

Mrs. van Wilgen made a brief report as Treasurer reporting the cash status as of the moment in the amount of \$44,244.55. Also reporting there were five parcels of real estate on which the current taxes were delinquent in the amount of \$534.27 and finally that tax liens of long standing would shortly be foreclosed and brought before the Small Claims Court of which there were a total of \$921.59 not including one party who had agreed and is paying off as agreed between the Assistant Treasurer and that party.

Respectfully submitted,

Milton W. Goss

Milton W. Goss, Clerk

MINUTES OF A SPECIAL MEETING
OF THE EXECUTIVE BOARD OF
THE PINE ORCHARD ASSOCIATION

Held pursuant to notice duly mailed to all of the Board of which the following is a copy:

"Pine Orchard, Connecticut
February 18, 1976

TO THE EXECUTIVE BOARD OF
THE PINE ORCHARD ASSOCIATION

GENTLEMEN:

~~At the call of the President there will be~~ a Special Meeting of the Board at the Goss Office, Pine Orchard, Connecticut at 8:00 P. M. on Tuesday, February 24, 1976 to meet and discuss a replacement for Milton W. Goss, to hear reports of officers and committees and to transact any business within the power of the Board which may come before the meeting.

Attest:

John C. Usher
President

This is an important meeting and if you are unable to attend please call the Goss Office 488-2541 as soon as possible."

At the meeting there were present: Burrow, Buza, Evarts, Gagge, Gillis, Reynolds, Sherwood, Shope, Tweed, Usher and van Wilgen.

The meeting was called to order and the minutes of November 18, 1975 were presumably approved as circulated.

The President entered the following resolution into the record--

"On the death of Milton Warner Goss on January 22, 1976 the Association suffered the loss of the long standing services of its

Clerk and a member of the Board for thirty-three years. His vision, his patience, his friendship and his unique capacity to advise always with friendliness, with a sense of humor and with real understanding, however difficult the course of action, have all left the Board with a sincere admiration of his capabilities and his outstanding contributions to our Association over the past three decades. Without his further support and collaboration and without his broad perspective of the events over the years there remains a deep sense of sorrow and loss among us all."

The President asked the Board's approval to forward the intent of this resolution to Nancy Barnes Goss, his widow. All present APPROVED.

The Treasurer reported that approximately \$3,000 remained in the Association's checking account (First New Haven) and \$38,000 in savings account (Branford Savings). There were tax delinquencies for about \$130 on real estate and for about \$1,000 for trash removal in Sunset Hills area. Liens have been placed on all properties concerned.

The Chairman of the Roads Committee is currently preparing a deficiency list in street and traffic signs for submission to Mr. Sliney, Town of Branford.

The President summarized the activities of the Firehouse Committee and reported various deficiencies in the building that need fixing--gutters, locks, etc. He also is investigating chairs and tables so that future meetings of the Board may be held at the Firehouse. The Association records will remain at the Goss Office temporarily.

The President nominated Mr. Gagge to assume the responsibility of the Clerk through the remainder of the tax year. Mr. Gillis was named to replace the late Mr. Goss on the By-Laws Committee. Both actions were APPROVED by those present.

The following names were suggested by board members for consideration as a possible replacement for the current Board vacancy: A. Barnes, W. Clancy, M. Crosby, R. H. Fletcher, M. T. Dill, L. Grew, G. Littlehales, J. Palisca and A. Shirk.

The question arose who was authorized by the Board to sign checks and withdraw funds from the Association savings account. Until the latter's death, those authorized were Hazel Swanfelder, Phyllis van Wilgen and Milton Goss. Mr. Gillis proposed the following resolution.

BE IT RESOLVED, That any withdrawal from the checking account of the Association at the First New Haven National Bank requires only one (1) signature of either the President, Treasurer or Assistant Treasurer of the Association for any amount less than \$250.00 with the exception of checks made payable to the Town of Branford or the contractors with whom the Association has contracted for trash removal in which case the single signature shall be valid for amounts up to \$2,000.00. Any checks in excess of the two above specific amounts shall require the signatures of two (2) of the above three (3) officers and all withdrawals from the account of the Association at the Branford Savings Bank shall also require the signatures of two (2) of the above officers. This Resolution unanimously approved.

The President suggested that the next meeting of the Board be held on March 16th.

Meeting adjourned.

Respectfully submitted,

A. P. Gagge
A. P. Gagge
Secretary

MINUTES OF A SPECIAL MEETING
OF THE EXECUTIVE BOARD OF
THE PINE ORCHARD ASSOCIATION

Held pursuant to notice duly mailed to all of the Board of which the following is a copy:

"Pine Orchard, Conn.
March 10, 1976

TO THE EXECUTIVE BOARD OF
THE PINE ORCHARD ASSOCIATION

GENTLEMEN:

At the call of the President there will be a Special Meeting of the Board at the Goss Office, Pine Orchard, Connecticut at 8:00 P. M. on Tuesday, March 16, 1976 to specifically elect a member to fill the unexpired term of Milton W. Goss, to hear reports of officers and committees and to transact any business within the power of the Board which may come before the meeting.

Attest:

John C. Usher
President

This is an important meeting and if you are unable to attend please call the Goss Office 488-2541 as soon as possible."

at the meeting there were present: Burrow, Buza, Gagge, Gillis, Reynolds, Sherwood, Shope, Tweed, Usher and van Wilgen.

The meeting was called to order at 8:06 P. M.

Mr. Buza reported that he had fixed the gutters on the Firehouse building and had changed the locks. The unusually high electric bills for the Firehouse were discussed. It was decided to ask the Light Company to check the electric meter.

Mr. Gagge read a letter he sent Mr. Sliney on P/O roads. In general,

street signs are in excellent condition; some "Stop" and many "No Parking" signs are missing all over the Association area.

The President nominated Mr. Richard H. Fletcher, 224 Pine Orchard Road, to complete the term of the late Milton Goss on the Board; Mr. Reynolds seconded. Dr. Shope nominated Mrs. Jane Palisca, 68 Spring Rock Road. Dr. Burrow seconded. Mr. Reynolds moved the nominations be closed; Mr. Tweed seconded. After considerable discussion on the special qualifications of both nominees, the President called for a vote: Fletcher (8); Palisca (2). Mrs. van Wilgen recommended to the President that Mrs. Palisca be considered as the replacement for Mr. Fletcher on the Zoning Board of Appeals.

With no further business the meeting adjourned at 8:43 P. M.

Respectfully submitted,

A. P. Gagge

A. P. Gagge
Secretary

MINUTES OF A SPECIAL MEETING
OF THE EXECUTIVE BOARD OF
THE PINE ORCHARD ASSOCIATION

Held pursuant to notice duly mailed to all of the Board of which the following is a copy:

Pine Orchard, Conn.
May 4, 1976

TO THE EXECUTIVE BOARD OF
THE PINE ORCHARD ASSOCIATION

GENTLEMEN:

At the call of the President there will be a Special Meeting of the Board at the Goss Office, Pine Orchard, Connecticut at 8:00 P. M. on Tuesday, May 11, 1976 to:

- 1- receive and act upon the assessment list as prepared and presented by the Clerk pursuant to law:
- 2- CONSIDER AND DISCUSS BUDGETS:
- 3- hear reports of officers and committees and to transact any business within the power of the Board which may come before the meeting.

Attest:

John C. Usher
President

P. S. If you are unable to attend this meeting please call the Goss Office--488-2541"

At the meeting there were present: Evarts, Fletcher, Gillis, Reynolds, Sherwood, Usher and van Wilgen.

The President declared there was a quorum present and the meeting was called to order at 8:20 P. M.

The reading of minutes of the 16 March meeting was waived in the absence of Mr. Gagge.

The Assessment List was presented, reviewed and discussed. The List was voted APPROVED by all present, with the proviso that the List should be brought up to date with the Branford Assessor's List immediately prior to the Pine Orchard Association billing date.

The Treasurer reported an excess of cash in hand of approximately \$15,000 more than the \$9,000 of anticipated expenses in the next six months. The Treasurer suggested that \$10,000 be used to prepay two additional notes on the Firehouse indebtedness. While the suggestion was received favorably, no action was taken on the matter.

There was general discussion of the Firehouse building, grounds and furnishings. The Firehouse Committee was requested to investigate the matter of improvements and of furnishings for a Board meeting room; also to report on their recommendations and to submit a budget for the costs involved. This request to the Firehouse Committee was voted APPROVED by all present.

Mr. Reynolds reported in connection with the preparation of the Budget that a new police car will be required and the cost for Police service will probably increase depending on the Branford Police Department rates which are not yet determined. In the absence of the Health Officer, he also reminded that the Trash Collection Contract calls for an additional \$1,000 in cost for the year ahead.

The date of the next meeting of the Board was set for Tuesday, 25 May, 1976, 8:00 P. M., at the Goss office. The purpose of the meeting is to consider and approve a Budget and to make nominations for the elections to be held at the Annual Meeting of the Association in July.

With no further business to consider, the meeting was adjourned at 8:55 P. M.

Respectfully submitted,

Richard H. Fletcher

Richard H. Fletcher
Clerk pro tem

20206

MINUTES OF A SPECIAL MEETING
OF THE EXECUTIVE BOARD OF
THE PINE ORCHARD ASSOCIATION

Held pursuant to notice duly mailed to all of the Board of which the following is a copy:

"Pine Orchard, Connecticut
May 18, 1976

TO THE EXECUTIVE BOARD OF
THE PINE ORCHARD ASSOCIATION

GENTLEMEN:

At the call of the President there will be a Special Meeting of the Board at the office (Goss), 8 Anchorage Road, Pine Orchard, Conn. at 8:00 P. M. on Tuesday, May 25, 1976 to adopt a budget for the ensuing year, to lay a tax and arrange for the collection of the same; to hear and act upon reports of officers, members and committees; and to transact any business within the power of the Board which may come before the meeting.

Attest:

John C. Usher
President

This is a very important meeting and we must have a quorum present. If you are unable to attend please contact the Goss Office-- 488-2541 or Jack Usher--488-2652."

Those present were: Buza, Evarts, Fletcher, Gagge, Gillis, Reynolds, Sherwood, Usher and van Wilgen.

The President called the meeting to order at 8:07 P. M., since a quorum was present.

The minutes of the meeting on 11th May were read by the Clerk and were approved.

The Treasurer presented the current status of the FY 1975-1976 Budget and Expenditure and the proposed budget for FY 1976-1977 which is outlined below:

<u>Item</u>	<u>Budget</u>
Police	\$21,500.00
Audit	275.00
Insurance (other than Firehouse and Police)	450.00
Firehouse	11,000.00
Less Payment by Town of Branford	(2,000.00)
Waterfront Repairs	1,200.00
Legal and Zoning	300.00
Fees and Clerical	2,250.00
Trash Collection	15,000.00

Postage and Miscellaneous

350.00

Total

\$50,325.00

During the discussion that followed, the Treasurer, acting for the Firehouse Committee, estimated the cost for their services (telephone, water, oil, electricity, cleaning, maintenance, etc.) to be about \$3,000. and for bonded indebtedness about \$8,000. Furniture for the new Association Office will be paid out of current funds.

Mr. Reynolds' budget for police services in 1976-77 includes \$15,500. for salaries; insurance, operation and maintenance of police car and equipment (\$850.), gasoline (\$650.), and cost of new police car (\$4,500.). The present car is three years old.

The proposed budgets were accepted as presented.

The Estimated Cash Position on 30 June 1976 in savings and checking accounts will be approximately \$21,500., less bills payable \$6,700. and less note payable \$5,000. (Firehouse loan) on 5/27/76, leaving an estimated carry over from FY 1975-76 of \$9,800. The coming year's collection from Sunset Hills area will be \$5,250. Funds to be collected by Real Estate Taxes to meet 1976-77 budget will be approximately \$35,275.

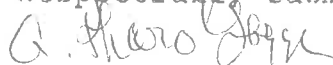
The estimated value of the current Grand List is \$8,600,000.

After discussion on the proper mill rate the general consensus of those present was that $4\frac{1}{2}$ mills was the optimum choice. This rate, the same as 1975-76, will allow collection of approximately \$38,700. in taxes and leave a modest surplus (about \$3,400.) for contingencies. The President moved $4\frac{1}{2}$ mills be the tax rate again for FY 1976-77. Seconded by Mr. Buza. APPROVED by all present.

The Annual Meeting of the Association will be held on Monday, 12th July at 8:00 P. M. in the Pine Orchard Chapel. The members of the Board whose terms expire on 30th June 1976 are Buza (representative from Sunset Hills), Fletcher (recently appointed on 16th March to complete term of the late Milton Goss), Gillis (Chairman of the By-Laws Committee) and Usher (the President). The continuing members of the Board present unanimously renominated the above four Board members for a new three year term and recommended their names be placed on the Ballot to be presented at the Annual Meeting. The President directed that the ballot with the Board's nominees be distributed as before to the members (one per family) at the entrance to the Chapel prior to meeting. The President further recommended that the current list of Officers be circulated with the call for Annual Meeting to be mailed the last week in June.

With no further business, the meeting adjourned at 9:18 P. M.

Respectfully submitted,



A. Pharo Gagge, Clerk

Special Note from Roads Committee:

Signs requested in letter 15th March 1976 to Mr. Sliney were installed on 26th May throughout the Association area. Letter of thanks is being prepared for President's signature.

APG

MINUTES OF THE ANNUAL MEETING OF
THE PINE ORCHARD ASSOCIATION

Held pursuant to notice duly mailed to all of the persons qualified to vote, of which the following is a copy:

"Pine Orchard, Connecticut
July 2nd, 1976

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 Chapel, Pine Orchard, Branford, Connecticut on Monday, July 12, 1976 at 8:00 P. M. for the following purposes:

1. To elect by ballot 4 persons to serve on the Executive Board from the date of their election.
2. To transact any other business within the power of the Meeting which may be brought before it.

Attest:

John C. Usher, President
A. Pharo Gage, Clerk"

The President opened the meeting by expressing his deep sense of sorrow over the death of Milton Warner Goss on the 22nd of January 1976, who was Clerk and Member of the Board for thirty-three years. Milton's vision, patience, friendliness, advice always with a sense of humor and real understanding, has left us all with an increased appreciation and admiration of his unique capabilities and outstanding contributions to our Association. He closed by reading a resolution containing these thoughts, which were recorded in the minutes of the Board Meeting held on 24th of February 1976. The President called for a moment of thoughtful silence in Milton Goss' honor.

Since there were more than 12 members present, the President, as Chairman, declared a quorum and called the meeting to order.

The Chair opened by thanking Mrs. James Collins and Mr. David L. Daggett, who both served as checkers to identify qualified voters and provide them with ballots. The Chair then named Mr. Allen Sherk and Mrs. David Daggett as tellers for the election to follow.

The Chair declared the polls open for election by ballot of four persons to the Executive Board for a three year term. The nominees by the Board were, Joseph E. Buza, Richard H. Fletcher, Howard T. Gillis and John C. Usher. Since there were no further nominations from the floor, Mr. Frank Bigelow motioned the polls be closed; seconded by Mr. Harold Blakeslee. Motion passed unanimously by a voice vote. The Chair forthwith instructed the Clerk to cast one ballot for the above nominees as listed.

Mrs. Phyllis van Wilgen, our Treasurer, read a statement dated July 1st by Seward and Monde Auditors which stated that the accounts of the

Association were accurately presented and correctly set forth the financial transactions of the Association for the year thus ended. As of the 30th June 1976, the cash balance was \$10,310.75 and there remained an unpaid balance of \$49,000 in notes, issued in connection with the new Firehouse. The proposed Budget for 1976-77 with a tax rate of $4\frac{1}{2}$ mills had been circulated with announcement of the present meeting.

Mr. Pharo Gage, Chairman of the Roads Committee, summarized briefly action taken to get the Town of Branford to replace many missing road and traffic signs throughout the area. In the extensive discussion to follow Mrs. Paul Donovan, Mrs. Wilbur Moore and Mr. Walter Evarts made helpful suggestions how the present high traffic speeds on Lake Place and Island View Avenue may be reduced. Mrs. Milton Goss advised that a sign was needed for her new street "Anchorage Road". Mrs. William Flanders expressed her pleasure with the "No Parking" signs recently placed at the end of Island View Avenue. Mrs. Greist described high hedges at the intersection of Ozone and Selden Avenue and this general area. Mrs. John Hincks raised the question on the desirability of making Yowago Avenue one way. A survey of Yowago residents a year ago by Mr. Goss showed a large majority were opposed to this action. Although not a direct responsibility of the Association, Mrs. Joan Clancy and Mrs. Tom McGow complained of illegal and dangerous parking on Route 146 at the entrance to Young Woods and of high speed driving on its Pine Orchard section. Mr. Bigelow complained of motorcycle noise in his area. Mr. Jack Tweed noted that the latter problems were the responsibility of the Branford Police and a letter to Chief Wiederhold would be very much in order.

Mr. Edward Reynolds, Chairman of our Police Committee, summarized briefly a statistical report carefully prepared by Ptl. Wm. J. Hutchins Jr., on police actions during previous year in the Association area. In answer to Mrs. Moore's question Mr. Reynolds stated that the \$21,000/yr budget was devoted primarily to salaries for three part time patrolmen, fuel and maintenance for our police car, and funds for a new car during 1976-77. Although a new police car was authorized for the past fiscal year, the local Ford agency had recommended that the old car be overhauled and the purchase of a new car be deferred to fall 1976 when smaller and more economical models will be available.

On completion of the above three Committee reports the Chair called for and received a favorable vote of acceptance.

Under new business Mr. McGow and Mrs. Clancy raised several questions on various nuisances caused by improper use of Young's Park; such as, broken fences, improper parking, lack of identification for authorized users and so on. Mr. Usher pointed out that the Park was not under the jurisdiction of the Association although he was himself a member of the Park Commission along with Mrs. Clare Noyes and Mr. M. Thompson Dill, who is its Chairman. He advised that suggestions on its proper use and all complaints should be directed in writing to the Chairman of the Commission.

To Mrs. Moore's inquiry on maintenance of the right-of-ways from Island View to the beach, the Chair advised no funds were available for this purpose, although the wooden steps to the beach itself were placed and removed each year by the Association. In past years these walkways have been cared for voluntarily by the adjacent landowners and some of these are quite attractively adorned with flowers. Dr.

Moore deserved special thanks for his efforts on the walkway across the street from his Island View home.

Both Mrs. Greist and Mrs. Moore described their experiences with unleashed dogs in their neighborhoods. Mr. Tweed advised that the Branford dog warden was Mr. Herbert Stannard, 146 Chestnut Street and he was ready to act on any written complaint. Finally, Mr. Sherk mentioned the increasing health hazard caused by nesting pigeons in his area and questioned who was the "Pigeon Warden"?

The Chair invited Mr. David Anderson, Chairman of the Branford Land Trust, to describe their new campaign for recycling bottles and metal cans. Locations of collection stations were given. The Trust will benefit by \$4.00 for each barrel collected.

With no further business the Chairman expressed his appreciation to the checkers, the tellers and the working Committee Chairmen for their efforts. He particularly thanked all of those present who had expressed their views so freely. He then asked for and received a motion for adjournment.

Respectfully submitted,

A. Pharo Gagge
A. Pharo Gagge
Clerk

MINUTES OF A SPECIAL ORGANIZATION MEETING
OF THE EXECUTIVE BOARD OF
THE PINE ORCHARD ASSOCIATION

Held pursuant to notice duly mailed to all of the Board of which the following is a copy:

"Pine Orchard, Conn.
July 20, 1976

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

There will be an Organizational Meeting of the Board at the Goss Office, 8 Anchorage Road, Pine Orchard, Connecticut at 8:00 P. M. on Tuesday, July 27, 1976 to elect officers and appoint committees; and to transact any business within the power of the Board which may come before the meeting. Your attendance at that time is urgently requested. If you are unable to attend kindly advise this office (488-2541) not later than 12:00 P. M. on Monday, July 26th.

Attest:

A. Pharo Gagge
Clerk"

Those present were: Buza, Evarts, Fletcher, Gagge, Gillis, Reynolds, Sherwood, Shope, Tweed, Usher and van Wilgen.

The President called the meeting to order at 8:05 P. M.

The resignation of Dr. Gerard N. Burrow from the Board was announced. He has recently sold his P/O home and moved to Toronto, Ontario.

The Officers of the Association were re-elected unanimously for the year 1976-77; they are

President	John C. Usher
Vice President	Howard T. Gillis
Clerk and Secretary	A. Pharo Gagge
Treasurer and Tax Collector	Phyllis van Wilgen
Ass't Treasurer, Collector and Secretary	Hazel B. Swanfelder

The President asked the following Chairmen to serve another year on their respective Committees:

Police	Edward L. Reynolds
By-Law	Howard T. Gillis
Road	A. Pharo Gagge
Health	Robert E. Shope

All expressed their willingness to continue serving.

There were no changes made in:

Zoning Enforcement Board: J. C. Usher, P. W. van Wilgen and W. B. Evarts.

Zoning Board of Appeals: F. A. Sherk (77), S. W. Noyes Jr. (78), Chas. Sturgess (79), W. R. Compton (80). The alternates are A. H. Welch, M. T. Dill and R. M. Taylor Jr.

The President stated his desire to defer until the next meeting consideration of a replacement for Dr. Burrow (1975-1978), and of a new 1981 appointee to the Zoning Board of Appeals.

Mrs. van Wilgen called the Board's attention to the excellent condition of the new Firehouse. All previously reported deficiencies have been repaired. Mr. Buza advised that Mrs. Milton Goss had given the Association a desk, a large work table and six chairs for use in the new "Association Office." The President stated he would write a letter of thanks to Mrs. Goss for her generous gift--whose value was estimated at \$250.

Mr. Reynolds stated he had been advised by Ptl. Hutchins that Mr. Joseph L. Stewart, of the Armstrong Tire Company, had again made available four new steel-belted radials for service-test on our Police Car. Mr. Reynolds will write Mr. Stewart of our appreciation.

Mr. Buza called attention to the fact that residents of Sunset Hill and others, who are assessed only for trash removal, had been denied

ballots at the recent Annual Meeting by the tellers. This error in procedure was caused by a last minute misplacement of the voting list for Sunset Hill. Since there was no election by ballot at that meeting, no one was inconvenienced. However, the President stated precautions will be taken to avoid this embarrassment to qualified voters next July.

With no further business, the President called for a favorable vote of adjournment at 8:50 P. M.

Respectfully submitted,

A. Pharo Gagge

A. Pharo Gagge
Clerk

MINUTES OF A SPECIAL MEETING
OF THE EXECUTIVE BOARD OF
THE PINE ORCHARD ASSOCIATION

Held pursuant to notice duly mailed to all of the Board of which the following is a copy:

"Pine Orchard, Conn.
August 16, 1976

TO THE EXECUTIVE BOARD OF
THE PINE ORCHARD ASSOCIATION

GENTLEMEN:

At the call of the President there will be a Special Meeting of the Board at the Goss Office, 8 Anchorage Road, Pine Orchard, Connecticut at 8:00 P. M. on Monday, August 23, 1976. The purpose of this meeting is to appoint a member to the Executive Board to fill the vacancy left by the resignation of Dr. Burrow who has left this area, and such other business as may come before the meeting. Please note we are reverting to a Monday evening in the hopes it will be more convenient for all.

Attest:

A. Pharo Gagge
Clerk

This is a very important meeting so please make every effort to attend. If you are unable to be there please contact the Goss Office 488-2541 or Jack Usher 488-2652."

Those present: Buza, Evarts, Fletcher, Gagge, Gillis, Sherwood and Usher.

With a quorum finally present, the President called the meeting to order at 8:13 P. M.

The President invited nominations for Dr. Burrow's replacement (1975-1978) on the Board. Several names of prominent residents in the area were considered and discussed. Finally, Mr. Gage nominated Mr. F. Allen Sherk as the new Board member. Seconded by Mr. Sherwood. Approved unanimously.

The damage to the P/O beach caused by hurricane Belle was discussed. Mr. Buss agreed to survey the situation and take corrective action.

Mr. Fletcher mentioned, as an item of information, that the P/O Nursery School was planning to build on the vacant lot next to our Firehouse at the intersection of Birch and P/O Road.

The President announced the reappointment of Mr. Bradley Spear through 1981 to the Zoning Board of Appeals; Mr. Michael Crosby was named to replace Robert H. Taylor, Jr. as alternate.

With no further business, the meeting adjourned at 8:30 P. M.

Respectfully submitted,
A Pharo Gage
A. Pharo Gage
Clerk

LETTER FROM THE PRESIDENT
TO THE EXECUTIVE BOARD OF
THE PINE OAKHURD ASSOCIATION

Hold pursuant to notices duly mailed to all of the Board of which the following is a copy:

"Pine Oakhurd, Connecticut.
September 2, 1974

TO THE EXECUTIVE BOARD OF
THE PINE OAKHURD ASSOCIATION:

At the call of the President there will be a Special Meeting of the Board at the Club Office, 4 Rockledge Road, Pine Oakhurd, Connecticut at 8:00 P. M. on Thursday, September 9, 1974. The purpose of this meeting is to review together with Mr. Sidney E. Taylor, Jr., Chairman of the Pine Oakhurd Zoning Board of Appeals, and attorney MacGregor Hill, trial proceedings the interpretation of their zoning regulations in view of the commercial aspects of the Pine Oakhurd Club and its position in the community. Also to transact any business within the power of the board which may come before the meeting.

Attest:

A. Pharo Gage
Clerk

This is a very important meeting so please make every effort to attend. If you are unable to be there please contact the Goss Office 422-2541 or Jack Usher 422-2652."

Those present were : Russ, Everts, Fletcher, Gager, Reynolds, Shark, Sherrard, Tread, Usher, and von Nilgen. Guests: S. J. Hayes Jr. and Attorney McGregor Kilpatrick.

With a quorum present, the President called the meeting to order at 3:02 P. M. and opened by welcoming Mr. P. Allen Shark, as a new Board member. He then waived reading of the minutes of 23 August.

The President briefly summarized the action taken to date by the P/O Zoning Enforcement Board which led the Zoning Enforcement Board to seek Attorney Kilpatrick's advice and ultimately to call this meeting.

The purpose of the present meeting was to hear from both Atty. Kilpatrick and Mr. Hayes their comments and recommendations on many inconsistencies in the present Zoning Ordinance, which was originally adopted by the Association on July 12, 1948, and later published on March 21, 1959. The latest amendment (a minor one) to the Zoning Ordinance was on November 7, 1972.

Both Atty. Kilpatrick and Mr. Hayes in their discussion emphasized the need to review and update all our P/O Zoning regulations by a professional zoning planner. Although the present Ordinance does make specific mention of various non-conforming organizations such as the New Haven RR, the Branford Steam Railroad Co. and the New Haven Trap Rock Co., no mention is made of the Pine Orchard Club, which has major commercial aspects and status in the P/O community. In the past the Club has usually asked for non-conforming deviations for every major addition since 1942 - e.g. the Grill room, swimming pool and pool house. A recent exception was a deviation for the two new tennis courts. Their new request would now extend into AA-1 District. Continuing requests for deviations and further appeals by the Club and other commercial organizations could eventually jeopardize the zoning privileges of the Association, under our present out-dated Ordinance.

The hypothetical question was raised, what would happen to the Club's present non-conforming property if they should choose to disband. Would all property revert to AA-1 status or remain as classified?

After their presentations and discussion, the consensus of those present was that there is a need for professional planning to revise all current Zoning Ordinances now in effect and to recommend changes, which are compatible with the growth potential of the Association Area. Such a study could take 3-6 months and the revised Zoning Ordinance would then have to be approved at the Association's annual meeting in 1977 at the earliest or in 1978.

The President thanked Atty. Kilpatrick and Mr. Hayes for their thoughtful presentation and advice. They departed.

Mr. Tread then introduced a motion that the President be authorized to appoint a zoning committee to select a professional planner to update the present Zoning Ordinance. Seconded by Mr. Usher and unanimously approved. The President asked for a week's delay to consider the

With no further business the meeting was adjourned at 9:15 P. M.

Respectfully submitted,

A. Pharo Gagge

A. Pharo Gagge
Clerk

MINUTES OF A SPECIAL MEETING
OF THE EXECUTIVE BOARD OF
THE PINE ORCHARD ASSOCIATION

Held pursuant to notice duly mailed to all of the Board of which the following is a copy:

"Pine Orchard, Connecticut
January 25, 1977

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 Goss Building, 8 Anchorage Road, Pine Orchard, Connecticut at 8:00 P. M. on Tuesday, February 1, 1977 to hear report of progress on the Zoning Regulations by Chairman of the Committee, Allen Sherk and to transact any business within the power of the Board which may come before the meeting.

Attest:

A. Pharo Gagge
Clerk

If you are unable to attend please contact the Goss Building 488-5180 or Jack Usher 488-2652."

Those present: Buza, Evarts, Fletcher, Gagge, Gillis, Sherk, Sherwood, Shope, Tweed and Usher. Absent: Reynolds and Van Wilgen.

The meeting was called to order at 8:05 P. M.

The minutes of 9th. of September 1976 were read and approved except as follows. Mr. Buza questioned the date, July 12, 1948, which should read June 26, 1945, when the present zoning ordinance was adopted by the Association.

The President then asked for the standing committee reports.