

"December 29, 1999  
Pine Orchard, CT

TO THE MEMBERS OF THE EXECUTIVE BOARD OF THE PINE ORCHARD ASSOCIATION:

At the call of the President, there will be a special meeting of the Board on Tuesday, January 4, 2000 at 7:30 PM in the Association Building to consider the following:

1. Hear and act on the proposal of the Pine Orchard Yacht and Country Club to move the accepted Golfer's Comfort Station to a new location north of the 5th green.
2. Discuss and act on whether or not to relocate the Association office to the Association Building at this time inasmuch as we have been asked to pay rent for the space in the Goss Building we now use.
3. Transact any other business which may come before the meeting.

Attest: Richard Greenalch, President"

EXECUTIVE BOARD MEETING  
MINUTES OF A PUBLIC HEARING FOR SPECIAL USE PERMIT  
TUESDAY, JANUARY 4, 2000

Members present: Richard Greenalch, David Schaffer, John Donegan, Teresa Storer, Vinning Bigelow and Edward Brandt

The President Richard Greenalch called the Special Meeting to order at 7:30 PM to act on the application of the POY&CC, for their modification to a previously approved (October 5, 1998) Golfer's Comfort Station off Totoket Road.

Michael D'Addetta, General Manager of POY&CC, presented the Club's plan to locate the scaled-down version of the previously approved application, from the area of the 4th green to the top of the hill, to an area between the 5th green and the 6th tee. This scaled-down version of the facility will use the originally East Shore Health District approved area for the leaching field site near the 4th green.

Mr. D'Addetta acknowledge that the structure would not be heated and would be closed during the off season. There would be minimal food service, only the warming of food and not the cooking of food, would be premitted. The building would be locked by club personnel when the course is not in play and the winter season.

David Schaffer, Chairman of the Planning Committee, submitted his committee's report of December 1, 1999, which recommends the acceptance of the application.

Teresa Storer made a motion to accept the application. Motion seconded by John Donegan and the vote was unanimous in favor.

Mr. Schaffer read a letter received by him, dated December 15, 1999, from Mr. D'Addetta, requesting the Association Board remove the hearing presentation for the Paddle Tennis Courts, originally scheduled to be on this agenda along with the Comfort Station application. The POY&CC requested that the application be kept active, pending the Club's eventual determination for an ultimate location.

The second item on the call was a determination by the Board to act

pages 77+78 missing. OK'd - *[Signature]*

on the request from the Goss family for rent in the amount of \$100 per month for the Association offices at 8 Anchorage Road. The alternative action would be to move the Association's office to the fire station (i.e. Association Building, 180 Pine Orchard Road). An in-depth discussion, pro and con, was entered by all present.

Vinning Bigelow suggested that the Board hold their next meeting at the Association Office so all could have some sort of feeling for the facility. Lois Jacob noted that Mrs. Goss has let the Association use the offices at her home for years and why should we move now that her family has requested rent of \$100 per month as of November 1, 1999.

A motion was made by John Donegan to remain in the Anchorage Road office and to pay rent as of November 1, 1999, on a month to month basis. Seconded by Teresa Storer, vote unanimous by all in attendance.

Edward Brandt has been appointed to head maintenance for the Association Building on Pine Orchard Road. Noted were issues of interior painting, furnace and other minor repairs and other deferred maintenance issues.

8:30 PM, motion to adjourn made and seconded.

Respectfully submitted,

David Schaffer  
Acting for Elaine Littlehales, Clerk

May 19, 2000  
Pine Orchard, CT

**TO THE MEMBERS OF THE EXECUTIVE BOARD OF THE PINE ORCHARD ASSOCIATION:**

At the call of the President, there will be a special meeting of the Board on THURSDAY, MAY 25, 2000 AT 8:00 PM IN THE BOARD ROOM AT 8 ANCHORAGE ROAD, to consider the following:

1. Reports from Committee Chairmen
2. Elect a Vice President and 3. Elect a Tax Collector
4. Appoint an alternate to the ZBA
5. Select a replacement for Bob Sherwood on the Executive Committee
6. Set the mill rate for 2000/2001
7. Approve the 2000/2001 budget
8. Set date for the Annual Meeting
9. Review moving the office to the Association Building
10. Choose a Nominating Committee
11. Transact any other business which may come before the meeting.

Attest: Richard Greenalch

Note change of meeting place to The Goss Building as requested at our last meeting."

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Note change of meeting place to The Goss Building as requested at our last meeting."

MINUTES OF A SPECIAL MEETING OF THE EXECUTIVE COMMITTEE OF  
THE PINE ORCHARD ASSOCIATION, May 25, 2000

President Dick Greenalch called the meeting to order in the Board Room of the Goss Building at 8:09 PM. Also present were: Jim Redden, Teresa Storer, David Schaffer, John Donegan, Vining Bigelow, Janice Gruendel, Ed Brandt, Ed Johnson, Lois Jacob and Elaine Littlehales.

The minutes of the previous meeting were approved as distributed and a Treasurer's report was handed out to be discussed later. There were brief reports from Committee Chairmen: Redden - Police services are costing us about \$2,000 monthly for approximately 22 hours a week. Bigelow - some repair work needs to be done at the end of Island View. Paul Riccio and Bob Flynn were suggested as some who might undertake repairs. Recommendation was made that all the right-of-ways be checked for deterioration, the gate at Selden in particular. Brandt - the Municipal Building has been painted inside, gutters repaired, and water damage taken care of. We will need a new furnace there soon. The grounds look unkempt and Vining agreed to send someone over to maintain them. There were suggestions about installing some new shrubbery. Schaffer - the Planning Committee has nothing pending. Storer - no dog problems referred to her. Johnson - A busy year for Zoning; 25 to 30 applications for new buildings and/or additions. Jacob - Hedges are an ever-present problem and letters from the Board to individual offenders were discussed.

Ed Johnson was proposed as Vice President and Dick Greenalch to stand as Tax Collector. Both positions were agreed to by the entire Board. Bob Sherwood had another year on the Board and Joe Sepot was unanimously appointed to fill Bob's unexpired term. If it is the desire of the Board after the Annual Meeting in July, Ed Johnson will take the President's position, Dick Greenalch will become Treasurer and Joe Sepot will take over as Zoning Officer.

The Board moved to appoint Gerry Crotty for another 5-year term on the Zoning Board of Appeals, and Cathy Greenalch as an Alternative. These proposals were seconded and passed. Board Members whose term expires in July are Janice Gruendel, Jim Redden, Dick Greenalch and Ed Johnson. All agreed to serve another three-year term; David Schaffer shall act as Nominating Committee at the Annual Meeting which shall be Monday, July 10, 2000 at 8:00 PM in the Pine Orchard Union Chapel. Elaine will contact Nancy Wheeler to secure the building for that evening.

There was a detailed discussion about the proposed budget for the upcoming year. Due to reduced Police coverage we have a lot of money on hand and the Board agreed to lower the mill rate. The Grand List was Approved and the mill rate was set at 0.6 for the 200-2001 year. The following budget was accepted:

INCOME of .6 mills on the Grand List of \$80,000,000	\$48,000
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DISBURSEMENTS

Police	\$30,000
Waterfront	10,000
Insurance	5,500
Municipal Building	7,000
Office/General	8,000
Zoning/Legal	<u>2,500</u>
	\$63,000

Cash July 1, 1999		\$ 90,889.35
Projected Gain		<u>19,599.00</u>
Projected Cash June 30, 2000		\$110,488.35

In other business, Ed Johnson distributed copies of the Town of Branford's ZBA application guidelines and recommended we adopt similar wording for notification of adjoining property owners. While this is generally done, there is nothing in writing. It was agreed that the following wording appear on our application forms for both ZBA and Special Permits.

"Applicants for a variance must notify **all** adjoining property owners of the hearing, **listing the time, date and place of the meeting**, by **Certified Mail, Return Receipt Requested** (green card). These green cards are required proof of mailing and must be submitted the night of the hearing. Letters of notice containing this information **signed by abutting property owners** may be substituted as proof of notification. Abutting property is any which touches the property seeking the variance on any side. This includes vacant lots."

It was also suggested that notification be made to property owners directly across the street.

Ed also reported on an illegal out-building under construction on Brandagee. The property owner was cautioned by letter to cease and desist until proper permits had been issued, an order he ignored. Ed wanted the Board's suggestions of how to pursue this issue, and all agreed on a consultation with Town officials to begin. There **must** be consequences. Also, he has received a proposal from NorthStar for a Communication Tower on one of 4 locations within Pine Orchard. Three would be on Town owned property, the 4<sup>th</sup> on POY&CC property. The Board directed him to inform them that we will take it under consideration when they have narrowed down their choices. Lease payments would probably not come to us as the Association does not own the land.

The Board again considered moving the Association office from the Goss Building to the Association Building. It was generally agreed that it was the prudent thing to do and a time of six months was given to get the Association building in order and to effect an orderly retreat from the space we have been using for many, many years.

A proposal was made that the Board show its appreciation for Bob Sherwood's 37 years of service to Pine Orchard, 25 of them as Treasurer and Tax Collector, by sending a donation in his memory to The Harvard Club of Southern Connecticut, an organization dear to his heart. A collection was taken from the members. (\$180 was sent to the Harvard Club and copies of the accompanying letter sent to his children.)

The meeting was adjourned at 10:30 PM.

Respectfully submitted,



Elaine Littlehales, Clerk

"June 14, 2000

**TO ALL PROPERTY OWNERS QUALIFIED TO VOTE AT THE ANNUAL MEETING OF THE PINE ORCHARD ASSOCIATION:\***

The **ANNUAL MEETING** of The Pine Orchard Association will be held at the Pine Orchard Union Chapel, Pine Orchard, Connecticut on **Monday, July 10, 2000, at 8:00 PM,\*\*** 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 Nominating Committee of the Executive Board proposes the following for three-year terms:

Dick Greenalch, Janice Gruendel, Ed Johnson and Jim Redden.

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**

	1999-2000 Budget	Estimated Expenses	Proposed 2000-2001 Budget
Police	\$40,000	\$25,200	\$30,000
Waterfront	13,500	8,398	10,000
Municipal Building	6,000	7,500	7,000
Office/General	8,000	8,000	8,000
Insurance	5,000	5,336	5,500
Legal/Zoning	2,500	600	2,500
<b>Totals</b>	<b>\$75,000</b>	<b>\$55,034</b>	<b>\$63,000</b>

Cash Balance estimated June 30, 2000 \$110,488.35  
Grand List 1999 ~~\$86,000,000~~ 0.6 mill rate = \$ 48,000

\*Those eighteen years of age or older who own real estate within the limits of said Pine Orchard Association (See Section 4 of By-Laws)

\*\*As long as a quorum is present, the meeting starts promptly at 8:00 PM."

MINUTES OF THE ANNUAL MEETING OF THE  
PINE ORCHARD ASSOCIATION  
July 10, 2000

The meeting was called to order by President Richard Greenalch at 8:05 PM in the Pine Orchard Union Chapel Building. There were between 45 and 50 residents in attendance. Mr. Greenalch noted that Pine Orchard has been incorporated for 98 years and then welcomed new residents of the community and asked them to stand and identify themselves. He then introduced the Board members.

Elections were the first order of business and since Nancy Drevins was nominated from the floor, the ballots were marked and collected by the registrars. A count of the ballots resulted in the Board recommended nominees: Ed Johnson, Dick Greenalch, Janice Gruendel and Jim Redden being re-elected to the Board for three-year terms. It was announced that the Board had appointed Joe Sepot to fill the unexpired term of Bob Sherwood, who passed away in January after 37 years of service to Pine Orchard. Chairman of the Zoning Board of Appeals Judith Burke, was also introduced.

Brief reports from the Committee Chairman were given and questions and comments held until later. **Planning Committee Chair David Schaffer** reported on several projects proposed by the Pine Orchard Yacht & Country Club which have undergone a number of revisions, i.e. paddle tennis courts and the comfort station. He also reported on the proposal we have received from North Star Telecommunications re the communications tower they might like to erect in the community and assured residents that the proposal will receive careful consideration. Mr. Greenalch read a report for the **Waterfront Chairman Vining Bigelow** in absentia, outlining the repairs to the Association Building and the waterfront either done or slated for attention in the immediate future.

**Zoning Chairman Ed Johnson** gave a brief review of his duties and the number of applications for buildings and renovations that have passed through the system in the past year. **John Donegan**, in absentia chairman of **By-Laws** is in the process of reviewing and then printing copies of our Charter and By-Laws and Ordinances, which should be available in the Fall. **Jim Redden** gave a report on the **Police** activities, and it appears that even though we have less extra coverage now than ever before, crime is also down. **Ed Brandt, Chairman of the Association Building**, reported in absentia that numerous repairs have been done to the building, and that a new furnace appears to be necessary very soon. The Association receives \$2400 from the Town every year to house a piece of fire apparatus there. Mr. Greenalch announced that the Association will move its office from the Goss Building where it has been for decades, to the Association Building before the first of the year.

**Dick Greenalch, Acting Treasurer**, gave the financial report for the year and offered a copy of Seward & Monde's audit report for perusal after the meeting. He mentioned the lower mill rate this year and an anticipated further reduction next year until the cash balance has been reduced to just what seems necessary in a sinking fund to cover unexpected expenses, i.e. hurricane damage to the waterfront. He took the opportunity to thank the Board for their help during his term as President and reminded everyone of the third annual picnic scheduled for August 20<sup>th</sup>.

Questions from the floor and answers (in italics):

**Kaplan:** How do we go about getting a hedge height ordinance into the Zoning Regulations? *A formal proposal to the Planning Committee, which, after careful consideration, would go to a public hearing. If*

*favorable, it could then be included in the Zoning Ordinance. Mr. Johnson warned of the complexity of such an ordinance, not to be undertaken lightly.*

**Nelson:** Noticed an error of \$9,000 on the financial sheet distributed. It turned out to be a typographical error on the part of the Auditors.

**Standish:** Read a long list of complaints – hedge heights, stop signs on Island View Avenue, reduce speed signs – which had been brought up the last two Annual Meetings and asked why no action had been taken. She also reiterated her request that the Association survey the Right of Ways to see where the boundaries are as they appear to be shrinking all the time. She objected to the Board's previous reluctance pay for such a survey and asked how many names need be on a petition before the Board takes action.

*An hedge height ordinance needs to go to the Planning Committee first, as previously stated. There are residents who are threatening court action if we touch their hedges. It would probably take a minimum of \$2,000 to survey each right of way. Homeowners who abut such right of ways can have their own property surveyed.*

**Huang:** Keeps his hedge high to prevent people parking in the road by his house from peering into the house. Keeps beer cans and other debris out of the yard.

**Everett:** Right of Way next to his house (off Waterside) is in severe disrepair; the concrete is crumbling and the wood portion rotten. *Will get Vining to look at it right away.*

**Two Halstead Lane Residents:** Wood stairs are dangerous: broken bottom steps-worse than last year. Should have yearly inspection. Also, No Parking sign at the end of the road faces the water. *Police regulate the signs.* Question 2. Can we have "private" signs put up? Can we charge outsiders to use the beach? *Pat Kaplan answered that the Greenwich Beach result is that anyone can use Connecticut beaches. Their request to charge for such use has not yet been ruled on.*

**Hallgren:** Railing along seawall at end of Spring Rock Road is broken in several places and dangerous. *Will look into it.*

**Reimers:** Suggested \$50,000 as maximum surplus. Asked why not a moratorium on taxes for a year or two. Also, as we are running a business at the breakwater, are we insured? *Yes.* The concrete balustrade on Blackstone Ave opposite the entrance to Mancheski's property is an historic bit of Pine Orchard and needs repair. Is there any way we can do it? *We will look into it.*

**Carlin:** Those people harassed by those looking over hedges should call police. **Huang:** we have done that many times; they never give tickets.

**Someone** asked why Sunset Hill residents are not taxed. *There was no one living there in 1903 when the State Legislature granted Pine Orchard taxing privileges. If we tried to change now, the Legislature would put us out of business.*

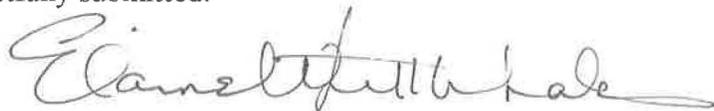
**Coffey:** Can we get screens for the Chapel windows next year. *Make a donation to the Chapel Association.* Do the police get overtime pay for the little time they spend in Pine Orchard? *No. Straight time; perhaps it is time we review the police situation.*

**Reimers:** People are not aware of the situation with the police; they (the police) don't care at all about Pine Orchard. **Huang:** Shouldn't we take strong action? Can we have the Police Commissioners come down here and explain their actions to us? **Coffey:** Can we go back to the way it was? *We have pleaded with the police to provide more coverage. It is a union thing, and there is nothing we can do. Our Charter allows us to hire constables, but we would have the liability of being an employer and said constables would not be in the police "loop" and not privy to any information, equipment or assistance from the Branford Police. There has not been any increase in crime in the area.*

**Hampton:** I suggest a round of applause for our outgoing President.

By general agreement the meeting was adjourned at 9:30 PM

Respectfully submitted,



Elaine Littlehales, Clerk

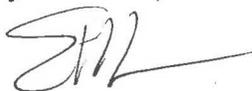
MINUTES OF A SPECIAL MEETING OF THE EXECUTIVE COMMITTEE  
OF THE PINE ORCHARD ASSOCIATION  
July 10, 2000

The meeting was called to order at 9:40 PM, and nominations for officers were made and voted upon. President, Ed Johnson; Treasurer, Dick Greenalch; Clerk, Elaine Littlehales. No nominations were made for Vice President. A motion was made and approved to have Ed Johnson signature appear on all bank accounts along with Greenalch's.

A motion was made and carried to appoint Maggie Bell Zampano as Alternate to the Zoning Board of Appeals. It was suggested that we meet soon to review and take action on all the issues raised at the Annual Meeting and that the members be informed of our decisions by a special mailing. All the issues were ones we had deliberated on during the course of the year.

The meeting was adjourned at 9:45 PM

Respectfully submitted,



Elaine Littlehales, Clerk

"August 14, 2000

TO THE EXECUTIVE COMMITTEE OF THE PINE ORCHARD ASSOCIATION

At the call of the President there will be a special meeting of the Executive Committee on Monday, September 18, 2000 at 7:30 PM in the Association Building to consider the following:

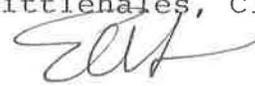
1. To receive reports on the status of:
  - Repairs to the Association Building-Ed Brandt.
  - Moving Pine Orchard files, furniture etc. from Goss Building to Association Building-Elaine Littlehales.
  - Waterfront repairs-Vining Bigelow
  - Association Charter/By-Laws update-John Donegan
2. Receive preliminary report on recent PO picnic.- Betty Ann Donegan, Kathleen Greenalch.
3. Should the POA plan a special 100th birthday celebration? (June 18, 1903 - June 18, 2003). What kind of celebration; form a committee?
4. Schedule special Board meeting(s) to discuss and reach consensus on the following:
  - What zoning policy should be established where homeowners propose

to voluntarily remove existing structures from property which now contains non-conformities (i.e. setbacks), but wishes to preserve these pre-existing rights/conditions in any new construction?

Who actually owns the seven Right of Way access points to the waterfront? Who is/is not permitted to use them? Who is legally responsible for ROW maintenance? Does this require an examination of individual deeds?

Should we retain legal assistance to advise us on both above referenced matters?

Attest: Elaine Littlehales, Clerk "



MINUTES OF A SPECIAL MEETING OF THE EXECUTIVE COMMITTEE  
OF THE PINE ORCHARD ASSOCIATION  
September 18, 2000

President Ed Johnson called the meeting to order at 7:35 PM. Also present were: David Schaffer, Lois Jacobs, Jim Redden, John Donegan, Janice Gruendel, Teresa Storer, Vining Bigelow, Joe Sepot, Ed Brandt and Elaine Littlehales.

Mr. Johnson asked the Board if they would like to continue to receive copies of correspondence from residents recieved by him and the answer was yes. The Board also agreed on 7:30 PM as a meeting time, as well as the need for more frequent meetings.

Our anticipated move from the Goss Building to the Association Building was discussed and Ed Brandt distributed a list of things that need to be done before we move and the aproximate costs. There was a long discussion on whether or not to replace some furnace parts, the whole furnace, stay with oil or go with gas, and how to deal with the underground oil tank. As more information was needed, it was agreed to table this item until we meet again in two weeks. A motion was made and carried that we have Dornfelds install 12K BTU ductless air conditioning units upstairs and down.

Elaine Littlehales anticipated being able to move everthing into the new building by November, though we have until the first of the year to vacate the Goss Building. She will order a new locking mailbox and get a new telephone. When we have heard whether or not we can purchase some of the old desks we are presently using, she will call movers for an estimate.

Vining Bigelow reported that the waterfront work on both sides of Island View has been finished as well as repairs at Selden Avenue. The gate at that access point has been taken down for repair and is still out. Work on the steps at Waterside remains to be done.

John Donegan has reviewed the Charter, By-Laws and Ordinances and will give it all to Mike Platt at Harty Press to reprint into one booklet. The Board authorized him to order 1,000 copies.

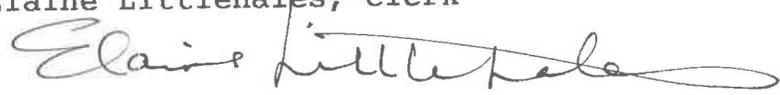
It was agreed that the annual picnic is a success and should be continued if the organizers are willing. Earlier notification of the picnic date was proposed and could be included in the Newsletter that goes out with the Call to the Annual Meetine in June. There was a brief discussion about a possible 100th Birthday Celebration a few years hence and Ed Johnson asked the Board to be thinking about an off-Board coordinator.

The problem of residents wishing to destroy a non-conforming

residence and rebuild on the existing footprint was addressed. The Board was in agreement that the purpose of zoning laws is to bring everyone into conformity eventually. Ed Johnson and Joe Sepot will visit Justine Gillian, Zoning Officer for the Town of Branford to see how they handle this problem. Ed also asked for permission to talk to a lawyer about this, and the Board agreed that the issue needs to be looked at very carefully, then open discussion with an attorney.

We have not yet contacted Northstar about the communications towers they are proposing to erect in Pine Orchard; this, a police report and an update on sign and hedges will be taken up at the next meeting which will be held on October 2, 2000 at 7:30 PM

Respectfully submitted, Elaine Littlehales, Clerk



MINUTES OF A SPECIAL MEETING OF THE EXECUTIVE COMMITTEE  
OF THE PINE ORCHARD ASSOCIATION  
October 2, 2000

President Ed Johnson called the meeting to order at 7:37 PM. Also present were: Dick Greenalch, Jim Redden, Ed Brandt, John Donegan, David Schaffer, Joe Sepot, Lois Jacobs and Elaine Littlehales.

Ed Brandt gave a run-down of work done on the Association Building to date (garage and back yard cleaned, new window and air conditioning system ordered and to be installed) and a few things still needed such as carpeting and driveway repair, and the costs thereof.

The Board discussed the heating system, considering the initial costs and efficiency of both gas and oil and the time required for installation. It was moved, seconded and unanimously approved that a new gas fired system be installed, without hot water, at a cost of \$5,900. The Board also authorized \$1,425 for the removal of the old in-ground oil tank after the new gas furnace is in place and running. It was also resolved to hold off any driveway repair until next year.

A motion was made and seconded that we transfer funds into the Budget to cover the costs of the move. It was moved that we add \$15,000 to the \$7,000 in place under Municipal Building for a total of \$22,000.

After discussion of the Police situation, and the possibility of changes being made in the way Pine Orchard is covered, it was agreed that we can do nothing now until we see how the Union votes. Perhaps in the spring, when we know what has happened we can poll the residents to see if they want changes made or are satisfied with the status quo.

The Board moved to recommend to the Town that a second handicapped parking space be installed on Island View Avenue in front of Charles Ely's house, in view of the very tight parking on that street and lack of options for off-street parking. There was one opposed. Lois Jacobs was asked to inform the Town that the street sign for Spring Rock Road has been missing for some time.

Northstar has asked for permission to contact the membership of the Association for an informational meeting about their proposed communications tower. The Board had no objection, but will not move ahead on Northstar's proposal until they submit an application for a special use permit with supporting documentation. When that is done, there must be a public hearing.

Ed Johnson will write them. A lease negotiation was suggested as well.

Ed Johnson and Joe Sepot reported on their visit with Justine Gillian, the Town Zoning Officer. Branford does not allow rebuilding on a non-conforming footprint following voluntary demolition without approval from the Zoning Board of Appeals. The same is true in Madison and Old Saybrook. The question of how well this ruling can be upheld in court was raised, and John Donegan will review the wording of our regulation on page 17 of the Building Regulations.

Elaine Littlehales read letters of appreciation from Bob Sherwood's children for the donation made in his memory. The Board will meet again on December 4, 2000. Ed Brandt asked who was responsible for cutting the grass in the little triangle at the junction of Pine Orchard Road and Club Parkway. He has been doing it but it is the responsibility of the Town.

The meeting was adjourned at 9:10 PM

Respectfully submitted,



Elaine Littlehales, Clerk

November 27, 2000

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, December 4, 2000, at 7:30 PM in the Board Room of the Association Building, 180 Pine Orchard Road to discuss the following:

1. Hear reports on progress of improvements to the Association Building and to decide on further alterations. (See enclosed correspondence)
2. To consider appointing an alternate to the Zoning Board of Appeals and to discuss a possible vacancy on that board.
3. To consider any other business that may come before the meeting.

Attest: Ed Johnson, President

MINUTES OF A SPECIAL MEETING OF THE EXECUTIVE COMMITTEE OF  
THE PINE ORCHARD ASSOCIATION  
December 4, 2000

President Ed Johnson called the meeting to order in the new board room of the Association Building at 7:35 PM. Also present were: Dick Greenalch, Ed Brandt, David Schaffer, Jim Redden, John Donegan, Teresa Storer, Lois Jacob and Elaine Littlehales.

Ed Johnson briefed the Board on the situation of the harbor side seawall at the end of Island View Avenue. Several homeowners have both raised and widened the wall in front of their homes about 18" each way. The Town of Branford did the same to the bit of wall at the end of the road. Now neighbors there are requesting the Association bring the rest of the wall, out to the beginning of the Breakwater, into conformity. Ed

Brandt pointed out that so doing may increase the flooding of Island View Avenue rather than reduce it. Brian Coffey, a concerned resident, visited the Board for a few minutes to present his concerns. He cited water in basements and lawns as well as on the road. Ed Johnson observed that permission from the DEP would be necessary; a lengthy process.

The issue was tabled for now and Vining Bigelow, Dick Greenalch and David Schaffer will take a look to assess the wisdom of resizing the wall. It was agreed that Mr. Schivone, the new owner of the house on Brown's Point where there is no problem with water at present, be consulted as a higher wall may introduce flood water onto his property.

The question was raised as to just how much property the Association actually owns.

The Pine Orchard Office has moved entirely from the Goss Building to the Association Building. The Board was advised of the expenditures to date and the important things which still need doing such as installing the mailbox and a new front sidewalk and better outdoor lighting (approximately \$1600). We now have gas service and a new furnace. As soon as the gas meter is installed, the furnace will be connected the same day. New lighting fixtures for the Board Room will be installed this week. The Board agreed to have treads installed on the stairs immediately, but to defer new carpet and tiles downstairs for the time being. The carpet will be cleaned, however. The Board also approved a glass door for the office both for light and security, not to exceed \$800.

Projected figures for maintenance were examined, and Ed Johnson agreed to call Branford Public Works to determine whether or not they will continue to plow snow which we assume they have been doing to keep the fire apparatus available.

Ed also announced that he has requested Dick Greenalch to pay bills on the 15<sup>th</sup> of the month which will give ample time for those bills, which need approval to be paid on time.

Jim Redden was asked if there is any way we can obtain copies of the Police log as it pertains to Pine Orchard on a weekly or monthly basis, for accountability. In lieu of asking First Selectman Unk DaRos to visit with the Board, Jim Redden and Ed Johnson will visit him to see what he can do to bring Police coverage up to our expectations.

The handicapped parking designation requested by Charles Ely will be done soon. We have heard nothing more from Northstar, and the By-Laws should be printed up by spring. Herb Gruendel has agreed to Chair the 100<sup>th</sup> birthday celebration and is looking for volunteers. David Schaffer reiterated that the street sign for Spring Rock Road is still missing; Lois will contact Ed Massada in Town.

Because Judith Burke has moved out of Pine Orchard, the Zoning Board of Appeals needs a new member. The Board agreed that Jeanne Hughes, an alternate, be appointed to the Board for the remainder of Judith's term. That board must choose its own Chairman. There needs to be one more alternate named, and the ZBA board will be asked for suggestions.

The Treasurer reported that we have \$140,000 in various accounts at this time. Our next meeting was scheduled for February 11, 2001.

The meeting was adjourned at 9:00 PM

Respectfully submitted, Elaine Littlehales, Clerk

