



# *Black Point* BEACH CLUB

## Appendix B: Existing Conditions and Community Assets

July 25, 2022

Note that this is a point in time  
assessment current to summer 2022

Prepared by



# Black Point's Master Plan

- The Master Plan reflects the community's value 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 for future decision making & plan refinement



# BPBCA Boundaries





# 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

**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

For planning/informational purposes only. Delineations may not be exact



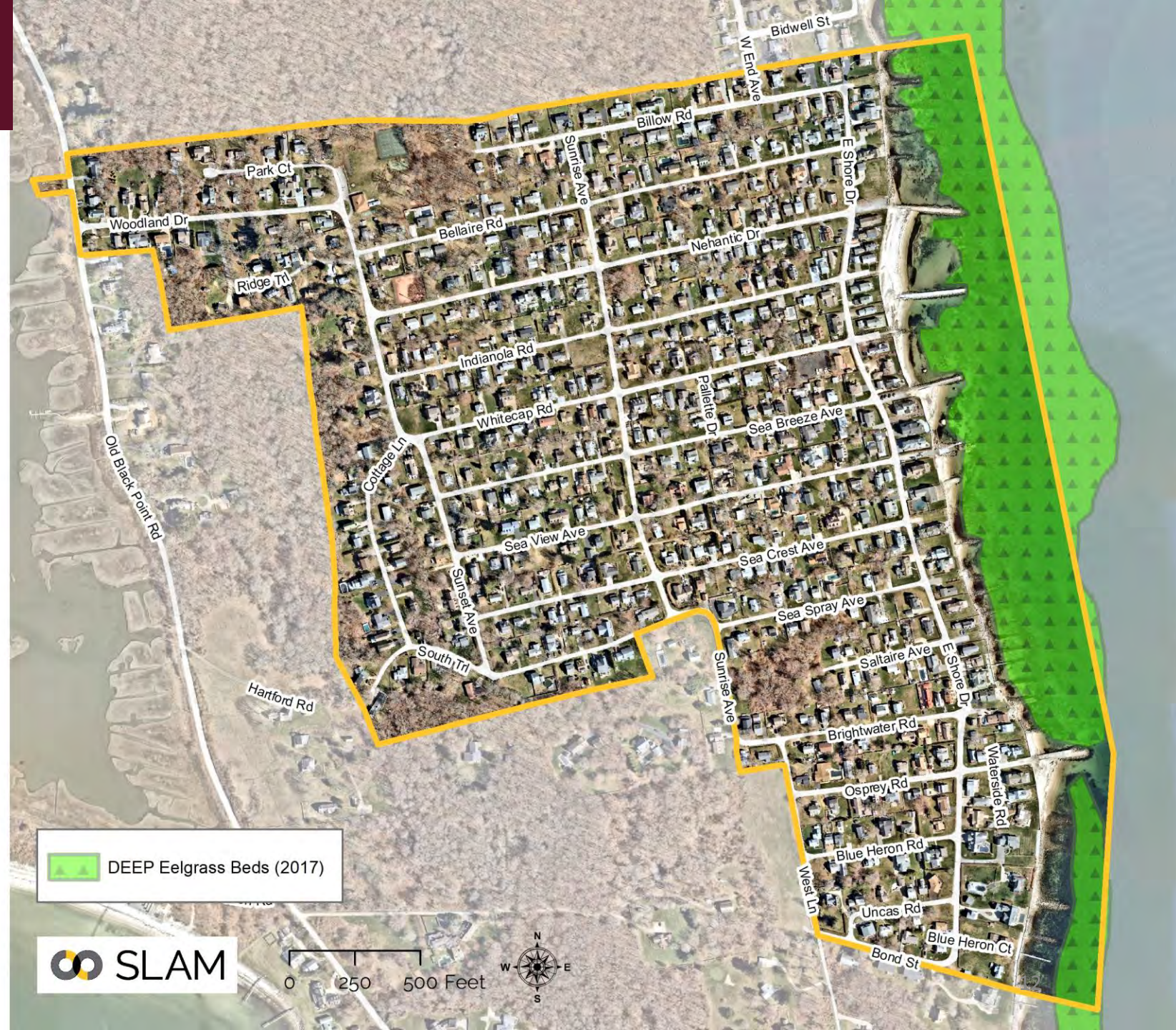
# Issues: Beaches

- 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 kayaks 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:**

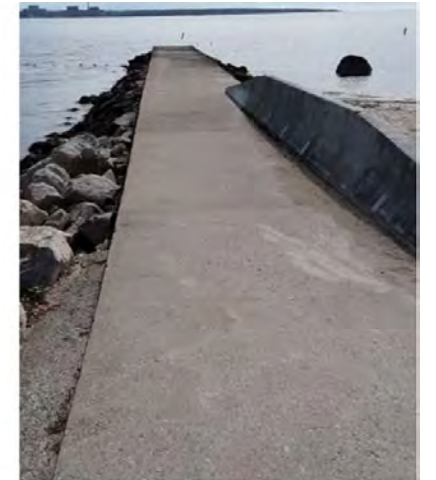
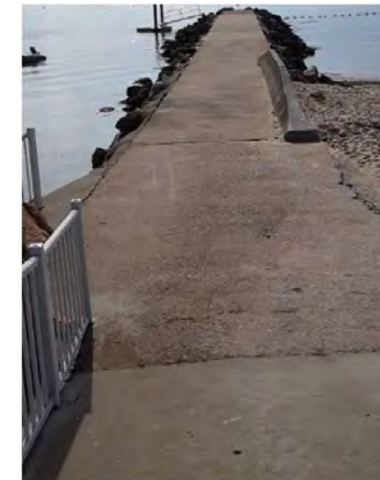
- Gather feedback on perceptions of docking facilities, and willingness to pay for improvements
- Is there room for either of the boat floats to be enlarged?





# 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:**

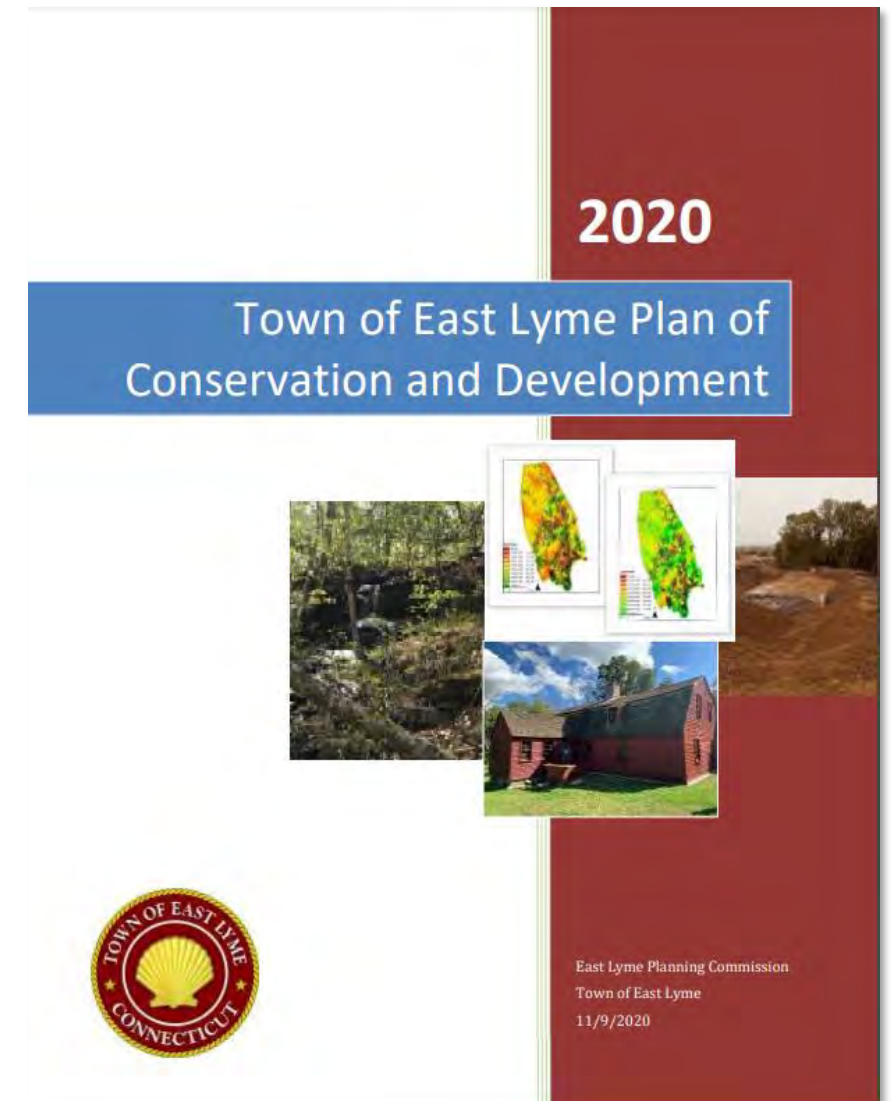
- Develop a checklist for land development applicants that cross-references the specific regulations and codes related to disaster resilience (BPBCA could partner with Town of East Lyme on this task).
- Pursue elevation of properties that suffer flood damage, prioritizing repetitive loss properties in 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





# Next Steps....

- Generate community awareness of master planning process through information on website, update at Board of Governor's Meeting & Social Media
- Disseminate Community "Initial Findings" Slide Deck through BPBCA's website
- Refine Draft online community survey for input and revisions. Target Survey Launch in next two weeks, if possible.