CIP should prioritize projects based on need, benefits, and costs.	Board of Governors	High
Create a policy framework regarding the use of Capital Improvement Funds. The intent is that these funds would be used exclusively to fund major capital investments and significant repairs to Association assets such as groins, clubhouse improvements, resiliency projects, beach improvements, storm cleanup, etc.	Board of Governors	High
Explore alternative mechanisms for funding long-term financial obligations (e.g. line of credit, loans, etc.).	Board of Governors	Medium

**Objective 1.2: Explore Alternative Funding Mechanisms and Revenue Generating Opportunities.**

In addition to establishing a Capital Improvement Plan and fund, there are other revenue generating opportunities that the BPBCA should explore that supplement property taxes and one-time assessments. Potential areas to be explored in greater detail include private fundraising, establishing fees, or pursuing grants. Grants will require a partnership with the Town of East Lyme and likely will need to focus on public (i.e. Town-owned) assets such as roads, pump stations, and stormwater infrastructure.

Actions:	Responsible Entity	Priority
Partner with the Town of East Lyme on potential grant opportunities (see Objective 2.3 for more details).	Board of Governors / Town Liaison	High
Explore opportunities to monetize existing Association assets and policies. Potential areas to explore include short term rental fees, property transfers, etc.	Board of Governors	Medium
Explore funding options such as loans or lines of credit that can address immediate, high cost infrastructure issues while minimizing the short term impact on the membership.	Board of Governors	Medium
Evaluate alternative funding mechanisms for community infrastructure and programs, such as limited users' fees (provided fees are invested in the infrastructure that they support) and private fundraising.	Board of Governors	Low

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

### Objective 2.1: Maintain Up-to-Date Bylaws, Rules, and Policies

Association rules and regulations should be evaluated periodically to ensure that they are up-to-date and have their intended impact. The survey noted several areas where rules, regulations, and enforcement mechanisms should be evaluated, including beach rules, traffic rules and enforcement (notably golf carts), and zoning regulations.

While survey respondents were generally satisfied with the current rental policy, it should nevertheless be periodically revisited.<sup>4</sup> Ad hoc committees could be utilized to help review current policies, solicit community feedback, and provide recommendations to boards and commissions.

*“We should ensure that our rules and regulations are followed and that violations of these are enforced.” (community input)*

Actions:	Responsible Entity	Priority
Establish an Ad Hoc Committee to review Association Bylaws, Beach Use Rules, and Policies, as well as enforcement strategies and make recommendations to the Board of Governors for implementation. Conduct public outreach as part of this effort. Implement changes as recommended by the Ad. Hoc Committee	Board of Governors, Ad Hoc Committee	Medium
Maintain current rental policy in the near-term. However, this policy and enforcement mechanisms should be revisited periodically, with input from Association members, to ensure that it is meeting intended objectives. <i>Note: East Lyme is currently reviewing options for regulation in the “short term rental” space that may have impact on Black Point’s existing policies.</i>	Board of Governors	Low
Periodically review the zoning regulations and enforcement strategies and make updates as necessary.	Zoning Commission	Ongoing
If necessary, coordinate with the East Lyme Building Department and Fire Marshal to address any blight issues that pose a threat to health, safety, or public welfare.	Zoning Commission, Zoning Enforcement Officer	Ongoing

<sup>4</sup> While the survey indicated general satisfaction with the current 1-week rental policy (72%), those that responded “no” were equally split between too restrictive (allow less than 1 week rentals) and not restrictive enough (minimum 2 week or more rental period).



**Objective 2.2: Promote Civic Participation**

Civic participation and volunteerism will continue to be core tenets of the Association over the coming decade. With both seasonal and year-round population, it is important to focus on a mix of digital and in-person opportunities to participate in local government and ensure that Black Point is an inclusive community for seasonal and full-time residents and residents with different access needs. A well informed and engaged citizenry, acting in collaboration with its representatives on the Board of Governors, will be key to implementing the recommendations of this Master Plan and

*"In ten years, a generational change will be significantly impacting the demographic makeup of residents, including those needed for volunteer leadership positions. Succession planning - education, recruitment, retention, and institutional knowledge transfer - for board and zoning positions is a challenge to consider." (community input)*

provide the foundation for future volunteers. In order to ensure strong governance and active leadership on Association priorities, there needs to be a succession planning process that ensures community members are widely, routinely, and transparently solicited for participation on the board and committees, and paid-staff positions, when available, are openly and fairly posted to solicit the best-qualified candidates. It is imperative that elected volunteer leaders cultivate a respectful, welcoming, and positive volunteer experience, including ensuring that institutional knowledge, key relationships and lines of communication, policies, procedures, and schedules are relayed to successive elected officials and are appropriately documented and made available to the public and to meet all applicable legal and governance requirements.

Added/enhanced

Actions:	Responsible Entity	Priority
Implement hybrid meetings for all governance operations. Consider additional technology to provide more clarity of audio and video for these meetings. Make recordings of all meetings available for viewing on demand.	All boards & commissions	High
Provide annual training on the requirements of public process and effective governance. <span style="color: red; font-weight: bold;">change "annual" to "periodic"</span>	All boards & commissions	High
Develop succession planning strategies to ensure continuity of staff and institutional knowledge over the long term.	All boards & commissions	Medium
Digitize and make easily accessible organizational documents (e.g., minutes, reports, planning documents, financials, etc.)	Board of Governors	Medium
Consider hosting an annual "Volunteer Fair" to market volunteer and civic opportunities to residents. This could be used to improve awareness of Association governance and recruit new and prospective board and commission members.	Board of Governors, Community Groups	Medium
Upgrade and modernize BPBCA Website to make it more user friendly, interactive, and a recognized source of up-to-date, year-round news and information.	Webmaster	Medium
Create off-season electronic issues of the Black Pointer, making it a year-round publication. Continue print publications during the summer season.	Volunteers	Low

**Objective 2.3: Strengthen Partnerships between the Association, the Town of East Lyme, and neighboring Beach Associations.**

Water, sewer, drainage, and transportation infrastructure within the Association boundaries is owned and maintained by the Town of East Lyme. Electrical and communication infrastructure is owned by public utility providers. The BPBCA needs to advocate to Town leaders and utility providers to ensure this infrastructure is maintained in a state of good repair.

Strengthening relationships with the Town as it makes its own long-term plans and investment priorities has the potential to be beneficial to Black Point. In addition, municipalities are eligible for grants and other discretionary funds that could be used to support public-benefit projects within the Association.<sup>5</sup> Neighboring Beach Associations are facing many of the same issues as Black Point. While the Council of Beaches has been dormant over recent memory, re-establishing and strengthening connections with these other communities can help share knowledge on best practices, potentially share resources, and collectively lobby the Town to ensure beach and costal issues are being addressed.

Actions:	Responsible Entity	Priority
Designate a Liaison who can represent Association interests to Town Departments and elected officials and communicate relevant Town news to residents.	Board of Governors	High
Partner with the Town of East Lyme on grant opportunities, specifically those pertaining to coastal resiliency and Town-owned infrastructure (roads, stormwater management, sewers, pump stations).	Board of Governors / Town Liaison	High
Ensure greater Association participation in the Town's next Plan of Conservation and Development, Hazard Mitigation, and Coastal Resilience Plan updates.	Board of Governors / Town Liaison	Medium
Consider strengthening partnerships with neighboring Beach Associations in the areas of best practices, coastal issues advocacy, collective purchasing, and equipment sharing. The Association of Beaches has been dormant but could be reinvigorated.	Board of Governors / Town Liaison	Medium

<sup>5</sup> Note that waterfront structures like the groins are owned by the Association as a private entity and may not fully qualify for resiliency grants. However, the sewer pumping station at Brightwater and East Shore is part of the town's sewerage infrastructure; coastal damage to this operation could be devastating to the community – both Black Point and adjacent communities of Niantic Bay.

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

### Objective 3.1: Modernize and Maintain Groins and Piers

Mitigation of beach erosion was identified as the top waterfront priority in the Community Survey. Black Point will continue to face challenges due to ongoing coastal storms. The groins play an important role in mitigating beach erosion locally while also providing areas for fishing, boating, and recreation. However, Connecticut's Department of Energy and Environmental Protection considers groins to have negative unintended consequences on the coastline and permitting for these structures is generally difficult and time-consuming. Therefore, it is critical to maintain existing structures in good repair to the extent permitted, to avoid unnecessary delays or even the loss of beach infrastructure in the future. The Association completed rehabilitation of the "Steel Pier" in 2019. Planning for additional rehabilitation activities at these structures should be underway as soon as practical. As described in Goal 1, these improvements will be costly and require a greater level of financial and technical planning and foresight.

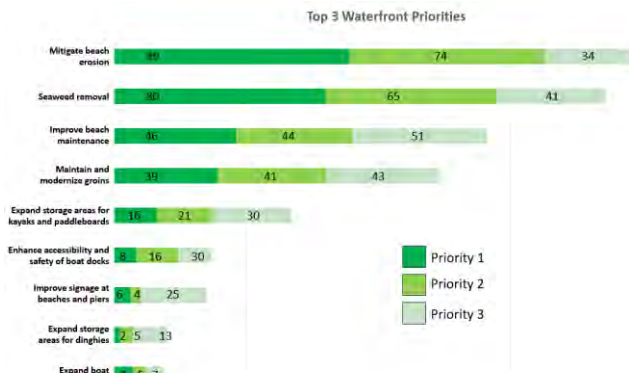


Image 12: Priority items related to waterfront infrastructure.

Actions:	Responsible Entity	Priority
Leverage existing engineering reports and hire professionals (as needed) to conduct studies to better understand conditions, prioritize projects, and develop clear project standards (e.g., permitting, strategic repairs vs. tactical fixes, etc.).	Board of Governors, Engineering Consultant	High
Conduct preliminary design and develop cost estimates for priority projects.	Board of Governors, Engineering Consultant	High



**Objective 3.2 Maintain and Improve the Beaches and Swimming Areas**

The beaches are a critical component of Black Point's quality of life. According to the community survey about 94% of respondents visited the beaches and over 85% of respondents took part in swimming, making beaches the most used amenity within Black Point. The Plan envisions several actions to maintain and enhance the beaches over the next decade. In light of ongoing coastal storms, a beach nourishment program may be needed to supplement improvements to piers and groins.<sup>6</sup> In addition, the community outreach process noted areas where enhanced maintenance or infrastructure upgrades are desired, including more frequent eelgrass and rock removal, stormwater management upgrades (in cooperation with the Town), and accessibility improvements.

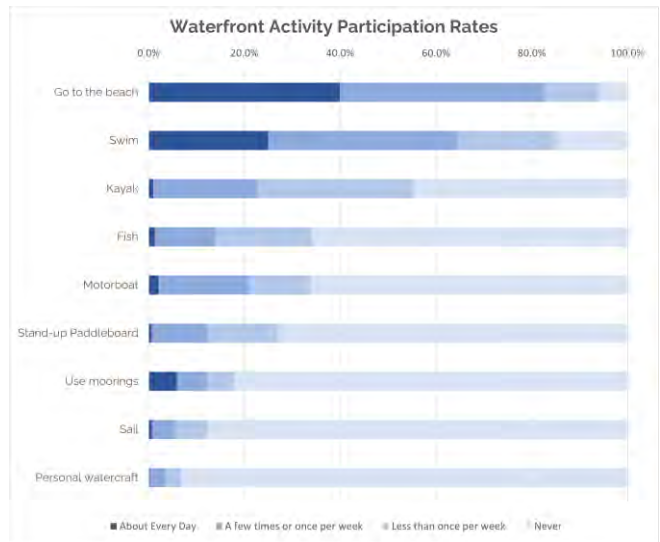


Image 13: Priority items related to waterfront infrastructure.

*"The beaches should be the primary focus for those involved in the planning process both now and in the future. We are all blessed to be able to enjoy coastal living whether we live in BP year-round or not". (community input)*

Actions:	Responsible Entity	Priority
Consider enhanced beach maintenance, including more frequent seaweed/eelgrass and rock removal on designated beaches. Meet with DEEP to discuss potential eelgrass management strategies on the state side of the coastal jurisdiction line.	Board of Governors, DEEP	High
Initiate a periodic beach nourishment program. Consult with DEEP to better understand state and federal permitting requirements prior to developing and implementing a beach nourishment plan.	Board of Governors, DEEP	Medium
Consider cooperative purchasing of beach nourishment services, equipment, or other operational expenses with neighboring Associations that may result in lower costs.	Town Liaison	Medium
Make accessibility improvements to the beaches. Improvements may include beach grading improvements, Mobi-Mat expansions, and surface treatments/accessibility upgrades at beach access points. Designate and sign a portion of beaches closest to handicap parking areas as an "accessible" area, with priority given to those in need of accommodation.	Board of Governors	Medium

Separate into two actions: 1 - investigate beach nourishment; 2: DEEP consultation for proper work efforts

<sup>6</sup> Beach nourishment programs temporarily address erosion and require replenishment every few years, often at a significant cost.

**Objective 3.2 Maintain and Improve the Beaches and Swimming Areas (cont'd)**

Actions:	Responsible Entity	Priority
Ensure that beach maintenance strategies do not exacerbate erosion (such as excessive removal of underwater vegetation).	Board of Governors	Ongoing
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 rip-rap).	Town Liaison	Ongoing
Maintain realistic separation of uses at the different beach areas.	Association Manger	Ongoing

**Objective 3.3: Enhance Access to the "Backwater" on the Pattagansett Estuary**

Improving kayak storage and water access on the Pattagansett Estuary was cited as the top coastal resource in need of improvement in the community survey. A key obstacle to improving this area is state regulatory hurdles, as the area is within the DEEP coastal jurisdiction area and therefore must meet state permitting and public trust access requirements. A first step is to meet with DEEP to get a better understanding of opportunities for improvements, prior to conducting more detailed work, if necessary.



Image 14: Typical conditions at "backwater" kayak launch. (2023)

Actions:	Responsible Entity	Priority
Meet with DEEP to better understand regulatory requirements to building a permanent boardwalk/boat launch to the Pattagansett Estuary.	Board of Governors	Medium
If necessary, conduct a site survey to determine the location of the Coastal Jurisdiction Line.	Board of Governors, Survey Consultant	Low
Based on conversations with DEEP, develop preliminary designs and cost estimates and obtain all necessary state and local approvals.	Board of Governors, Engineering Consultant	Low
If building an improved facility on existing Association land is not feasible, consider alternative strategies for estuary access, such as working with nearby town parcel for shared access.	Board of Governors	Low

**Objective 3.4: Strengthen Stormwater Management to Protect Water Quality**

Most of the stormwater infrastructure within Black Point outfalls into Niantic Bay and directly impacts water quality at the beaches. Implementing strengthened stormwater management controls can help maintain and enhance water quality. The Town of East Lyme is responsible for stormwater infrastructure within the Association limits, so this objective requires cooperation with the Town's Department of Public Works (DPW).



Image 15: Drain outfall (Blue Heron Way, 2023)

<b>Actions:</b>	<b>Responsible Entity</b>	<b>Priority</b>
Consider strengthening stormwater management requirements in the zoning regulations for new construction. Consider requiring on-site stormwater management techniques such as rain gardens and subsurface stormwater detention/infiltration systems.	Zoning Commission	Medium
Run an awareness campaign on water quality.	Volunteers	Low
Educate homeowners on the impacts of lawn care, pest, and pet waste management on water quality.	Volunteers	Low
Work with the Town of East Lyme DPW to implement stormwater best management practices, particularly for areas that outfall onto the beaches.	Town Liaison	Ongoing



**Objective 3.5: Build a More Sustainable and Resilient Black Point**

Coastal storms are increasing in frequency and strength and thus may exacerbate both coastal flooding and erosion. The BPBCA should incorporate resiliency elements into its long-term planning efforts to help ensure the community's ability to respond to storm impacts.



Image 16: Osprey ROW – access to South Beach (January 25, 2024)



Image 17: Waterfront looking north; approximately Sea Spray ROW (December 2022)

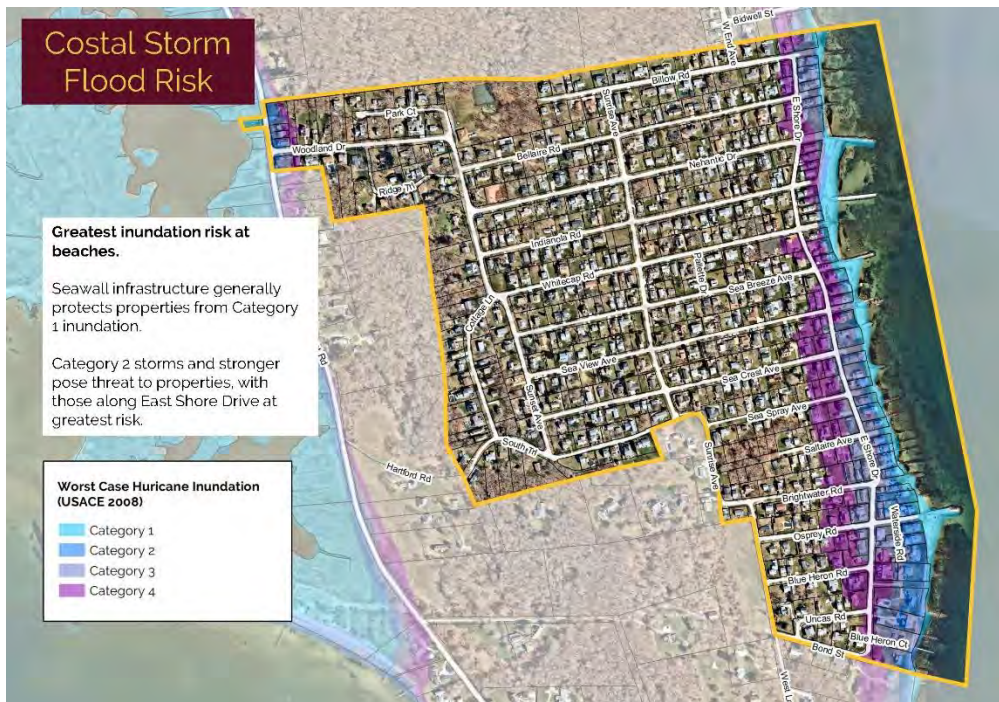


Image 18 Coastal inundation risk (East Lyme GIS system)

**Objective 3.5: Build a More Sustainable and Resilient Black Point**

Actions:	Responsible Entity	Priority
Improve coordination and collaboration with the Town of East Lyme in the areas of emergency preparedness and disaster preparedness.	Board of Governors, Town Liaison	High
Consider installation of an emergency generator at the Clubhouse in order to enhance its utility in emergency situations. Consider working with the Town of East Lyme on potential grant funding opportunities.	Board of Governors	Medium
Work with the Town to install emergency evacuation route signs.	Town Liaison	Low
Plan for storm impacts and response as part of coastal infrastructure investments.	Board of Governors	Ongoing

Added

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

**Objective 4.1: Modernize the Clubhouse to Support Year-Round Use**

The clubhouse serves as the administrative and social hub of the community. With a growing number of year-round residents, the clubhouse could be improved so that it can serve residents throughout the year. Improvements to the clubhouse should be included in the Associations capital planning efforts. Increased year-round residency will also have implications for year round maintenance of infrastructure assets, rule enforcement, etc.

Actions:	Responsible Entity	Priority
Complete winterization improvements to the clubhouse including insulation and heating system as appropriate.	Board of Governors	Medium
Identify areas beyond the clubhouse that may require year-round attention rather than seasonal attention.	Board of Governors	Medium
Study potential expansion of the clubhouse building as part of a larger site/feasibility study (see Objective 4.2).	Board of Governors	Low
Make energy efficiency upgrades to lower operating costs. Improvements include weather sealing and energy efficient HVAC systems and appliances (when in need of replacement).	Board of Governors	Ongoing

**Objective 4.2: Leverage Available Land at the Clubhouse to Expand Community Amenities**

The ~4 acre clubhouse property constitutes the Association’s largest property. Currently about 1.3 acres of land on the eastern end of the property remains undeveloped. This land could be used to meet the community’s long-term recreational needs. However, it is also important to weigh potential new development against the current open/green space benefits that the property provides. In addition, existing uses should be evaluated to ensure that the public benefit of the properties is maximized, in light of changing recreational trends and member preferences.



Image 18: Clubhouse recreational facilities (2023)

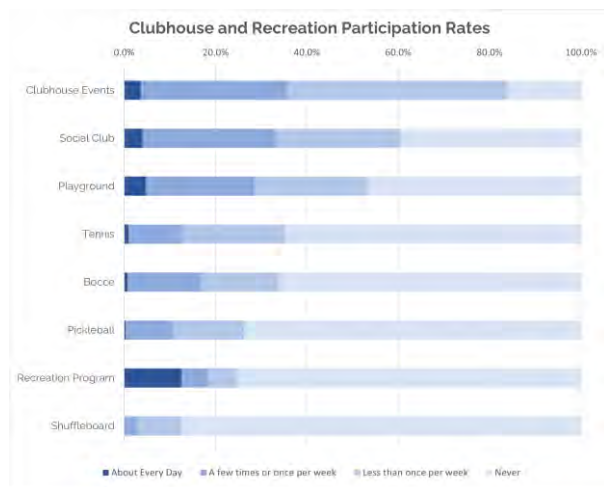


Image 19: Survey results for general recreation and clubhouse participation.

- Current Recreation Facilities**
- Tennis / pickleball (hard courts)
  - Tennis (clay courts)
  - Basketball court
  - Shuffleboard
  - Bocce
  - Gaga Pit
  - Playscape and playground
  - Multi-purpose playfield

**Objective 4.2: Leverage Available Land at the Clubhouse to Expand Community Amenities**

Actions:	Responsible Entity	Priority
Establish an Ad-Hoc Committee to oversee a comprehensive study of the recreational/social programs and properties, inclusive of the Clubhouse Property and the Clay Courts on Nehantic Drive. This process should incorporate extensive outreach with the community to determine community-wide program and facility usage and needs.	Board of Governors	Medium
As part of the study, evaluate existing facility and program usage, identify site constraints and limitations, desired facilities and programs, development of conceptual plans, cost estimates for improvements, and potential funding opportunities.	Ad Hoc Committee	Low

**Increase priorities** →



**Objective 4.3: Build a Connected Community Through Programs and Events**

Programs and events meaningfully contribute to Black Point's sense of community cohesion and engagement. With an increasing year-round population, there is growing interest in expanding community activities during the cooler seasons while maintaining the rich summer offerings. In 2031, Black Point will celebrate its centennial, providing a unique opportunity to share the Association's rich history with residents and to celebrate its strengths and accomplishments.

<b>Actions:</b>	<b>Responsible Entity</b>	<b>Priority</b>	<b>Added</b>
Continue to support and enhance the Summer Recreation Program and consider opportunities for additional youth engagement through organized events and programs targeting a variety of age groups, interests, and abilities.	Board of Governors / Recreation Program Director	Medium	
Bolster off-season programs and events through the provision of year-round community space at the clubhouse.	Board of Governors, Volunteers	Medium	
Celebrate the Centennial of the BPBCA through community events and the publication of historical materials/booklets.	Board of Governors, Volunteers	Medium	
Continue annual community-wide events sponsored by the Association.	Board of Governors, Volunteers	Ongoing	
Support existing social clubs and encourage the establishment of new clubs/organizations by leveraging space and amenities at the clubhouse.	Board of Governors, Volunteers	Ongoing	

**Objective 4.4: Maintain a Safe Multi-Modal Transportation Network for All Users**

Black Point's peninsula location, with limited access points into the community, provides a sense of privacy, security, and safety. The Association's road network, which is owned and maintained by the Town of East Lyme, serves all travel modes, including drivers, pedestrians, and cyclists. According to the community survey, walking is the predominant mode of travel within the community. The Association should work with its Town partners to ensure that this infrastructure is in good repair, and that safety for all users is prioritized. Parking within the beach rights-of-way and Association parking lots is limited, and parking should be evaluated further to ensure that this space is being efficiently and equitably utilized.

Actions:	Responsible Entity	Priority
Evaluate requirements for enforcement procedures and regulations for traffic safety violations through partnerships with the Town of East Lyme Police Department.	Association Manager, Town Liaison	Medium
Proactively develop community safety campaigns for ongoing shared road uses.	Board of Governors	Medium
Consider the expansion of handicap parking spaces at the Nehantic Drive parking lot to support accessibility improvements (see Objective 3.2).	Board of Governors	Medium
Consider converting one or more lots into a designated drop-off area for loading and unloading (for example, 15-minute maximum parking).	Board of Governors	Medium
Consider creating separate and designated vehicle and golf cart parking spaces at parking areas, using the configuration at Nehantic as a model. Golf cart spaces could be restriped to smaller dimensions to create additional spaces.	Board of Governors	Low

Added

## Conclusions and Next Steps

This Plan is intended to serve as a roadmap that guides Association decision making for the next decade and beyond. This is a long journey toward a distant horizon. The goals, objectives, and actions outline next steps to help direct energy towards positive outcomes that account for wide-ranging input from community members and maximize benefits to the community at large. The goals, objectives, and actions are not intended to be executed immediately, but provide a plan of work that can be implemented strategically by current and future governance in the years to come.

A sample of how these elements might be phased *might* look like this.

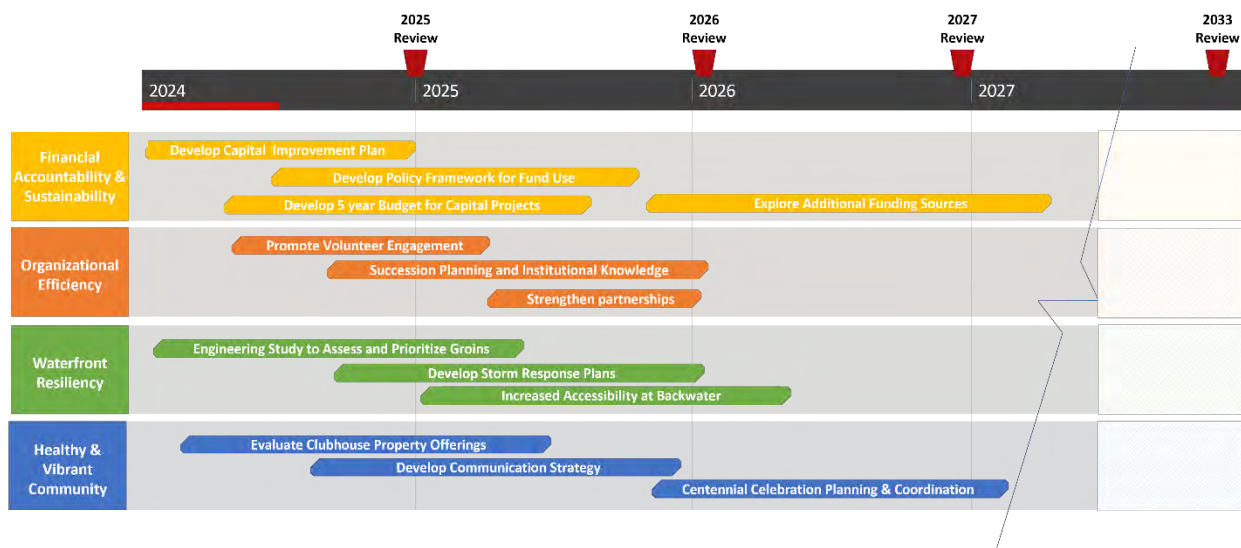


Image x: Example of placing actions on a timeline to help envision progress.

As a “living document,” this Plan is intended to be flexible and adaptable to be responsive to changing needs and trends. It is understood that priorities will change as challenges and opportunities arise over the coming years. Thoughtful consideration of addressing these challenges or leveraging the opportunities can be aided by applying the broad themes within this plan.

Planning is a continuous process. To that end, the Plan should be periodically reviewed and updated so that it continues to align with the Association's priorities. It is recommended that the Plan be reviewed on an annual basis and the relative priority of the action steps evaluated, particularly those that may be implemented in the coming year. Ongoing inclusion of the community in both executing and evolving the plan will help ensure continued support and assistance.

A more substantial update should be considered after five years where successes can be celebrated, and new goals and objectives can be developed.

**Recommend resurvey every 3-5 years as things change and this will help keep this as a living document**