

"Pine Orchard, CT
March 10, 1992

To the Executive Board of
The Pine Orchard Association

There will be a Special Meeting of the Board at the Pine Orchard Municipal Building at 8:00 PM on Wednesday, March 18, 1992 to address the following agenda:

1. Call to the Board's attention and solicit its views, regarding several "grey areas" in applying the Zoning Ordinance;
 - a. specifically, in defining an "expansion" and a "structure" applicable to non-conforming properties. (Board members are requested to review Section VII, page seventeen).
 - b. 30 foot maximum building height in flood plain areas requiring 12 foot and 16 foot stilts.
2. Continue consideration of revisions in the nominating/balloting procedure for Board membership, started at the October 25, 1991 Board meeting.
3. Consider the application of Zalia Corp. for a one year extension of the contingent zoning approval at Juniper Point. (Reference Zoning Ordinance, Section V, D. 10, page fourteen).
4. Retirement of Hazel Schwanfelder, effective April 1.
5. Interim reports by committee chairmen, and plans for completing any unfinished business before the end of the current fiscal year.
6. Transact any other business which may come before the meeting.

Attest,

Robert O. Corley, President"

The meeting was called to order by the President at 8:00 PM, March 18, 1992. Present were: Bob Corley, Bob Sherwood, Earl Carlin, Jack Tweed, Ed Reynolds, Joe Healy, Ed Johnson, Dick Greenalch, Shelia Giordano and Elaine Littlehales.

Mr. Johnson gave a brief report on the Schwanfelder situation. Citing the slow economy, Mr. Schwanfelder has pointed out that he is not able to take any action now, but will resolve the problem before the end of the calendar year.

Mr. Corley announced the retirement of Hazel Schwanfelder and outlined plans to apportion her duties to others. 1. Bob Sherwood will take care of all financial matters and to that end he asked for, and got, Board approval to change the signatories on the checking account. Henceforth either Bob Sherwood or Bob Corley will be able to sign the checks. 2. Earl Carlin and Bob Corley will handle all the paperwork re. zoning. 3. Elaine Littlehales, as an adjunct to her duties as clerk, will mail notices and minutes. She will also help organize records and send out the tax bills on an hourly basis. 4. Nancy Goss has kindly consented to let us continue to use the office provided we pay for the telephone service. An answering machine has already been installed and Bob Sherwood will check it.

During a discussion on the safety of our records now that they will no longer be kept in the vault, it was decided that we first need to see just what we have in the way of records and then find a safer place if necessary. Jack Tweed offered to keep an eye out for fireproof filing cabinets at auctions.

The question of whether or not to pay rent for the office was raised and will be taken up at the next meeting when Bob Sherwood will be ready with a proposal.

Jack Tweed and a committee (Shelia Giordano and Jack Usher) are planning a party to commemorate Hazel's retirement. Location and guest list were discussed and it was decided that the Board would pay for the party, but an appropriate gift be paid for from Association funds.

Because Mr. Gailey has encountered delays from the Town of Branford and Tilcon, it was moved, seconded and agreed that he be granted a one-year extension on the zoning approval from 4/18/92 to 4/17/93, subject to previous conditions. (Zalia Corp.)

Mr. Usher gave a report on a meeting with the Police Chief and recommended that we not consider buying a new police car this year. The Town will be ordering new cars next October and we can take action then if it seems prudent. A decision ought to be made when we make up the budget.

Mrs. Giordano gave a report on the roads and the progress of the Town on improvements. She has been assured by Steve Dudley that the work on the tide gates will be finished soon and Grove Avenue will be paved by July 1. He will not know until the end of April how much money he will have in his budget and so could not give estimates on other projects.

Mr. Corley presented a case of an addition being put onto a non-conforming structure and commented on the vagueness of the Zoning laws in this area. (An attached garage on Island View.) He reported that our attorney Dave Gibson said that an addition is acceptable if it does not increase the non-conformity. A discussion followed on the difference between a non-conforming structure and a non-conforming use. We were also given some history as to why the original zoning committee chose to initiate regulations making existing structures non-conforming in the first place.

As to problem "b" on the agenda, it was pointed out that our zoning requires drive-ways be only 1 foot below the ground floor and measuring the height of a building commences at grade level. Further discussion was tabled until we have a specific problem.

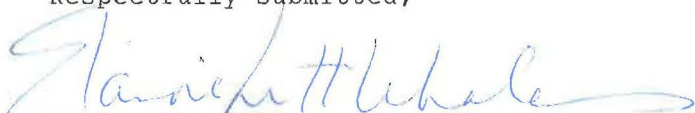
The Board moved to leave the nominating process for Board membership as it is now, with no changes made.

A question was asked about the design of a building under construction and the Board was reminded that Zoning only has authority on set-backs and such, not design.

Mr. Sherwood reported that five people are delinquent in their taxes and will receive notification of liens on their property if they have not paid by the end of March.

The meeting was adjourned at 9:07 PM.

Respectfully submitted,


Elaine Littlehales, Clerk