

**Bay View Improvement Association
Beautification Committee
PLAN OF SUGGESTED PROJECTS**



September 4, 2020

DRAFT



MISSION STATEMENT

In 2019, the Bay View Improvement Association (BVIA) Beautification Committee was established at the Annual Meeting to provide an avenue that will increase the beauty and appeal of the areas of our private beach community.

OBJECTIVE

To increase the beauty and appeal of the beach access area, beach perimeter, Bay View green open space and landscape areas. Provide signage or signature markers to delineate the Association Limits defined within its bylaws.

ACTIONS/STRATEGIES

The Beautification Committee held its initial meeting on the Bayshore green after months of delay in the early spring and summer due to Covid19. Emails leading up to the initial meeting, the Committee Chair assembled a list of items members had identified as potential projects for the Committee. The formal meeting further identified other ideas and potential projects. The committee agreed to a list of viable projects to be incorporated into the BVIA Beautification Committee Plan of Suggested Projects. Members of the committee were assigned projects defined in the meeting and provided project summary templates which identify key planning factors such as benefits, concerns, maintenance, and costs.

This "Plan of Suggested Projects" (Plan) imposes no current or future obligation on the Bay View Board of Governors to implement any or all of the projects listed. The Plan is intended to provide a list of projects for the purpose of establishing visualization, scope and estimated costs. Each Project within the Plan requires approval by the voting membership of the BVIA at an Annual Meeting or Special Meeting in accordance with its bylaws. It is intended that this Plan become a living document which may be updated from time to time by the Beautification Committee with revisions adopted at BVIA Annual or Special meetings in accordance with its bylaws. The following projects were identified at the August 12th meeting and are included within this report:

- Section 1. Establish BVIA LOGO**
- Section 2. Bay View Beach Green Improvements**
- Section 3. Bay View Gateway Signs / Street Signs**
- Section 4. Volleyball Courts**
- Section 5. Sports / Deckbox or Chest**
- Section 6. Fence - Removal or Replacement**
- Section 7. Beach Boardwalk / Handicap Access**



Section 1

Project Description: BVIA Logo



At the August 12th meeting, the committee discussed how to establish a logo to help create an identity for the Association. The logo could be used for signage, future website, fliers, clothing and other items. Thoughts of a contest were discussed at the initial meeting. One of the members' relatives is a professional graphic artist and volunteered to draft 3 initial sample logos which are shown above and throughout this report. Further discussion or voting to memorialize this logo, modified version or expand the search for a different logo will evolve.

Pros: Establish universal identity

Cons/Challenges: Mutual agreement

Budget Estimate: < \$500

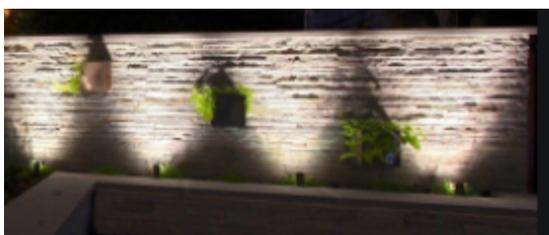
The Committee meeting on 8/31/20 discussed the logos and agreed that a contest would likely be unworkable due to the timing of our meetings. A member indicated that a nice logo had been created by another professional in the past and that they would submit it to the chairman for inclusion into this report. A photo of the sticker created with the logo discussed in the meeting is shown above. The committee hoped to vote on the approval of a logo at the next meeting.

Section 2

Project Description: Bay View Beach Green Improvements

The Bay View green is approximately 0.18 acres in size; however, with the adjacent Town roadway right of way, it functions more closely to 0.5 acres. The Green consists of an unimproved mowed grass area with a flag pole located roughly in the center. The improvements mentioned by the group were broad and varied in scope. Ideas included the following:

- Increase maintenance budget to provide for a higher quality stand of lawn, careful eco friendly treatment
- Regrading of property to eliminate uneven tripping hazards
- Create level area, knee wall along Bayshore to allow for flat area for temporary or permanent chairs, benches, tables
- Hardscape patio / paver area for gatherings, define path to area from road
- Picnic tables for gatherings
- Benches for seating / kids group / movie night / overlooking the sound
- Relocate flagpole to complement hardscape or gathering area - provide larger unobstructed open area for recreational gatherings/events/activities
- More formal definition of area (fence, landscape or hardscape edging) - create clean lines around perimeter, low maintenance
- Solar landscape lighting - safety and enhancement
- Signage identifying Bayview





Since there are many ideas that make up the “Green Improvements”, it is suggested that the Committee enlist a volunteer or hire a landscape architect to draw a concept plan that could be built/constructed in stages. Example: Phase 1 - Create plan; Phase 2 - relocate flag pole, regrading and hardscape gathering area, reseed. Phase 3 - Bayview Association identification sign; Phase 4 - Fences or hardscape perimeter; Phase 5 - complementary landscape

Pros: Beautify/enhance an important part of the BVIA property, create defined meeting/gathering spot within green, reinforce the identity of the association, increase values of all properties with BVIA.

Cons/Challenges:

- a. Developing concept agreeable to the association.
- b. Balance usage vs. nuisance challenges for immediate neighbors.
- c. Confirm permitting that may or maynot be required, half of the property is located in the VE Flood Zone.

***Budget Estimate:**

- Relocate Flag Pole / Landscape - \$1000
- Paver/Stone Patio (1000sf) - \$10,000
- Knee wall 350sf @ \$30/sf - \$10,500
- Misc earthwork / grading patio and/or wall - \$2500
- Landscaping - flowering shrubs / perennials - \$2500
- Electrical / Commercial quality solar lights - \$2,000
- Sign - Free Standing or knee wall mount - \$1000

Total - \$29,500

**Note: Estimates are for discussion only, it is recommended that a plan be assembled for planning and accurate estimating.*

Annual Budget: Mowing / weed treatment / organic fertilizer - \$ 1500

Section 3

Project Description: Bayview Gateway Signs / Street Signs



The committee unanimously agreed that there was a high level of need for recognizing the boundaries of the Associations geographical area. This combined with a concept of creating a theme or continuity with utilizing a new logo. There are several possible ways to create this identity.

Pros: Establish universal identity

Cons/Challenges: Types of signage, Town approvals

Budget Estimate: < \$6,000

Custom Street Name Signs w/ Logo: 30 each - \$200/each installed - \$6000

Entrance Sign/Bollard Stand Alone: 4 each - \$1200/each installed - \$4800

Top Post Logo Marker (top of existing street sign poles) = 30 each - \$100/each installed - \$3000

Cost Range Estimate: \$3,000 - \$6,000

Section 4

Project Description Beach Volleyball Courts (Semi-Permanent / Removable)

The committee recognizes the enjoyment members have gained by use of the beach to play games between the benches and Bayshore Dr. From time to time members bring

their own volleyball net and other games such as can-jam, frisbee, cornhole, etc. The committee felt that it would be a nice enhancement to provide a volleyball system for the members. Although not necessarily a “beautification” item it does meet the criterion of an enhancement and without any other venue to plan for such an item, the committee thought that it should be included in this report. [1]

For the purpose of this section it is necessary to define the terminology used related to Beach Volleyball equipment:

Removable Systems: These systems are your residential variety pole and net systems which can be installed and taken down the same day as the activity. They use string aluminum stake tie-backs and plastic snap together poles. The net is tied to the plastic poles with strings.

Semi-Permanent Systems: These systems involve installation of a pole base in the ground/sand that the volleyball pole uprights are installed into. They do not have any string or wire tie-backs and once installed they are self supporting. The volleyball nets are clipped to the poles and have the ability to adjust the height of the net. These systems are generally utilized for organized events, public/private beaches and schools, colleges. Bases (pole-insert) stay-in place and uprights removed at ground level after the summer season and stored.

The committee discussed the desire to provide removable or semi-permanent beach volleyball poles and nets. Long standing Bayview members on the committee seemed to recall the association providing equipment in the past; however, the “Removable System” tended not to have a very long life and continuous supply was not provided by the Association. Discussions moved onto previous concerns about members playing beyond beach hours if semi-permanent poles were erected. The Committee felt that this could be easily controllable by having the guards on duty take down the nets at the end of their shift.

1. Removable System



Pros:

- a. Inexpensive < \$250
- b. People stop playing after 5pm, net and poles return the net to the guard stand
- c. Permits members to play on various parts of the beach
- d. Does not create any temporary obstruction of views during the beach season

Cons/Challenges:

- a. Easier to steal - require signout sheet to manage
- b. System are not durable - lots of parts - not designed for public use / frequent replacement
- c. Storage of poles and small parts
- d. Installation not easy for everyone
- e. String tie-backs hazardous (tripping)

Budget: \$250

2. Permanent posts

Home / First Team Sand Blast Complete Outdoor Sand Volleyball Net System W/ GROUND SLEEVES



First Team Sand Blast Complete Outdoor Sand Volleyball Net System W/ GROUND SLEEVES

Retail \$2,595.95
 You Save \$400.95
\$2,195.00 (pkg)

Anthem Part # A25-226

Qty: 1 **ADD TO CART**

Padding Color *
 Select Padding Color

Font Style (see font style options in inset image)
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Letter Color
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Letter Outline Color
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Pros:

- a. Easier for members to attach a net to pre-existing posts rather than also borrow a shovel from the lifeguard stand and dig the holes. Guards can be trained to install and take down nets.

- b. Poles come with padding, there are no tripping hazards because the system are self-supporting
- c. Replacement parts can be obtained (nets, padding)
- d. Durable - base and poles will last many years

Cons/Challenges:

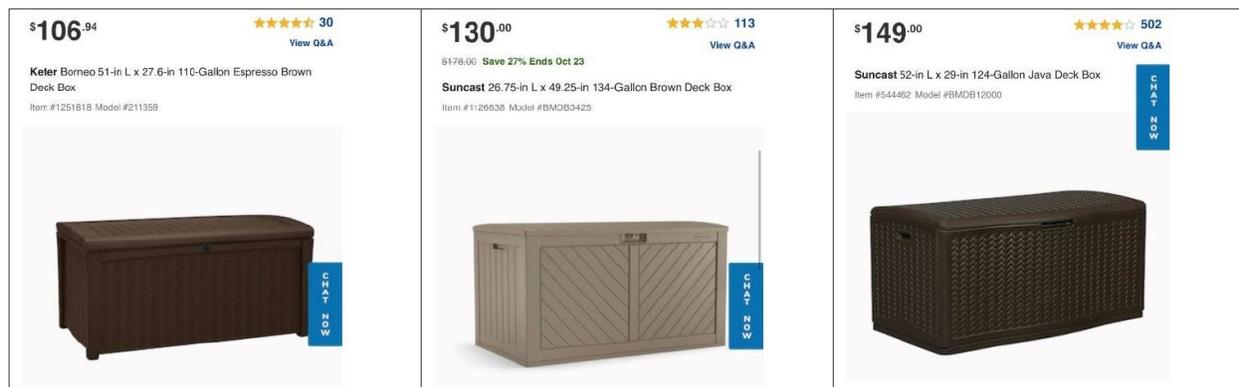
- a. Upfront costs far more significant
- b. Located in one area (committee discussed one on each side of center walk) - each season same location
- c. Poles erected night and day all summer season
- d. Increased responsibility for guards (put up / take down)
- e. May limit other activities although the beach is 700 feet wide and a volleyball court size is (52ft x 26ft)

Budget: * \$2500 ea (Equipment only, volunteers to install)

[1] Note provided by a BVIA member: There is a previously adopted beach rule that all games must be played behind the benches in an effort to keep the front portion of the beach open for members to sit/use. At an annual meeting long ago, the membership passed a rule further restricting volleyball games to behind the benches on the east side of the main walk. This was proposed by Bob Signori in 91 Bayshore because he claimed the games were primarily in front of his house and he said they kicked up sand. The rationale was that the green provided a buffer on the other end of the beach, though this is not accurate since there is no green in front of 61 Bayshore and the green is only 3 feet wide in front of 55 Bayshore. Bob passed away long ago and there have been no complaints despite people breaking his rule, but it is likely that it will be required that the membership overturn this rule by a simple majority vote at the annual meeting.

Section 5

Project Description: Sports / Deckbox or Chest



Scope: The intended purpose of the deck box is to contain and secure items for use by members of Bay View Improvement Association (BVIA) such as: sand toys (buckets, shovels, etc), floatation devices (life jackets, floaties, kickboards); sports items (Wiffle



balls and bats, volleyball net, balls, court markers, tetherball equipment, cornhole, spike ball; etc) and other appropriately sized items any BVIA member would like to store at the beach for their personal use and share with the Community (no beach chairs, umbrellas or other large items relative to available storage capacity of deck box). The deck box may be open and contents made available for use by all Bay View residents while lifeguards are on duty. At the end of the lifeguard shift, the deck box may be locked. Residents may be provided with a lock code for access to the box before/after the lifeguard shift. In that case, it is the responsibility of that resident to return borrowed contents and lock the deck box. Could be located behind the lifeguard stand(s) or bench(es). Similar to the Beach Volleyball equipment, this is also not necessarily a “beautification” item but does meet the criterion of an enhancement and without any other venue to plan for such an item, thought that it should be included in this report.

Pros:

- a. Inexpensive < \$250
- b. Creates nice convenience for members with young families to store recreational items.

Cons/Challenges:

- a. Public use of equipment in box / theft or damage (sign-out sheet)
- b. Securing box from wind/storms
- c. Storage of box in off-season
- d. Guard responsibilities

Budget: < \$150 per box (deck box and lock can be donated)

Section 6

Project Description: Fence Improvement Options

Bay View beach is surrounded by a Chain link fence that measures approximately 725ft along Bayshore Dr, 105ft along Oakland Ave, 45ft at the end of Oakland Ave and 110ft along the Eastern Beach property line for a total of about 975ft. There are 3 fence openings with one operable gate and one large vehicular opening at the end of Oakland Avenue. The fence measures between 24-inch (buried in sand) to 42-inches in height and is mostly surrounded by beach grass and wild rose vegetation. The fence is in general poor condition and is nearing the end of its useful life. Since the fence surrounds the beach, it is impossible not to notice the fence as it is in every view and vantage point when looking out over the beach and long island sound. Unarguably this is the first thing you see and the last thing you see upon entering and leaving the beach

area. This aspect alone makes this project the most impactful from a beautification aspect. This report identifies a few options for replacement of the fence.



Option 1 - Remove Fence - no replacement / add additional vegetation

Pros:

- a. Least expensive option
- b. Improves visual impact

Cons/Challenges:

- a. Insurance considerations
- b. Eliminates defined entrance and exit areas
- c. Could impact beach grass and vegetation (people traversing over grass)
- d. Defines property boundary along eastern side of beach
- e. Vehicles could enter the beach area (vandal joy riding)

Budget Estimate: 2- 40yard roll-offs / 9 man days labor - \$4000, plantings - \$1000; Total Estimate - \$5,000

Option 2 - Remove and replace fence with split rail 3ft fence

This style fence utilizes common materials (6x6 pressure treated posts and 8ft cedar 5/4 deck boards with decorative screw lag fasteners and copper caps). Posts would be installed to a depth of 3-4ft with no cement. Welded mesh fabric backing (chicken wire) could be added if a solid fence is desired. Wire would not be easily visible to the eye beyond 50ft.



Pros:

- a. Least expensive of the fence replacement options
- b. Common materials make replacement of fence sections easy for handyman or volunteers
- c. Durable in extreme environment - use of no rot PT wood and cedar
- d. Mechanical fasteners allow for temporary removal of fence section if necessary.
- e. Low maintenance - staining is optional - to maintain low costs these materials could be allowed to grey over time matching New England beach scenery

Cons/Challenges:

- a. Disturbance of beach grass (could be prevented by moving new fence line toward water to avoid working in grass and wild rose, shift back 5 to 10ft away from Bayshore Dr.)

Budget Estimate: Material cost \$8,700, labor \$20 to \$22/linear foot, plus removal of old fence \$ 4000 = \$ 35,000

Option 3 - Remove and replace fence with 3ft vinyl split rail fence

This fence style utilizes manufactured snap together vinyl sections. There are many manufactures of different styles and some styles offer different colors such as white, black, cedar, brown.



Pros:

- a. Relatively maintenance free (requires power washing semi-annually)
- b. Durable to sun/rain/wind

Cons/Challenges:

- a. Disturbance of beach grass (could be prevented by moving new fence line toward water to avoid working in grass and wild rose, shift back 5 to 10ft away from Bayshore Dr.)
- b. Assembly system makes it difficult to make repairs to a section of fence. Also may be difficult to match manufactured materials several years down the road if replacement of sections are required.
- c. May not be durable to withstand sitting or climbing on the fence.

Budget Estimate: Material cost varies between \$7200 (left picture above) and \$16,200 (right picture above) depending on style and supplier, labor \$20 to \$22/linear foot, plus removal of old fence \$4000 = range between \$ 29,000 - \$38,000.



Section 7

Project Description - Beach Boardwalk / Handicap Access

Beyond the listed items on the August 12th 2020 Beautification Meeting Agenda, the group discussed a long term beautification idea that also addressed a legal matter that had occurred in the past. It was brought to the attention of the committee chair that the BVIA Board had been questioned on the issue that Bay View Beach did not provide handicap access.

The group agreed to add this project to this report to at least provide a general overview of what a project like this would involve. The concept boardwalk item addresses the idea of a handicap access walkway or ramp to provide for those who could not reach the beach to see above the buildup of sand above Bayshore Drive.

For the overall preliminary design of the Bayview boardwalk project, we mirrored the look and material of the boardwalk at Silver Sands Beach. (Photo below)

The approximate specs for a boardwalk at Bayview Beach along Bayshore Drive near fence are as follows:

- a. Approx 720ft long boardwalk @ 10 ft wide. Boardwalk would be composite decking. [Pros: low maintenance (no staining/sanding), fade resistant; Cons: cost more than wood, holds in heat)
- b. Access to boardwalk would be ramp style with access points at Oakland Ave, Odell Ave, and Warren St.
- c. Low hand rails only at access points down/up ramp so not obstruct view for houses on Bayshore drive.
- d. 4x4 type border of boardwalk



Pros:

- a. Greatly improves beach access to elderly and handicapped
- b. Esthetic improvement

Cons/Challenges:

- a. Significant Cost
- b. Long term maintenance
- c. Permitting
- d. Engineered Foundation system / tie-downs - FEMA VE Zone

Informal discussion with a local contractor outlined the following estimates depending on foundation and support structure required.

Boardwalk Materials (topside) = \$72,000

Substructure Materials (engineered) = \$50,000

Labor for superstructure - \$150,000

Footings - labor and materials (Helical Piles - VE Zone) - \$150,000 - \$250,000

Design and Permitting is generally estimated at 10% the cost of construction.

Budget Estimate: Informal discussions with a local contractor suggested this could be upwards of \$500,000 construction project.

The Committee further discussed the Boardwalk concept at the August 31st meeting and collectively agreed that a project such as this is not feasible from a Budget standpoint.

Further research offered by some of the committee members found a more cost effective solution could be the use of deployable temporary beach mats that are designed to provide for a stable walking and/or wheelchair surface. Photos of the mats are shown below. The mats are 5ft wide and come in lengths of 33, 50, 75 and 100ft. These ADA compliant mats are 100% polyester, cool in the hot sun and durable. They come with Galvanized spikes, carry straps, plastic grommets and beach access sign. The 100ft mats weigh 200lbs and require a special deployment rig so it would be easy for two person deployment with the 33ft (67lbs) or 50ft (100lb) sections. These mats could be laid from the Bayshore Drive paved area to a location close to the high tide line with perhaps a 50ft section parallel to the water and provide for significantly improved access for the elderly, injured or handicapped.



Maintenance: Somewhat unknown but seems likely that guards or volunteers may have to reset mats to clear sand every so often depending on usage. Website says it take 2 people 10 minutes to deploy 100ft.

Budget Estimate: 50ft mat = \$1925 each plus delivery
Total Budget for 3 mats = \$6,500



Bay View Beautification Committee:

Tom Sgroi - 13 Oakland Ave. - Committee Chair
Alice Lara - 13 Oakland Ave.
Joe & Diane Gullo - 49 Bayshore Drive Ext.
Lauren Julian - 7 Oakland Ave.
Isabella Schroeder - 52 Warren St
Teresa Sirico - 48 Field Ct.
Tammy Mursko - 18 Warren St
Dee Diamond - 70 Orland St.
Giamarco D'Emilia - 28 Milesfield Rd.
Steve Ryczer - 19 Milesfield Ave.
Paul & Sharon Joslin - 7 Warren St.
Karen Pace - 25 Creeland Ave.
Gina Zappone - 22 Warren St.
Shelby Docker - 32 Milesfield Ave.
Brian Logan & Hannah Beirne - 55 Bayshore Dr.
Hannah Peck - 55 Bayshore Dr.