

Walnut Beach Association

Meeting: November 14, 2005

The Walnut Beach Association meeting held Monday November 14, 2005, at St. Gabriel Parish Hall, was called to order 7:05p.m. by President Richard Coda. Attendees: 45 (approximate)

Minutes: previous minutes submitted and appear on Website www.villageofdevon.com

Treasurer's Report: Account balance \$4,467.01.

Guest Speaker was Walt Nichols of Re/Max Right Choice who is the realtor representing the new condominium development called Beach Shore Village. The developer Jonathan Sweehey was not able to attend.

Mr. Nichols presented the latest drawing of the project and answered questions of the audience.

The following was said:

Project is currently being done in 2 phases, One Commercial (along Naugatuck Ave) 6,400 square feet, and One Residential, with 8 units.

Expect to have model residential unit completed by March.

Commercial Space is 800 square feet each unit.

46 Residential units include 1, 2, and 3 bedroom units.

Common fees, \$250-300 per month

Taxes expected to be \$4,000.00 – 4,400.00 annually.

Facade money is available for the neighboring buildings along Naugatuck Ave. A 50/50 match will be offered. Total façade money is \$200,000.00. Ray Oliver will be the Architect.

The intent is to have the whole block participate in the façade monies. Economic and Community Development will work with all businesses and residents.

Walt Nichols has brochures of the “Beach Shore Village” available at his office Re/Max Right Choice 55 Old Gate Lane, Milford, CT or call at 877-0618.

Standing Committees Report:

Membership: 50 membership renewals mailed out, 3 mailed in. Treasurer is accepting renewals tonight.

Firehouse Gallery: Current showing is “Small Works” running through December 18th.

Cookbook: MaryAnn Spangler requests someone to help her with getting the recipes on a disk. There are enough recipes to go to publication.

Block Watch: 2 calls made to Mike Caro. Laurel and Broadway, detectives are working on it. Call about a skunk in the neighborhood during the day. Police came and destroyed the sick animal.

Waterbury Avenue had a house intrusion/kidnapping. It was reported on the news today and police are investigating. President Coda asks that we be prudent and lock our doors at all times and be aware of what is going on in your area.

Grant Fund: Gloria Biagioni reported that Marcia Winters is pursuing grants for revitalization. Dick Anderson will attend meeting next month to report further.

Planning and Zoning: Nancy Seltzer reports that P & Z voted down a motorcycle shop on Bridgeport Avenue.

Aldermanic Liaison: Alderman Joe Garbus reports he is pressing on funding for Boardwalk. Working on a loading area at the end of Nettle Street.

Stown Farm Property Steering committee should have an answer next month to see if the Milford Fine Arts will take occupancy of the Barn. Meeting is scheduled for November 21, 2005.

Part of the Million Dollar Bonding money will go toward the area for the Arts.

The arts continues to be a part of the overall plan for this area. The Pavilion has been started at Walnut Beach. The pavilion is on City property.

The Million dollars that has been promised to this area (bond money) now awaits the approval of Governor Rell.

Festival 2006: Susan Patrick reports the Wall of Art will be displayed at the St. Gabriel's Court Yard. A fund raiser will be needed sometime in March. The West Shore Rec is being considered for an Appraisal and Tag Sale. Also, a dinner at St. Gabriel has been suggested. Money is needed for the festival, last year we lost \$500.00. Next meeting for the committee is at Mary Ann Spanglers house on Monday November 21 at 7:00pm.

Old Business:

Broadwater, a project to have a Liquid Natural Gas storage vessel in the middle of Long Island Sound, had a presentation for the public at the Milford Yacht Club on November 3, 2005. Several WBA members attended. Folders were handed out and a question and answer forum was held. President Coda has a copy of the folder and encourages everyone to stay informed. The general feeling is that most people are against it. The energy would mostly be for New York, receiving 75% and 25% of the feedback would come to Connecticut. Connecticut legislators are against it also.

The presentation to Elvira Prokoski in appreciation for her service as Secretary to the WBA will be postponed. Elvira was not able to attend this meeting.

New Business:

See Presidents Report.

Police are trying to keep things under control regarding Alpha's Bar. President Coda had a meeting with the Police Chief.

The Devon Rotary will have a dedication in the spring for the Walnut Beach Pavilion. They will sponsor outdoor movies. WBA would like to sponsor a concert.

The pavilion will be available by permit. It will be 40ft x 80ft with a 300 people capacity. Same size as the Fowler Field Pavilion.

Victor Mellina, president of the Firehouse Gallery would like to attend the WBA meeting to update us on the Gallery.

The November 2006 elections were held on Tuesday, Nov. 8 2006. The WBA congratulates Alderman Joe Garbus and Planning and Zonings, Frank Goodrich.

The WBA Christmas Party will be Monday, December 12, 7:00 at President Richard Coda's House, 22 Shorefront. All are welcome.

Meeting was adjourned at 8:30pm