

quoted, it was moved and seconded that we purchase same, then moved and seconded and passed that we table this decision until we get more information on the price of radios.

Bob Valley reported that he rode around Pine Orchard with the policeman and noted all the places where street signs and traffic signs are missing or in disrepair. He will send one letter detailing street signs to the Department of Public Works and another regarding traffic signs to the Police Commissioners. Copies of these letters will be sent to First Selectman Dom Bonocore.

David Schaffer reported that the Pine Orchard Club has tabled their plans to expand and that the Rosenthals, who are building on Juniper Point and have a question about the placement of their driveway have received a letter from the Planning Committee indicating that the only way we can help is to meet jointly with the Juniper Point Association and come to an agreement together.

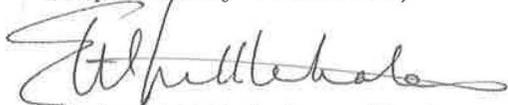
There was discussion about erecting signs at the borders of Pine Orchard asking motorists to drive carefully. The matter will be looked into, and discussed at our next meeting. A suggestion of making a 4-way stop out of the Pine Orchard Road/Blackstone Avenue intersection was added to Mr. Valley's letter.

The signs prohibiting dogs on the beach have all been erected, though there was a complaint that none had been posted at the end of Halstead Lane.

A letter asking for rent for the Firehouse/Municipal Building be paid will go out to Mr. Mullen at both his home, Fire Headquarters, and the Indian Neck Co. We are asking \$200 a month from November '96 through July '97.

The meeting was adjourned at 10:00 PM

Respectfully submitted,



Elaine Littlehales, Clerk

MINUTES OF A SPECIAL MEETING OF THE EXECUTIVE  
COMMITTEE OF THE PINE ORCHARD ASSOCIATION, JANUARY 19, 1998

At the call of the President, a special meeting of the Executive Committee convened in the Municipal Building on January 19, 1998, and was called to order at 8:01 PM.  
Present: Dick Greenalch, Ed Johnson, Bob Sherwood, Jim Redden, Jack McGrail, Earl Carlin, Lois Jacob, Bob Valley, Janice Gruendel and Elaine Littlehales.

Mr. Greenalch reported that he had received a formal resignation from Jim McNeil who had moved out of town and recommended Roger Lowlicht to fill McNeil's unexpired term and to stand for election in July. There was a motion made to this effect, seconded and approved. Bob Valley was asked to oversee the Municipal Building and Lois Jacob, Roads, Signs & Public Works. Both agreed.

A proposal was made to erect a Christmas tree either in the triangle at Spring Rock Road or at the Municipal Building. It was generally agreed upon and a committee including Earl Carlin and Cathy Greenalch will look into it. (Bob Sherwood reminded the Board that the Triangle is Town property controlled by the Young Park Commission), This will appear in next year's budget.

The primary focus of the meeting was the Police Union agreement, up for a vote in early February and which will impact police coverage in Pine Orchard. In short, supernumerary police will no longer be assigned here, but regular police officers. The hourly rate for a regular is \$21.50 + 1.50 an hour; supernumerary rate is \$14.00+1.50. They also demand a minimum of 5 hours a day (we presently average 6) and there would be no guaranteed continuity of officers, as they sign up on a first come first serve basis. Our car would be housed at the Police Station in Town. In the event no regular officer signs up, the Police Chief can assign a supernumerary.

Our options? 1) Maintain service as it is now and raise taxes \$18-20,000 or .3 mills, which would average about \$60 per household. 2) Reduce the number of hours or the number of days, perhaps concentrating on weekends and the summer, or 3) discontinue extra police coverage and rely only on the Town of Branford. 4) Appoint special constables or a security service, which we are allowed to do both by our Charter (Section 14) and State Statutes (Municipalities, Section 7-92).

Some of the problems inherent in hiring constables might be:

- They would be employees of the Association which would be responsible for workman's compensation, insurance, etc.
- The supernumerary pool is drying up--there are only 4 in town and no more will be appointed.
- The Town of Branford would sponsor special training, but there would be no direct radio contact between constables and the Police. They would have to call in problems on a cell phone.
- Apparently there would be very little cooperation from the Branford Police force.

In the discussion that followed, it was evident that looking into Constables was not a viable option at this time. The discussion then turned to the various options we have utilizing the regular police, including whether or not to use our car and radios or whether we could just rent a car from the Town. Ultimately, the Board decided that the problem must be brought before the membership and a postcard poll taken on the following three questions before we address details:

1. Shall we maintain service as it is now with the resultant tax increase?
2. Shall we discontinue all special police protection and see a tax decrease.
3. Shall we maintain special coverage but decrease hours or days, and keep Police Protection in the budget.

A letter providing details and a stamped, self-addressed postcard will go out to the membership as soon as possible.

There followed a brief discussion about the Indian Neck/Pine Orchard Fire Company which has not yet responded to our letters or paid anything at all for housing their apparatus in the Municipal Building as agreed upon. Repeated attempts to collect this money have been ignored.

The meeting was adjourned at 9:15 PM.

Respectfully submitted,



Elaine Littlehales, Clerk

"PINE ORCHARD, CT  
March 9, 1998

TO THE EXECUTIVE COMMITTEE OF THE PINE ORCHARD ASSOCIATION,  
At the call of the President, there will be a special meeting of the Board on Monday,  
March 16, 1998 at 8:00 PM in the Municipal Building to:

Review the results of the recent opinion poll on whether or not to retain police  
coverage for our area, and to decide what steps should be taken next.

Attest:  
Elaine Littlehailes, Clerk"

MINUTES OF A SPECIAL MEETING OF THE EXECUTIVE COMMITTEE  
OF THE PINE ORCHARD ASSOCIATION, MARCH 16, 1998, 8:00 PM

The meeting was called to order at 8:06 PM. Present were: Dick Greenalch, Bob Valley,  
Ed Johnson, Roger Lowlitch, David Schaffer, Jack McGrail, Bob Sherwood, Janice Gruendel,  
Lois Jacob and Elaine Littlehailes.

There was a brief review of police coverage during this interim, i.e. 5 hours a day.  
Bob Sherwood asked that the Police Commissioner okay bills before they are paid,  
and the meeting turned to the issue at hand.

Poll results were:

- #1- Maintain existing police coverage and pay additional taxes - 78
- #2 - Reduce existing police coverage and maintain existing tax rate - 63
- #3 - Eliminate police coverage and realize a reduction in taxes - 62

Including the 9 ballots returned after the deadline and not counted, 215 residents  
responded out of 271 questionnaires sent; about 70% (there were 3 abstentions).

Board members were supplied copies of the comments made by residents. There was  
general discussion centering on what hours the police now patrol, what the residents  
seem to want, and what might be feasible given the requirements of the Police Union  
and our resources. The Board moved, seconded and approved that we accept reduced  
police coverage with a minor tax increase.

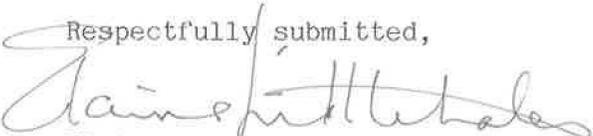
A committee (Janice Gruendel, Roger Lowlicht and Jack McGrail) were appointed to  
review comments and options and come up with a schedule of hours and general guidelines  
of what we expect, for the Board to decided on by the end of April.

It was also suggested that Jim Redden's police commission be expanded in order to  
more easily implement the new police schedule.

In other business, a near accident involving a child was reported at the entrance  
to the beach at Chapel and Island View because hedges are too high to allow motorists  
to see pedestrians. Mr. Greenalch will write the property owners involved and if  
action is not taken swiftly, the Board will have them trimmed in the interest of  
public safety.

It was noted that no rent has been received for the Municipal Building.

The meeting was adjourned at 9:15 PM

Respectfully submitted,  
  
Elaine Littlehailes, Clerk

"June 1, 1998

TO THE EXECUTIVE COMMITTEE OF THE PINE ORCHARD ASSOCIATION:

At the call of the President, there will be a special meeting of the Executive Board on Monday, June 8, 1998 at 8:00 PM in the Municipal Building to:

1. Act on the report of the Police Scheduling Committee;
2. Adopt a budget for the 1998-1999 fiscal year;
3. Set a mill rate for the collection of taxes;
4. Approve a slate of nominees for election to the Board at the Annual Meeting;
5. And transact any other business which may come before the meeting.

Attest:

Elaine Littlehales, Clerk"

The meeting was called to order by the President at 8:04 PM. Present were: Dick Greenalch, Bob Valley, Ed Johnson, Earl Carlin, Bob Sherwood, David Schaffer, Lois Jacob, Roger Lowlicht and Elaine Littlehales.

The reading of the previous minutes was waived. Cathleen Greenalch presented a proposal for a Pine Orchard picnic, as was done many years ago. She reported a lot of interest among people willing to help. She was given the go-ahead to draw up a plan, budget, etc for Board approval.

A sign for the Municipal Building was proposed and several sign-makers' names were suggested. Roger Lowlicht will get bids for the sign as well as signs already proposed for the three main entrances into Pine Orchard.

As the usual date for the Annual Meeting falls on the Independence Day "celebrated" day, the Board agreed to change the date to the following Monday, July 13.

A distributed schedule of hours of police coverage from March through May shows that the area is being covered 25-30 hours a week, occasionally by supernumeraries at the lower rate. (\$15.50 vs. \$23) As it seems to be working well, the Board agreed to continue this way through the year. Suggestions were made to stress more patrol of streets than radar on the main thoroughfare, and to add more hours to weekends now through Labor Day. Because our police car is no longer housed in the Municipal Building and there is no longer anyone around back every day, the Board approved installing motion sensors all around for security. The Board also agreed to hire JDL Landscaping to maintain the lawn and shrubs on the property.

The Branford Fire Department, with prompting from First Selectman Unk DaRos, has paid up the \$4,000 for vehicle bay rental the past 20 months. It appears they will continue to house a vehicle in the bay for at least another year.

Jerry Crotty has resigned as Harbor Master and Vining Bigelow named in his place. Young Park Commission has again asked the Association for a donation to help clean the duck weed from Mirror Lake. It was moved, seconded and approved that we give \$500.

Roger Lowlicht gave a report on waterfront repairs to be undertaken immediately, costing \$4,500. Besides some stairs to the beach, and the seawall near the Breakwater, a complete new sidewalk needs to be poured at the Front Beach right-of-way (Chapel Dr.) The hedges there have been cut.

Board members whose terms expire this month are: Elaine Littlehales, Bob Sherwood, David Schaffer and Roger Lowlicht. All were asked to run again and all agreed. The need for a Vice President was discussed and will be acted upon after the Annual Meeting.

A proposed budget was presented for the Board's approval based on \$70,000 in tax revenue and an unchanged 0.9 mill rate. After discussion on various line items, the Board moved, seconded and approved the budget be accepted as presented. They also duly moved that the mill rate remain at 0.9 mills.

Ed Johnson asked if we would need to change the Zoning Regulations to allow a Bed & Breakfast business in Pine Orchard; we would. A Public Hearing on the change would have to be held, then it would be added to the Special Permit section. The President directed the Planning Committee to discuss it and bring their recommendations of a course of action to the Board.

The meeting was adjourned at 9:50 PM

PROPOSED BUDGET

Respectfully submitted,



Elaine Littlehales  
Clerk

Police	\$51,000
Municipal Bldg.	7,000
Office/General	5,400
Insurance	5,000
Legal/Zoning	1,000
Waterfront	10,000
	<hr/>
	\$79,400

"June 20, 1998

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 Section 4 of By-Laws).

The ANNUAL MEETING of the Pine Orchard Association will be held at the Pine Orchard Union Chapel, Pine Orchard, Connecticut on MONDAY, JULY 13, 1998 at 8:00 PM PROMPTLY, (PLEASE NOTE: THIS IS A CHANGE FROM OUR USUAL MEETING DATE.) 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 proposed the following for three-year terms: Elaine Littlehales, Roger Lowlicht, David Schaffer and Bob 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 the activities of the past year.
3. To transact any other business within the power of the meeting which may be brought before it.

Attest: Richard Greenalch, President  
Elaine Littlehales, Clerk"

FINANCIAL SUMMARY

	<u>1997-1998 Budget</u>	<u>Estimated Expenses</u>	<u>Proposed 1998-1999 Budget</u>
Police	\$51,000	\$39,664	\$51,000
Municipal Building	7,000	3,421	7,000
Office/General	5,400	5,394	5,400
Insurance	5,000	4,415	5,000
Legal/Zoning	1,000	279	1,000
Waterfront	5,000	404	10,000
TOTALS	<hr/> \$74,400	<hr/> \$53,577	<hr/> \$79,400
Cash Balance estimated, June 30, 1998,		\$51,449	

MINUTES OF THE ANNUAL MEETING OF THE PINE ORCHARD  
ASSOCIATION

July 13, 1998

The President brought the meeting to order at 8:05 PM at the Pine Orchard Union Chapel building. Board members present were: Jim Redden, Earl Carlin, David Schaffer, Dick Greenalch, Bob Valley, Bob Sherwood, Lois Jacob, Janice Gruendel, Ed Johnson and Elaine Littlehales.

President Greenalch welcomed those assembled to the 96th Annual Meeting of the Pine Orchard Association and invited all new members to introduce themselves; seven did so. A motion was made and carried to waive the reading of the minutes.

The slate of nominees for the Executive Board as prepared by the Nominating Committee was read and nominations from the floor were called for. Mr. Baldwin nominated Teresa Storer, who agreed to run if elected. Mr. Cirillo read a list of reasons he thought made nominee Roger Lowlicht inelligible to serve. The ballots were marked, collected and counted.

Meanwhile, JIM REDDEN gave the police report in two parts; from July to January under the old arrangement, and January to June under the new. He noted that not all days are being covered, as police officers are not signing up for the extra duty. Supernumeraries had been signing up but they now want the same pay rate as union officers. He will continue to work out the wrinkles with the Branford Police Chief.

ED JOHNSON gave a brief report of the duties of the Zoning Officer and noted that in the past year there were 15 building permit applications, 14 of which were accepted and one which is going to the Board of Appeals.

DAVID SCHAFFER's report of the Planning Committee's action centered on the upcoming plans of the Pine Orchard Yacht & CC to improve the main building and provide comfort stations on the golf course. There will be a public hearing on these issues soon.

BOB VALLEY reported on the Municipal Building. The Indian Neck/Pine Orchard Fire Company is still renting the vehicle bay, which rent is covering expenses. Motion sensor lights have been contracted for in the interest of security, as the police care is no longer housed there.

The treasurer's report was presented by BOB SHERWOOD, who had the auditors report from Seward & Monde with him. The Association is in good financial condition.

DICK GREENALCH announced the upcoming Pine Orchard picnic which will be held Sunday, Aug. 30 in Young Park. He mentioned hedges, particularly on corners, and urged owners to see that they are kept clipped and warned that the Association has the authority to trim them and may have to do so. He also advised that a sign for the Municipal Building has been ordered, as well as signs for the 4 main entrances into Pine Orchard.

The meeting was then open to questions and comments:

BILL MEDINGER, Treasurer for the Pine Orchard Union Chapel, reminded members that the maintenance needs of an 100-year-old building are great and that the only funds available are contributions from residents.

JACK USHER asked how much of an increase was there in the Grand List this year. Answer: Not much. None of the new houses on Juniper Point were finished by October 1, 1997, the closing date for assessment. He also asked what we pay police per hour. Answer: \$23,50, \$14.50 for supernumeraries. And yes, we are using our patrol car.

TERESA STORER asked if we will be able to rework the contract with the Police Union. A: We may be able to entice supernumeraries with a pay increase; we will have to talk to the Union. We are feeling our way through a new system.

JACQUES MARZI complained about poor visibility to the right coming out of Crescent Bluff onto Pine Orchard Road, and asked if a mirror could be provided to assist motorists. He also protested that he bought certain rights to the beach when he purchased his home, all of which seem to be changing. Answer: Town of Branford owns the street, the extension of which goes across the grass to the water. The Association maintains the steps and access to the water at all right-of-ways, including Crescent Bluff. MRS. ROMERO, asked if they should take their dispute about the "common ground" in their deeds, which now seems no longer common, up with the Town. A: The Association does not own any of the land, so it is not an Association problem.

FRANK CIRILLO, reported that he had been told to stay off the stairs which the Association put in last year as they were on private property. A: They are not. After several more comments along these lines, Mr. Greenalch asked that the residents of Crescent Bluff let Ed Johnson know about specific problems. He invited them to an Executive Committee meeting to discuss their street's problems, which were not of interest to all assembled.

GAIL STANDISH deplored the outhouse standing in Young Park field as an un-fitting welcome into our community. She asked that it be moved farther away from the road and suggested \$100 worth of arborvites be planted to screen it. A: Dick Greenalch will see that the Young Park Commission gets the suggestion.

DIANE PENDLETON of Chapel Drive urged the Board to adopt an ordinance pertaining to abandoned property. She cited problem of a derelict car, un-collected brush, un-cut grass and general lack of maintenance on a house on Chapel Drive. Young people have begun to congregate there as well. MR. PELTON added to her comment, reporting he is having difficulty selling his house with an eyesore across the street. A: Dick Greenalch has had some contact with the absentee owner of the house and thought it would go on the market soon, which would take care of the problem. As to an ordinance, the Board will review our power and seek legal advice as to the wisdom of adopting such an ordinance. MR. ANDREWS, reported a rotted tree on the same property which he fears will damage his roof. He is willing to pay to have it cut down, but does not wish to be sued. What are his rights? A: At present we have no ordinance allowing us to go onto private property and do something, but it might be possible to cut the tree if it is endangering residents. The Board will consider its options. Two other Chapel Drive residents reinforced statements made by their neighbors.

FRITZ REIMERS opined that the proposed Holiday decorations are a "bag of feathers" more likely to divide than unite us and asked that the idea be abandoned. He also asked if the 21 arrests reported were for speeding? A: The report does not say. Mr. Reimers then said it was a poor expenditure of our taxes if not, as traffic moves way too fast on Pine Orchard Road and Elizabeth Street. (Applause from the audience.) A: Residents seem to feel security is more important than speeding; it is up to the individual officer on duty.

FRANK CIRILLO asked why the waterfront budget is double this year. A: Major sidewalk repair is under way at Front Beach, and the rest is in case of a stormy winter. We do not spend the money just because it is in the budget; only at need.

VIRGINIA SHOPE asked what can be done about the jettys which are in ruins. Can they be torn down? A: They are on private property and the (now deceased) owner was not willing to do anything. The estate is now in Probate.

CATHY GREENALCH cited large shrubs on the corner of Blackstone and Pine Orchard Road. A: It is best if the owner takes care of the problem. Someone suggested that since that is State Highway, the State might take care of it.

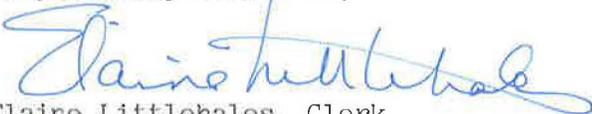
Another resident publicly thanked Gail Standish for the beautiful plantings on the right-of-way to the beach. Again, applause.

The ballots having been counted, the President read the results. All nominees presented by the Board were elected, Mr. Lowlicht receiving just two votes more than Mrs. Storer. (Littlehales, Lowlicht, Schaffer, Sherwood).

JAMES BALDWIN asked if we publish an adjenda for Board Meetings. A: Only for Board members but anyone who asks may attend any meeting of the Board. "Not always enough time" was the answer to a suggestion that meeting dates be published in the Pine Orchard column of the Branford Review. MR. MARZI asked what kind of decisions were made at Board meetings and a brief explanation was given.

It was moved and approved that the meeting be adjourned at 9:20 PM.

Respectfully submitted,



Elaine Littlehales, Clerk

MINUTES OF A SPECIAL MEETING OF THE EXECUTIVE COMMITTEE  
HELD IMMEDIATELY AFTER THE ANNUAL MEETING

A brief meeting of the Executive Committee was held at 9:25 PM. It was moved and approved that the present officers serve again in the same capacity another year. (President, Dick Greenalch; Clerk, Elaine Littlehales; Treasurer, Bob Sherwood.) Our need for a vice President will be addressed at our next regular meeting which will be July 27, 1998.

A suggestion was made that an alternative Waterfront Chairman be appointed at that meeting.

The meeting was adjourned at 9:30 PM

Respectfully submitted,



Elaine Littlehales  
Clerk

"JULY 23, 1998

TO THE EXECUTIVE BOARD OF THE PINE ORCHARD ASSOCIATION:

At the call of the President there will be a special meeting of the Executive Committee on Monday, July 27, 1998 at 8:00 PM in the Municipal Building to:

1. Discuss and/or act on issues brought before the Board at the Annual Meeting;
2. Transact any other business which may come before the meeting.

Attest: Elaine Littlehales  
Clerk "

MINUTES OF A SPECIAL MEETING OF THE EXECUTIVE  
COMMITTEE OF THE PINE ORCHARD ASSOCIATION July 27, 1998

President Greenalch called the meeting to order at 8:02 PM. Also present were: Bob Valley, Earl Carlin, Jim Redden, Roger Lowlicht, David Schaffer, Bob Sherwood, Lois Jacob and Elaine Littlehales.

Minutes of the previous meeting were accepted as submitted. Mr. Baldwin and Mr. Cirillo from Crescent Bluff Avenue presented a map showing the stairs built there last year cross over into private property. Mr. Cirillo claimed he was being sued by that property owner for using the beach access. They also questioned the Board's original instructions, the apparant disregard in carrying them out, lack of follow-up and the need for censure. Dick Greenalch asked for a motion for censure, but there was none. During the discussion it was pointed out by the Board that 1) When plans were being made, the area under question appeared to belong to no one (two homeowners have subsequently had the deed transfered to them), 2) it made structural sense to tie the steps into the end of the seawall since, 3) putting them over the rip rap and drainage pipe seemed unwise. It was also pointed out that several right-of-ways are just that: private property with a right-of-way over it granted to the public. The Board agreed that access to the beach by the concrete stairs should be made clear and legal in perpetuity. David Schaffer will look into what's appropriate, talk to Mr. McBirney about his property line and report back at our next meeting. Mr. Cirillo questioned the \$10,000 in the Waterfront budget; he was told at least \$5,000 would be used for extensive repairs to the sidewalk at Front Beach (Chapel Drive) and the rest is "just in case".

David Schaffer presented the Pine Orchard Yacht & Country Club's application to re-do the kitchen and east end of the building. The drawings and plans have been reviewed by the Planning Committee and found acceptable. A Special Permit hearing is necessary and it was moved and seconded it be held at the Municipal Building on August 17, 1998. The Executive Board will meet immediately following.

Jim Redden reported on the serious problem of not enough police coverage. The Union Police are not signing up for the special duty and the supernumeraries do not want to work for so much less per hour. After some discussion, it was moved and accepted that we raise the pay offered to supernumeraries to the same as paid the Union. For the present we will keep the same schedule of hours.

Dick Greenalch read Section 2 of the Charter pertaining to the Board's authority to remove plantings and trees in the streets, abate nuisances and conditions injurious to health. It does not appear that they give us jurisdiction to intervene in the problems on Chapel Drive. In view of the fact that the owner of said property will be in town soon, it was moved we table any further discussion or action until we see what happens in August.

Hedges all over Pine Orchard are a problem. Lois Jacob will identify the corners where visibility is impeded and Dick Greenalch will write a letter to each individual property owner asking them to remedy the problem immediately, before we take any action. Lois will also find out if the Town of Branford has a program to address this issue.

The Fire Department has paid \$2,400 rent for this year's use of the vehicle bay. At the picnic on August 30 in Young Park there will be two additional porta pottys. The One their now is paid for by the Branford Recreation Department and the Young Park commission has asked it be changed from white to grey.

The appointment of a Vice President was tabled until our next meeting. William Baskin's term on the Zoning Board of Appeals has expired and we agree to ask him to serve another 5-year term.

Earl Carlin suggested a 4-way stop at one of the intersections on Pine Orchard Road might alleviate speeding on that road. Since it is a State road and they will do nothing unless asked by the Town, Dick will talk to the Town Engineer.

It was with regret that the Board discussed the need to replace Jack McGrail who suffered a debilitating stroke in June; his term expires in 1999. Several suggestions were made of other lawyers, but Mr. Baldwin reminded the Board that Teresa Storer had been nominated at the Annual Meeting and came close to winning. Consequently her name was put forth, and it was moved to offer her the position. The motion passed with one objection.

David Schaffer has made a computer available for the office and asked the Board to authorize a printer for it, which it did. Roger Lowlicht asked to re-open the issue of the unexpired term so we can explore options until our next meeting. No action was taken. Earl Carlin suggested we drop the idea of Holiday decorations as there were some objections indicating it would divide rather than unite.

The meeting was adjourned at 9:35 PM

Respectfully submitted,



Elaine Littlehailes, Clerk

**"August 12, 1998**

**TO THE EXECUTIVE COMMITTEE OF THE PINE ORCHARD ASSOCIATION:**

**At the call of the President there will be a special meeting of the Board immediately following the Public Hearing scheduled for 8:00 PM on Monday, August 17, 1998, to hear and act on the application of the Pine Orchard Yacht and Country Club for a Special Use Permit to renovate the kitchen and office areas on the east end of the Club building on Club Parkway.**

**Attest: Elaine Littlehailes  
Clerk"**

PINE ORCHARD ZONING BOARD  
MINUTES OF A PUBLIC HEARING FOR A SPECIAL USE PERMIT  
August 17, 1998

President Greenalch called the meeting to order at 8:02 PM. Present were Earl Carlin, Ed Johnson, Jim Redden, Bob Sherwood, David Schaffer, Dick Greenalch, Bob Valley, Roger Lowlicht, Elaine Littlehales and new board member, Teresa Storer. Visiting were two residents of Crescent Bluff Avenue.

Architect David Carter and Vincent Giordano presented the Pine Orchard Yacht & Country Club's plans for renovations to the kitchen and office facilities to the Board. If approved, the Club hopes to break ground for the additions in October of this year. The Board asked questions regarding building height, dimensions of the extended footprint, and heard the recommendations of the Planning Committee. Some neighbors asked that trees be saved to soften their view. When there were no further questions or comments, the Public Hearing was declared closed at 8:20 PM.

A special meeting of the Executive Committee of the Pine Orchard Association was called to order at 8:20 PM. The reading of the minutes was waived. The Board was then called to act on the application of the Pine Orchard Yacht & Country Club for a special use permit. The President gave a brief history of the Special Permit section of the Zoning Regulations and read from said section (page 4).

Ed Johnson moved that we approve the Special Use application as presented. The motion was seconded and the question open to discussion. As the plans seem to meet all Pine Orchard requirements and there were no violations of the code, the motion was passed with one objection.

Jim Redden reported that there is not yet any progress on our police problem, and questioned whether or not we should appeal to the Selectmen as well as the Police Chief. Dick Greenalch suggested we write to Chief Gill, with a copy to First Selectman "Unk" DaRos, explaining our problem and insisting, unless they can make satisfactory arrangements, that the job be posted 72 hours in advance to insure its being filled. The present situation with police patrolling whenever they feel like it is not acceptable. It was agreed that both the letter be written and Jim Redden visit with the Chief and Selectman. It was also suggested that we provide the Police with a questionnaire to determine if they are interested in the job at all.

Treasurer Bob Sherwood reported funds are now in two CD's, one for 9 months and one for six at a 5.18% and 5.04% interest rates respectively.

Roger Lowlicht reported that the sidewalk repair was complete to Front Beach and that there is a bad section on the walkway to the Breakwater that will need attention soon.

David Schaffer reported that he met with Mr. McBurney of Crescent Bluff Ave and he has no intention of precluding any use of the stairs by residents. Suggestions to provide a recordable document to this effect

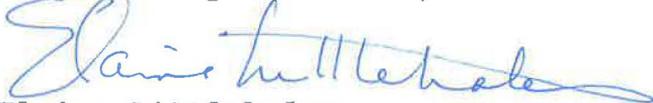
or to consider deeding over a few feet of land were put off until he consults with his attorney.

The Board was reminded of the picnic on August 30 and all were urged to attend. Bob Valley reported that the security lights have been installed at the Municipal Building, the electric meter freed from encumbrance by shrubbery, and that the oil burner is next on the list.

Mr. Carlin suggested that a better use of our funds would be contributing to the Pine Orchard Union Chapel rather than clearing the water in Mirror Pond. Informed that we always contribute to the Chapel in return for holding the Annual Meeting there, he recommended that we NOT contribute to the removal of algae in the pond again; all agreed. As it is a part of Young Park, they should be responsible. There was a request for a map delineating exactly what properties comprise the Park as "private, keep off" signs have appeared around Mirror Pond.

The meeting was adjourned at 9:15 PM

Respectfully submitted,



Elaine Littlehailes  
Clerk

"September 28, 1998

TO THE EXECUTIVE COMMITTEE OF THE PINE ORCHARD ASSOCIATION:

There will be a PUBLIC HEARING on October 5, 1998 at 8:00 PM in the Municipal Building on Pine Orchard Road, to hear the application for a Special Permit from the Pine Orchard Yacht and Country Club to erect a Comfort Station on the golf course to provide shelter, snacks, beverages and rest room facilities.

The Board will meet immediately after the presentation to consider and act upon this request;

And transact any other business which shall come before the meeting

Attest:  
Elaine Littlehailes  
Clerk"

PINE ORCHARD ZONING BOARD  
MINUTES OF A PUBLIC HEARING FOR A SPECIAL USE PERMIT  
OCTOBER 5, 1998

Members present: Richard Greenalch, Edward Johnson, David Schaffer, Robert Sherwood, Janice Gruendel, Teresa Storer, and Robert Valley.

Meeting was called to order at 8:00 PM by President Richard Greenalch, to act on the application of the Pine Orchard Yacht and Country Club to construct a Golfer's Comfort Station off Totoket Road.

Representing The Pine Orchard Yacht and Contry Club, General Manager Michael Dadetta and Jay Prutman for the architectural firm of Svigals Associates, 5 Science Park, New Haven, CT.

Applicant took the Board through the description of the project and its location on the site. Member Robert Sherwood questioned the need for the building and members Terry Storer and Janice Gruendel asked why the structure had to be as large as planned.

David Schaffer recommended that a central service alarm system and automatic motion- detector lights be installed to deter vandalism and break-ins. Bob Creelan, a private citizen in attendance at the meeting, who wrote the outdoor lighting standards for the Town of Branford, was concerned with the exterior lighting of the building. One of his concerns was the effect of the ambient light affecting the star gazers at Young Park.

David Schaffer read the report of the Planning Committee, recommending that the Board approve the application and made a motion for approval by the full board.

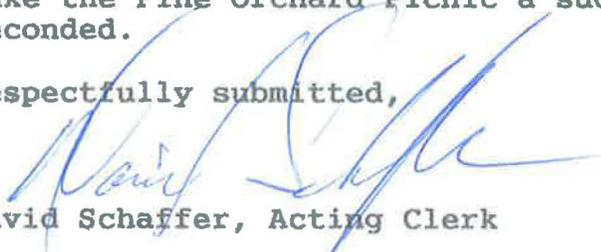
In the discussion prior to the vote, the following conditions were directed to be observed and met as part of the Board's approval:

1. A central burglar alarm system to be installed.
2. Automatic motion detector activated exterior soffet lights to be installed to meet town code.
3. No vending machines or illuminated devices to be visible from the exterior of the building.
4. No food preparation on the premises, as defined by the East Shore Health District Office.
5. Only cart access to service the site. No motor vehicles.

Motion to approve with the abovenoted conditions carried 6 to 1. The Clerk is requested to advertise the approval of the application and so notify the applicant.

Motion made by Janice Gurendel to have the Clerk send a letter of thanks to Kathleen Greenalch and Betty Ann Donegan for their time and efforts to make the Pine Orchard Picnic a success. Motion to adjourn made and seconded.

Respectfully submitted,



David Schaffer, Acting Clerk