# Moody Point Waterfront Association

## Special Board Meeting Minutes – May 01, 2016

## Location: Rehnborg’s – 365 Cushing Road

## Time: 7 PM

## Present:

Gordon Rehnborg President

Mike Hickey Vice President

Bill Cormier Treasurer

Dan Kalagher Secretary

David May Board member

Trish Simon Board member

Phil Ginsburg Board member

Others in Attendance:

Jonathan Sack

Ken Geremia, President of the MPCA

This meeting was a special meeting called by Gordy to address the various issues surrounding the current building projects on Lot 2-7 and Osprey Circle.

Gordy called the meeting to order.

The first order of business was a discussion of a letter addressed to the Town Planning Board regarding the proposed construction on Lot 2-7. It was drafted by Mike Hickey in conjunction with Trish Simon, David May and Jonathan Sack. The board had appointed these individuals to act as a committee to monitor the construction projects on behalf of the Waterfront.

The letter was distributed to those present. The letter represents the position of the Waterfront Board of Directors, not simply the opinions of the individuals who drafted it. The letter asks the town to monitor the project, enforce its rules and regulations and keep the Waterfront apprised of any issues related to: 1) the impact of the construction on the fire road, 2) the flow of water into the fire pond, and 3) general drainage/wetlands issues. It does not address or challenge the issue of how the town defines a duplex building. A copy of the letter is attached.

Phil suggested a call be placed to Walter Cheney as a courtesy to let him know about the letter.

**A motion to accept the letter and have it delivered to the town was made, seconded, and unanimously approved.** Ken suggested that the MPCA would consider writing a similar letter.

A discussion of a walk-around that took place earlier in day followed. Members from the Meadows, MPCA, and Waterfront were present for the walk-around with the developer. At the walk-around the developer, Walter Chaney, discussed his plans and addressed various comments made and concerns expressed by those in attendance.

A general discussion about the walk-around and other issues took place:

* Walter talked about what constitutes a duplex. Walter said he could change plans to accommodate whatever the town required. His current plans opt for what he considers to be a minimal approach.
* Some people expressed concerns about the view from the Ridge being obstructed.
* Walter expressed his opinion that the various deeds and other MPCA, Meadow and Waterfront documents prohibit obstructing his development of these building lots.
* Walter is very protective of his building rights and in the past has sought relief via the courts; if challenged, he can get aggressive.
* Ken spoke with Walter about drainage on both 2-7 and Osprey Circle and told him people would likely write letters to the town. Walter had no problem with that.
* Phil thought the walk-around was productive. Walter addressed the drainage issue, colors, siding, etc.
* Walter mentioned he had offered at his expense to put a water garden on the Waterfront side of Osprey Circle to help with drainage, but he had not heard back from the Waterfront.
* Building plans for the Osprey Circle lots are now plans are now available. The Meadows has copies.
* David and Trish expressed frustration that they have not heard back from DES on wetlands issues.
* Ken distributed a two-page document outlining his thoughts with respect to both lot 2-7 and Osprey Circle. Each issue has a corresponding concerned party (MPCA, Meadows, or Waterfront). The document addresses issues of drainage, wetlands protection, and the definition of a duplex.
* A timeframe for completion for construction on Osprey Circle was discussed. Concerns were raised as to how long an incomplete site could linger (e.g. pour a slab foundation and then wait multiple years before building). Town regulations are vague.

Gordy discussed the fact that Walter has approached him and others regarding his willingness to construct, at his expense, a water garden on Waterfront property on the east side of private Cushing Road and north of his building lot. The construction of the water garden would be at his expense but he would assume no responsibility for its maintenance. Walter expressed his belief that the water garden was not required or necessary to control the flow of water in the area.

**A motion to reject the Walter Cheney offer to construct a water garden on Waterfront property was made, seconded, and unanimously approved.**

### Adjournment

### A motion to adjourn the meeting was made, seconded, and approved.