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## **BPBCA EASTERN WATERFRONT PIER & GROIN REPAIRS GRANT PROJECT**

**TOTAL PROJECT COST - \$800,000**

**GRANT REQUEST - \$400,000**

APPLICANT: Town of East Lyme

AUTHORIZED REPRESENTATIVE: Gary Goeschel, EL Town Planner

ADMINISTRATIVE POINT OF CONTACT: Meg Parulis, BPBCA Grant Coordinator

PROJECT POINT OF CONTACT: Meg Parulis, BPBCA Grant Coordinator

FINANCIAL POINT OF CONTACT: Kevin Gervais, Jr., EL Finance Director

LEGAL POINT OF CONTACT: Tracy Collins, Town Counsel

### PROJECT NARRATIVE

Black Point Beach Club Association (BPBCA) is a quasi-municipal corporation created by Special Act of the state legislature in 1931 located in the Town of East Lyme. There are 574 properties within the Association. Amenities include beaches and a boat launch on Niantic Bay, tennis courts, pickleball courts, a basketball court, bocce court, a playground and a clubhouse. A youth recreation program is held each summer on the clubhouse grounds serving over 100 children. There are also very active Men's and Women's Clubs who meet regularly during the summer and sponsor social events throughout the year. Special taxes are assessed by the Association and directed toward maintenance of the community amenities and club programs. The neighborhood, while once predominantly consisting of seasonal residents, is now over 50% year-round residents.

In 2022, the Board of Governors embarked on an effort to develop a Community Master Plan which was adopted in 2024. Mitigation of beach erosion was identified as the top waterfront priority in the Community Survey conducted as part of developing the Plan. The piers/groins play an important role in mitigating beach erosion locally while also providing areas for fishing, boating, and recreation. It is critical to maintain existing structures in good repair to avoid loss of beach infrastructure in the future. Beaches are an integral component of BPBCA's quality of life and the most used amenities.

The Association completed rehabilitation to the Indianola Pier in 2019 at a cost of approx. \$700,000. A Special Assessment had to be levied to fund the project. Knowing that the other piers would need similar upgrades, the Board of Governors established a Long-Term

Capital Fund for future maintenance and repair needs to be contributed to annually. In addition, a Waterfront Task Force was created to address coastal infrastructure needs. The Task Force members include individuals with Planning, Engineering, Construction and Finance backgrounds. In the Fall of 2024, the Task Force issued a Request for Qualifications for On-Call Design & Permitting Services for Waterfront Infrastructure and selected Coastline Consulting and Development with a group of sub-consultants including Sound Engineering Associates to serve in that capacity.

Coastline Consulting and Development was tasked in the Spring of 2025 to conduct a topographic and hydrographic survey of the entire eastern waterfront including submerged aquatic vegetation survey (see attached survey plans). Next, they were asked to conduct a Structure Condition Assessment of the existing improved piers and provide an Opinion of Probable Cost for needed repairs (also attached). The waterfront structures evaluated include:

Nehantic Pier – Concrete capped stone pier with armor stone protection and small pile restrained float off extension of Nehantic Drive approximately 281-FT into Niantic Bay.

Indianola Steel Pier – Concrete Capped stone and steel pier with armor stone between Indianola Road/Cahill Way and Whitecap Road. Steel sheet pile protection on North side with armor stone on the South side extending approximately 260-FT into Niantic Bay.

White Cap Access Way – Concrete capped stone pier with armor stone protection and drainage outlet off extension of Whitecap Road approximately 60-FT into Niantic Bay.

Sea Breeze Pier – Concrete capped stone pier with armor stone protection off extension of Sea Breeze Avenue approximately 220-FT into Niantic Bay. Sea View Boat Launch – Concrete boat launch with small pile restrained float off extension of Sea Breeze Avenue approximately 50-FT into Niantic Bay.

Osprey Pier – Concrete capped stone pier with armor stone protection and a pile restrained float off extension of Osprey Road approximately 200-FT into Niantic Bay

While not included in the structural assessment, there are some stone groins that will also need to be brought back to original dimensions to maintain some of the beaches if allowed by CTDEEP. The groins did not require structural evaluation and were therefore not included in the evaluation. South Beach has been significantly endangered as a result of damage to the southern stone groins from storms in 2023 & 2024.

A Certificate of Permission from CTDEEP will be required for any repairs to the in-water structures. CTDEEP has requested that BPBCA submit one application for all repairs if

possible. The scope of the grant project includes repairs outlined in the Structure Condition Assessment prepared by Sound Engineering Associates, as well as repairs to stone groins as authorized by CTDEEP. The structural repairs alone are estimated at \$1.5M - \$2.3M. If the grant is awarded, the plan is to complete repairs in an amount up to \$800,000 over the next two budget cycles FY26/27 and FY27/28.

This project is consistent with state maritime policies to improve safe access to navigable waterways. The residents who live in waterfront communities such as Black Point Beach Club support the local maritime industry. Many keep boats at surrounding marinas and the Niantic Bay Yacht Club. Maintaining and enhancing the property values of the community contributes to the local tax base.

If the piers and groins are not repaired and maintained, they will continue to deteriorate and could more easily be destroyed in a storm. Once the structure is lost, it is difficult, if not impossible, to get new permits for similar erosion control structures. The beaches will continue to erode and adversely impact the quality of life and property values in the Black Point Beach Community.

#### SAFETY

The report prepared by Sound Engineering Associates identifies many areas of cracked slabs within the concrete decks of the groins that need attention to maintain safe conditions. The underlying structural issues that are causing these cracks need to be addressed to prevent further cracking. Further, some of the existing stone anchoring has fallen into the adjacent swimming areas causing potential hazard to swimmers. Of particular safety concern is the ramp landing platform at the North end of Nehantic Pier which is severely undermined and cantilevered, with limited remaining support. Pedestrian access will need to be restricted until the platform can be restored.

#### ADA COMPLIANCE

Making the beach areas ADA compliant, to the extent feasible, has been an ongoing effort of the Association. There is handi-capped parking at both the Nehantic and Sea Breeze parking lots. A Mobi-Mat was purchased to provide wheelchair accessibility to Main Beach. Access to the Osprey Pier, which is a popular pier for fishing, is accessible to wheelchairs.

ALIGNMENT WITH EL HARBOR MANAGEMENT PLAN

The East Lyme Harbor Management Commission has jurisdiction over the waters adjacent to the Black Point Beach Club Association. The project is located in the Black Point Planning Unit within the Niantic Bay Harbor Management Sub-Area. The project is consistent with the following East Lyme Harbor Management Plan goals and policies:

“The traditional character and beneficial quality of life associated with the private beach associations in this planning unit should be maintained.” The Black Point Beach Club eastern waterfront has provided water access to its residents for over 90 years. The beaches that are protected by the existing waterfront structures are a critical component of quality of life in the Black Point Beach Club Association. The beaches are the most used amenities in the community

"Maintain and support a diversity of viable water-dependent uses that individually and collectively enhance the quality of the East Lyme Harbor Management Area and shoreline, the local and regional economy, and the quality of life in the Town." As of June 30, 2025, the properties in Black Point Beach Club Association had a grand list value of approx. \$186,429,090 which is approx. 8% of the total East Lyme grand list for Real Estate. The members of the community, which is now over 50% year-round, support local and regional businesses.

"Maintain and where feasible improve the quality of existing water access areas" -The proposed repairs will maintain and improve the quality of the beach area.

“Where consistent with coastal management policies established in the CCMA concerning flood and erosion control measures, timely repair and maintenance of properly authorized bulkheads and other shore protection structures as needed to protect existing water-dependent uses ... should be encouraged and supported.” At one time, the beaches extended along the entire shorefront with Niantic Bay. Over time, the only “pocket” beaches that remain, are those protected by existing groins.

TIMELINE

Prepare and Submit CTDEEP COP Application - 3 mos.	Mar 2026 to May 2026
COP Permit – 3 mos.	May 2026 to Aug 2026
Obtain Bids for Repair Work - 2 mos.	Aug 2026 to Oct 2026
Execute Repairs – 2 yrs.	Nov 2026 to Nov 2028

## FINANCIAL LEVERAGE STATEMENT

The Black Point Beach Club Association can provide the required funding match through any/or a combination of the below mechanisms, all subject to approval by an Association member vote at the May annual meeting:

- a) A one-time special assessment
- b) An assessment carried out over several years
- c) A low-interest, multi-year construction loan not to exceed \$1.5 million, and/or
- d) A withdrawal from the Association's Long-Term Capital Fund Balance

The current Long-Term Capital Fund Balance is \$420,871 – see attached BPBCA 2025 Compiled Financial Statement