

Branford Fire Department Pine Orchard Engine Company Six

Company Report
January 1 to June 30 1994

Company Notes

Engine Six has had an exciting six months. A few quick notes to let you know what we've been doing, in order to serve you better.

This winter our red Chevrolet pumper was placed in the department's reserve fleet. The company received a replacement pumper which has a greater pumping capacity and is in better condition than the Chevrolet. The red Chevrolet was replaced with the pumper that formerly served the town as Engine Eight (operating out of the Headquarters Building).

The Company generated over seven thousand dollars during our fundraising drive this winter. The proceeds have already been put to use updating the warning and communication systems on our truck. The company has also invested in additional radio equipment and will use the remains of the funds to update our equipment and provide continuing education for our members.

The company currently has eight active members, two cadets and two inactive members. There are currently two Emergency Medical Technicians, one IV Technician and one Medical Response Technician in the company. Two of our members recently completed the Firefighter III Class, the highest level of training below instructor.

Run Report

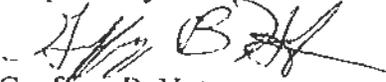
Fire Calls	42	(77%)
Medical Calls	13	(23%)
Total Calls	55	

Categorical Breakdown(Fire Calls Only)

Structure	34	(81%)
Still	5	(12%)
Other	3	(7%)

On Behalf of the members of Engine Company Six I would like to thank all of the residents of Pine Orchard for their past and continuing support. As always anyone is welcome to join the company, visit our station or observe our training. Please stop by the firehouse Sunday's at 10 AM if we may be of further assistance.

Respectfully Submitted 10 July 1994,


Geoffrey B. Hotz
First Lieutenant

The Pine Orchard Association

PINE ORCHARD, CONNECTICUT 06405

	1994-1995		1994-95	1995-96
	Ten Months <u>ACTUAL</u>	ESTIMATE <u>YEAR</u>	ANNUAL <u>BUDGET</u>	ANNUAL <u>BUDGET</u>
Tax Revenues	\$ 60,518	\$60,518	\$62,369	\$62,346
Miscellaneous	<u>1,657</u>	<u>1,857</u>	-----	-----
	<u>62,175</u>	<u>62,375</u>	<u>62,369</u>	<u>62,346</u>
Police	31,881	40,144	45,000	45,000
Firehouse (net)	5,353	1,016	3,000	----
Office/General	2,974	3,853	4,700	5,200
Insurance	4,403	4,403	5,000	5,000
Legal/Zoning	436	436	1,000	1,000
Waterfront	<u>5,760</u>	<u>5,760</u>	<u>5,000</u>	<u>5,000</u>
	<u>50,807</u>	<u>55,612</u>	<u>63,700</u>	<u>61,200</u>
Excess	11,368	6,763	(1,331)	1,146
Cash - Begining	<u>11,243</u>	<u>11,243</u>	<u>7,500</u>	<u>18,001</u>
Cash - End	<u>\$ 22,611</u>	<u>18,001</u>	<u>\$ 6,169</u>	<u>19,147</u>

"9 August 1994
Pine Orchard, CT

At the call of the President, there will be a Special Meeting of the Board at the Municipal Building, 180 Pine orchard Road, at 8:00 PM Monday 15 August, 1994, to consider:

1. PLANNING COMMITTEE REPORT - Re: Possible modifications to the Zoning Ordinance.
2. To transact any other business which may come before the meeting.

Attest,



Elaine Littlehales, Clerk"

MINUTES OF A SPECIAL MEETING OF THE
EXECUTIVE BOARD OF THE PINE ORCHARD ASSOCIATION
August 15, 1994

Present were: Earl Carlin, Dick Greenalch, Bob Valley, Joe Healy, Bob Corley, Sheila Giordano, Jim McNeil, Jack McGrail and Elaine Littlehales.

Before a quorum was assembled, Bob Corley reported on registering golf carts and the difficulty of insuring them as motor vehicles. The meeting was called to order at 8:10 PM and Dick Greenalch gave a report from the Planning Committee concerning the Zalia Corporation. Their permit to develop Juniper Point and the two extensions permissible under present regulations, will expire the first of October. The Committee's recommendation was to amend the regulations to allow the Board to grant further extensions "for good cause". The Board thoroughly discussed the pros and cons of the suggestion, including additional economic hardships Mr. Gailey might face should he have to re-apply for a special permit. A motion was made and carried that we amend the Zoning Regulations thus:

"Zoning Regulations, Section V Special Permit Uses, Section D-10 Expiration, the last sentence to read, 'However, extensions of this time limit may be granted by the Zoning Authority for good cause.' and Section V, Special Permit Uses, Section E Appeals, the second sentence to read, in part, 'special permit application may be taken to Superior Court...'. "

A Public Hearing on this amendment was set for Monday, September 19 at 8:00 PM in the Municipal Building.

In other business, Joe Healy reported that 2 radar signs were lost over the winter, one on Elizabeth Street and the other on Totoket Road. The Board approved spending \$300 to replace them.

Jim McNeil reported that he expects to have quotes for painting the Municipal Building by the end of the month. He has a price of \$300 to replace the pipe railing at the Selden Ave waterfront.

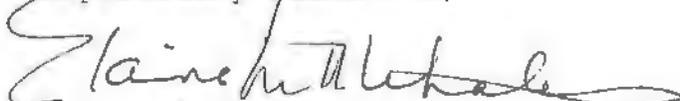
Sheila Giordano reported that she has approached the Town of Branford about removing a tree which appears to be theirs, from the intersection of Pine Orchard and Spring Rock Roads. She has also informed them of

the need for a "one way" sign on Chapel Drive, visible from the west.

Bob Corley suggested we purchase a screen door for the Municipal Building or for the door to the meeting room (all agreed) and Earl Carlin asked Jim McNeil to find out if the bottom panel of the overhead door the police car uses has ever been fixed.

The meeting was adjourned at 9:20 PM.

Respectfully submitted,



Elaine Littlehailes, Clerk

"September 13, 1994

TO THE EXECUTIVE BOARD OF THE PINE ORCHARD ASSOCIATION: A REMINDER

Of the Public Hearing on Zoning Regulation amendments to be held in the Municipal Building, Monday, September 19, 1994 at 8:00 PM, with a meeting of the Board immediately after, called by the President, Earl Carlin.

Attest,



Elaine Littlehailes
Clerk"

MINUTES OF A PUBLIC HEARING HELD AT THE PINE ORCHARD MUNICIPAL BUILDING,
September 19, 1994

The hearing was declared open by the President, Earl Carlin at 8:00 PM. Other Board members in attendance were: Bob Sherwood, Bob Valley, Bob Corley, Ed Johnson, Joe Healy, Jim McNeil, Elaine Littlehailes and, later, Jack McGrail. The only resident in attendance was Matthew Gailey.

The Legal Notice for the hearing was read by the Clerk and, in the absence of Planning Chairman Dick Greenalch, Zoning Chairman Ed Johnson presided over the hearing. He went over the text of the changes to be made in the zoning regulations and gave this explanation of the reasons to make changes.

1. Section V, Section D-10. Changing "two extensions of this time limit may be granted..." to read, " Extensions of this time limit may be granted...for good cause." gives the Zoning body a little more authority in dealing with special projects.
2. Section V. Section E. As there is no longer any Court of Common Pleas, changing this section to read, "Appeals...may be taken to Superior Court..."brings the document into conformity with fact.

He then asked if there were any questions or comments from the Board or from the public, either for or against these changes. As there were none, he suggested closing the Public Hearing, which was done.

The President then opened the regular meeting of the Executive Committee, which is also the Zoning Authority for the Pine Orchard Association. Mr. Johnson

moved that the proposed changes to the Zoning Regulations be incorporated into the Regulations. There was no discussion and the motion was passed unanimously by the eight members present.

Matthew Gailey, representing the Zalia Corporation, presented a request for a one-year extension of their Special Use Permit and gave the Board an update on the development of Juniper Point. He is planning to build a model home in the Spring, perhaps two, and except for some asphalt that has not yet been delivered, all the preparatory work on the site is finished. Ed Johnson moved that the Board accept the petition for an extension and wished Mr. Gailey Godspeed. The motion was carried unanimously.

In other business, Jim McNeil gave a brief report on the work about to be done on the waterfront (pipe railing at Selden and wooden steps at Spring Rock Roads) and presented the Board with 3 estimates for painting the firehouse. Tim Mangs included repair of some rotten fascia boards in his estimate of \$1600, and it was moved, seconded and approved that he be awarded the job. (The other two were for \$1895 and \$895.)

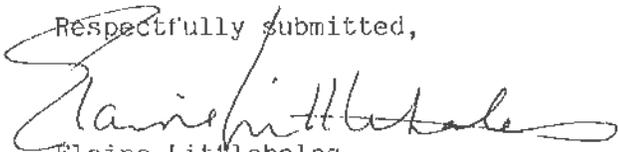
Earl Carlin read two letters from resident asking for repairs to waterfront areas, one of which is underway and he said he would look into the other on Halstead Lane.

Joe Healy has sold his home and will be moving out of Pine Orchard so a replacement for him on the Board needs to be found. Mr. Corley will reactivate the nominating committee and Board members were asked to give him suggestions, bearing in mind that Mr. Healy is presently Police Commissioner and the new member ought to be able to take that position.

Treasurer Bob Sherwood circulated the financial statement for the month and made some comment about the 20 or so resident who are still delinquent in their taxes.

The meeting was adjourned at 8:35 PM.

Respectfully submitted,


Elaine Littlehailes
Clerk

"May 17, 1995
Pine Orchard, CT

TO THE EXECUTIVE BOARD OF THE PINE ORCHARD ASSOCIATION

At the Call of the President, there will be a Special Meeting of the Board at the Municipal Building at 8:00 PM, Monday, June 5, 1995 to:

1. Consider and adopt a budget for 1995-96, in accordance with recommendations of the Treasurer.
2. Receive and act on the assessment list as prepared by the Clerk, pursuant to law.
3. Lay a tax and arrange for its collection.
4. Receive and approve the slate of candidates submitted by the Nominating Committee for the four upcoming vacancies on the Executive Board.
5. Hear preliminary reports from committee chairmen, in preparation for presentation at the Annual Meeting, July 10, 1995.
6. Transact any other business which may come before the meeting.

Attest,
Earl P. Carlin, President"

MINUTES OF A SPECIAL MEETING OF THE EXECUTIVE BOARD
OF THE PINE ORCHARD ASSOCIATION
June 5, 1995

President Earl Carlin called the meeting to order at 8:00 PM. Also present were: Jim McNeil, Bob Sherwood, Bob Corley, Dick Greenalch, Ed Johnson, Jack McGrail, Jim Redden and Elaine Littlehales.

The minutes of the previous meeting were approved as distributed.

Treasurer Bob Sherwood presented a budget for the 1995-96 fiscal year. He noted that we have spent less than anticipated, a design to assure that we have funds on hand for a new police car when necessary. He also mentioned that there is some \$2,700 owed in back taxes. The Board had some questions about the firehouse, waterfront, and police and details were provided. Mr. Redden, the new Police Commissioner was presented with details on the police budget. There was discussion about police salaries (set by Town) and the price of gasoline (purchased from the Town). In answer to a question, Mr. Sherwood explained that our excess funds are in a Tower Account at the Branford Savings Bank. Mr. Corley suggested providing more detail about the budget at the Annual Meeting, but Mr. Sherwood said he would be prepared to answer any questions that arose.

The status of the punitive lien placed a while ago on the Swanfelder property was questioned. Ed Johnson explained that the property is now in compliance with Zoning, and that there is an injunction which prevents it from ever being used as a two-family dwelling, but the Swanfelders still owe us \$1000.

It was moved, seconded and approved that the Budget be accepted as presented. It was also moved, seconded and approved that we accept the Grand List as provided, and that we tax at 0.8 mills, as we did last year.

A copy of the budget is attached to and considered part of these minutes.

Nominating Chairman Bob Corley advised that he will be going off the Board this year, and proposed three candidates to fill the vacancy. After some discussion, the Board agreed to approach, in the following order: David Schaffer, David Trout, and David Beebe. (Subsequent to the meeting, David Schaffer accepted the nomination.) Others on the Board who agreed to run for another term are: Jim McNeil, Bob Sherwood, and Elaine Littlehales. Ed Johnson spoke for the Board when he said we are sorry to see Bob Corley go, and Earl Carlin thanked him for the great service he has rendered to the Association during his time on the Executive Committee.

Dick Greenalch reported that there was little or no activity of the Planning Committee this year. There are pending subdivisions, however, by the Giordanos and the Weises. He reminded the Board that the role of the Planning Committee is advisory.

Jim Redden had no Police report but will be prepared to give a detailed one at the Annual Meeting July 10.

Zoning Officer Ed Johnson reported that there have been 15 applications for construction during the year: 13 were approved and 1 variance granted. Jack McGrail reported that the By-Laws are "wonderful" and no problems have been reported about dogs.

Jim McNeil gave a quick run-down on waterfront repairs done last summer. Work to be undertaken this year includes painting and maintenance on the gate/fence at the end of Island View, and drilling and grouting of the seawall leading to the Breakwater. It was the unanimous decision of the Board that a screen door be installed on the firehouse. Some minor maintenance needed there also.

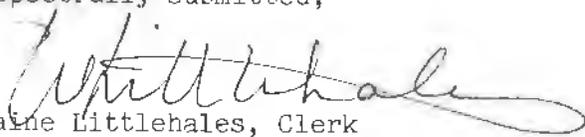
Mr. Carlin reported that the Police have promised to see to it that the illegal "no parking" painting on Island View will be taken care of. There is a threat to the existence of Fire Co. #6 because of the paucity of volunteers. An option would be to join with The Indian Neck Company, and continue to park the vehicle here. The committee is looking into it.

Old Business: The extension given to Matthew Gailey for the development of the Juniper Point property expires in October. The bank is concerned (letter attached). There are two proposals to build houses for speculation (2), which all agreed would spark interest in development. The Planning Committee is in agreement with the extension. A motion was made to extend the Special Permit for one year, until October 1996. After discussion, the Board approved the motion.

The date for the Annual Meeting will be July 10, 1995; to take place at the Pine Orchard Union Chapel.

The meeting was adjourned at 9:25 PM.

Respectfully submitted,


Elaine Littlehales, Clerk

"June 20, 1995

TO ALL PROPERTY OWNERS QUALIFIED TO VOTE AT THE ANNUAL MEETING OF THE PINE ORCHARD ASSOCIATION ("Every member of the Association of the age of EIGHTEEN years or over, so long as he or she continues to own real estate within the limits of said Association..." See Sec. 4 of By-Laws).

The Annual Meeting of the Pine Orchard Association will be held at the Pine Orchard Chapel, Pine Orchard, Connecticut on Monday, July 10, 1995 at 8:00 PM PROMPTLY for the following purposes:

1. To elect by ballot four persons to serve on the Executive Board for a term of three years from the date of their election. The Executive Board and its Nominating Committee propose the following for a three-year term:
Elaine Littlehales, James McNeil, David Schaffer, and Robert Sherwood. Other nominations will be accepted from the floor. However, such nominees should have expressed to their nominators their willingness to serve.
2. Brief committee reports on activities of the past year.
3. To transact any other business within the power of the meeting which may be brought before it.

Attest: Earl P. Carlin, President
Elaine Littlehales, Clerk

FINANCIAL SUMMARY

	<u>1994-95</u>	<u>Budget</u>	<u>Est. Expenses</u>	<u>Proposed 1995-96 Budget</u>
Police	\$45,000		\$40,144	\$45,000
Firehouse	8,000		6,010	5,000
Town Reimbursement	(5,000)		(5,000)	(5,000)
Office/General	4,700		3,853	5,200
Insurance	5,000		4,403	5,000
Legal/Zoning	1,000		436	1,000
Waterfront	5,000		5,760	5,000
TOTALS	\$63,700		\$55,612	\$61,200

Cash Balance estimated June 30, 1995, \$18000

1994-95 Grand List, \$77,961,654 1995-96 Grand List, \$78,036,638 0.8 Mill = \$62,433

MINUTES OF THE ANNUAL MEETING OF THE PINE ORCHARD ASSOCIATION
July 10, 1995

President Earl Carlin called the meeting to order at 8:05 PM with a welcome to all to the 93rd Annual Meeting. He asked those present who are new to the Association in the past two years to introduce themselves; six did so. Other board members present were Jim Redden, Bob Corley, Jim McNeil, Ed Johnson, Dick Greenalch, Bob Sherwood, Bob Valley, Sheila Giordano, Jack McGrail and Elaine Littlehales. Approximately 45 members of the Association were present.

It was moved, seconded and passed that the reading of the Minutes of the last Annual Meeting be waived.

Mr. Carlin announced the retirement of Joe Healy from the Board and introduced Jim Redden who has been appointed to replace him as Police Commissioner.

Nominating Chairman Bob Corley asked for nominations from the floor. As there were none, the slate proposed by the Committee was assumed elected. He then introduced David Schaffer, new to the Board, and Jim McNeil, Bob Sherwood and Elaine Littlehales who will continue for another term.

Treasurer Bob Sherwood gave a brief financial report and reminded members that the Seward & Monde auditors report was available to anyone who wishes to see it. He noted that we have a better cash balance which will enable us to avoid an increase in taxes in the near future. Again, our major expense is Police protection.

Sheila Giordano gave a Public Works report and listed a number of street signs which are slated to be replaced; all at intersections with Pine Orchard Road. She read from a letter from Erskine Crossley who pointed out several roads in the area which have no name at all, and he made some suggestions. Mrs. Giordano also pointed out that almost 85% of the homes in Pine Orchard are not in conformity with Town regulations which require 3" high numbers to be displayed on houses. This is to assist emergency vehicles. Homes more than 50' back from the street are to have the number on the mailbox at the curb. Any problems residents have with the streets; signs, hedges and the like, are to be referred to her.

Planning Chairman Dick Greenalch reported that the only action was the ongoing Juniper Point development and that the Board had extended the special permit for another year. A lot has been sold, and there should be two houses soon. There have also been inquiries from two residents about subdividing their property. This would require a special permit and a public hearing.

Jim Redden gave the police report (attached to and considered part of these minutes). He introduced Officer Modzelewski, who asked that members keep a low profile when using golf carts on the road. Not to use them to run errands, but only to go to the golf course and back. He warned that since they are illegal, the first accident would put an end to all such travel.

Zoning Officer Ed Johnson reminded the membership that his duty is to review applications for building (new or additions) for conformity to Zoning Regulations. There have been 15 applications for building permits this past year, 2 of which were denied and one of those overturned by the Zoning Board of Appeals. The second is pending. He also said that he answers questions over the phone regularly, and is happy to do so.

Jim McNeil, Waterfront Chairman, reported that his Committee is regularly making repairs to the 7 rights-of-way to the beach to be sure they are safe and satisfactory. He had pictures of the steps and railings repaired last year. Projected for this summer is regrouting the whole seawall at the end of Island View and repairing, perhaps replacing the sidewalk there. Also, the Municipal Building has been painted and minor repairs made.