

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

20206

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 ineffectiveness of their zoning regulations in view of the commercial growth 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 incongruities 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 proposal.

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.

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.



For Roads. Mr. Gagge reported that the Town had acted very promptly on his request, dated August 24, 1976. All traffic signs listed were installed, and one one road sign "Anchorage Road" is still missing.

In the absence of the Treasurer, the President read her report. Money in savings and checking accounts is \$38,394. All real estate taxes for fiscal year 1976-1977 have been collected except for \$1. in interest. As of December 17, 1976 only four trash accounts (Sunset Hill) remain unpaid. Appropriate liens are being initiated.

For Sanitation. Mr. Shope reported he had received several complaints from the east end of the Association; all were resolved. Mr. Buza stated some residents of the Sunset Hills area were receiving only one removal per week. Mr. Buza and Mr. Shope will investigate further.

The President confirmed for the record his appointment of the following Board members to serve as a Committee to update our present Zoning Regulations, pursuant to the needs outlined in our September 9th meeting: Joseph Buza, Richard H. Fletcher and F. Allen Sherk, who agreed to serve as chairman. In addition to his original charge to the Committee, the President desired that the proposed revisions be presented to officers of the P/O Club for information and comment on those sections applicable to their special interests. This should be done prior to final approval by the Board and by the Association at its Annual Meeting (July, 1977).

In answer to a question raised by Mr. Fletcher, the President stated that the Branford Sewer Association has no plans as yet to install sewers in the P/O area, even in the distant future.

Mr. Sherk presented his Committee's progress report, which is briefly summarized as follows:

Charge: (1) Bring P. O. Zoning Ordinance up-to-date; (2) primarily for residential area; (3) avoid plans for radical revisions; as well as (4) the President's new charge above.

Procedure: Have held seven meetings reviewing present ordinance and maps. Looked at those Zoning ordinances for neighboring towns; have consulted with Messrs. Usher, Noyes and Kilpatrick, and based on existing ordinance, have written proposed changes, thought to be desirable.

Changes: Develop better definitions for conforming and non-conforming property; recognize 13 existing non-conforming uses (including the Club); enable the Zoning Authority to employ a professional to enforce and to have right to enter and inspect; finally, tighten up current applications and appeals procedures.

Next Steps:(1) Confer with a zoning lawyer (not planner) and review what has now been written; advise on statement of purpose and definitions. Suggest Peter Cooper, who has Yale Law and Architectural degrees and was five years counsel for NHBZA.

(2) Bring zoning maps up-to-date to include Birch and Anchorage Roads.

(3) Review new draft with President, P/O Club and and his chosen representatives (as requested above by President).

(4) Submit to Executive Committee for final approval. and lastly,

(5) Public presentation and vote of approval at Annual Meeting.

Mr. Gillis then motioned that Mr. Sherk's Committee be authorized to hire Mr. Cooper as their Zoning Lawyer; further that Mr. Sherk arrange a meeting with Club representatives, at such time he deems appropriate, to discuss their common interests. Seconded by Mr. Tweed and unanimously approved by those present

The President then thanked Mr. Sherk and his committee for their excellent and informative progress report.

The President expressed his desire that the next meeting of the Executive Committee be held in our new quarters at the Firehouse. He will check with the Firehouse Committee on availability of tables, chairs and files.

Meeting was adjourned at 9:30 P. M.

Respectfully submitted,

*A. Pharo Gagge*

A. Pharo 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, Connecticut  
May 5, 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 Pine Orchard Association Office, Pine Orchard Road, Pine Orchard, Connecticut at 8:00 P.M. on Thursday, May 12, 1977 to:

1. to hear a report by the Zoning Revision Committee:
2. receive and act upon the assessment list as prepared and presented by the Clerk pursuant to law:

and particularly to 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 488-5180 or J. C. Usher 488-2652."

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

With a quorum present the President called the meeting to order at 8:18 P.M. It was duly noted that this marked the occasion of the first meeting of the Board to be held at its own office.

Mr. Usher, upon motion duly made, waived reading of the minutes of the previous meeting of 25 January 1977.

Mr. Sherk reported on behalf of the Zoning Revision Committee and the current status of its work. A meeting with Mr. Cooper, counsel, has been scheduled for Tuesday next to finalize the committee's recommended changes. Detailed discussion was deferred pending the outcome of that meeting, after which copies of the revised regulations (as proposed) would be distributed to the Board members for review. Subsequent thereto a Board meeting would be called to act upon the committee's recommendations.

Further discussion on zoning matters covered the possible need for a public hearing, advertising re the changes, plus holding a special association meeting after the regular annual meeting. Reference was also made to special use provisions and planning function, the possibility of zoning enforcement by other than association officers, plus the Pine Orchard Club letter from Mr. Garvey under date of April 29 with its proposed amendment.

The assessment list was presented, reviewed and discussed. The list was voted approved by all present.

The President asked for reports of the standing committees and officers.

Mrs. van Wilgen, as Treasurer, reported that current expenditures were running below budget, principally because a new police car had not been purchased. Mr. Reynolds commented on the potential availability of a new type police car in the coming year. Mr. Buza indicated that expenses for repair of the beach steps' restoration would be forthcoming shortly.

Dr. Shope commented on the increasing cost of the trash removal services. The contract runs for another year. It was agreed that a consensus of the association members wishes should be sought as to the continuance of this service in view of the escalating costs

and related tax effect. The subject would be raised at the next annual meeting.

The President mentioned a complaint regarding the bench at Yowago Avenue. This situation will be corrected. He also noted complaint(s) on dogs and their control, no complaint having been in writing.

Mr. Evarts raised a question regarding charges for the pilings at the breakwater. Upon motion duly made and seconded it was voted that a charge of \$25 be made for use of the boat slips at the breakwater.

The President requested budget recommendations be submitted as the budget would be on the agenda at the next meeting, along with the zoning revisions.

There being no further business the meeting was adjourned at 9:10 P. M.

Respectfully submitted



Robert B. Sherwood  
Secretary Pro Tem

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 19, 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 Pine Orchard Association Municipal Building, Pine Orchard, Connecticut at 8:00 P. M. on Thursday, May 26, 1977 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-488-5180 or Jack Usher-488-2652."

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

The meeting was called to order at 8:01 P.M. by the President.

Minutes of 12 May were approved as circulated.

The Chair invited the Treasurer to present her Budget for FY 1977-78. The final approved budget, as amended in Item 7 by a later motion of Mr. Buza is as follows:

		<u>Change from 76-'77</u>
1. Police	\$21,750	(†250)
2. Audit	275	(N.C.)
3. Insurance	200	(-250)
4. Firehouse (net)	10,000	(†1,000)
5. Waterfront Repairs	1,200	(N.C.)
6. Legal and Zoning	800	(†500)
7. Fees and Clerical	2,500	(†250)
8. Trash Collection	16,000	(†1,000)
9. Postage and Miscellaneous	525	(†175)
Total	<u>53,250</u>	<u>(†2925)</u>

Estimated Cash Position 30 June 1977	\$16,932
Less bills payable	(4,600)
Less additional note payment	<u>(5,000)</u>
Net Cash for 77-78	7,332

Net Budget Funds necessary for 77-78	45,918
Less collections - Sunset Hill	(5,450)
To be Covered by Real Estate Taxes	<u>40,468</u>

After discussion and reasonable explanations for proposed changes from FY 1976-77 (in parenthesis above), Mr. Buza motioned that the budget be approved as listed above and that the mill rate for 77-78 be unchanged from that for 76-77--namely 4 1/2 mills; Seconded by the President and unanimously approved. Based on the Association Grand List the expected income from real estate taxes would thus be approximately \$39,300.

The President then invited Mr. Sherk to present the first completed draft of the new Zoning Regulations by his Committee (including Buza, Fletcher, along with Peter Cooper, a Zoning Lawyer). During the course of its preparation, Mr. Sherk's Committee had collected thoughts, suggestions, and ideas from many sources including officers of the Pine Orchard Club as well as Attorney Kilpatrick, the Association's legal advisor. Mr. Sherk reviewed his final draft, paragraph by paragraph; only minor additions and changes were suggested by the Board - since the Committee's effort had been so thorough and so comprehensive. The next steps by Mr. Sherk's Committee are - (1) review of final draft with key officers of the Pine Orchard Club and (2) a final review by Attorney Kilpatrick. (3) A public hearing be planned during late July or August before (4) final approval by the Executive Board. The new Zoning Regulations will be presented in

booklet format and be available to the public for a modest fee.

The Annual Meeting of the Association is scheduled for Monday, 11 July 1977. The President proposed that the same type ballot be used as in previous years for the election of four Officers. Members of the Board coming up for reelection for a term of three years are Evarts, Gagge, Sherwood and van Wilgen. They would appear at the top of the ballot with spaces provided below for floor nominations.

With no further business the meeting adjourned at 10 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.  
June 30, 1977

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 Pine Orchard Association Municipal Building, Pine Orchard, Connecticut at 8:00 P.M. on Thursday, July 7, 1977 to amend the by-law pertaining to planning; to hear reports by Dr. Shope and F. Allen Sherk; to plan for the Annual Meeting on July 11, 1977; and to transact any business within the power of the Board which may come before the meeting.

Attest:

John C. Usher  
President

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

Those present were Evarts, Fletcher, Reynolds, Sherk, Sherwood, Tweed, van Wilgen and Usher.

With a quorum present the President called the meeting to order at 8:10 P.M.

The minutes of the previous meeting of May 26, 1977 were approved as read by the President.

A sample of the ballot form for use at the Annual Meeting was distributed. The President also reported that he had received Mr. Gage's report on roads which he would present at the annual meeting since Mr. Gage was overseas.

Mr. Usher reported on two other complaints received relative to problems of health (cats and dogs). Reference was made to Ruth E. McCoy's letter of June 10, 1977 and to Dr. Proper's letter of June 2, 1977. These had been referred to Dr. Shope who responded on June 26, 1977, and July 1, 1977, respectively, indicating that there was no health problem or one that was covered by the by-laws.

The President indicated that the By-law change was not available for the current meeting, but would be presented at the next Board meeting.

Mr. Sherk reported for the Zoning Revision Committee. He discussed the meeting he had with Messrs Kilpatrick, Noyes and Usher and one with Mr. Garvey, representing the Pine Orchard Club. He indicated that the committee report was now ready for the executive committee and the special hearing. The Board will review the changes before the hearing. It was agreed that any Pine Orchard Club recommendations would be awaited and a hearing would be held after the annual meeting, after which the Board would make final decision.

Mr. Evarts commented on the hazards of the side line and shrubbery on Hart Ave. and parking on Island View.

Mr. Usher made mention of the EPA--Costal Area Management (CAM) meetings and indicated he would attend the July meeting scheduled for Guilford. He also noted that at the annual meeting he would comment on the zoning revisions plus subsequent hearing, and the increasing costs of trash collections.

There being no further business the meeting was adjourned at 9:13 P.M.

Respectfully submitted,



Robert B. Sherwood  
Secretary Pro Tem

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 1st, 1977

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 11, 1977 at 8:00 P. M. for the following purposes:

1. To elect by ballot 4 persons to serve on the Executive Board for a term of three years 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 Gagge, Clerk"

There being more than 12 members present, the President as Chairman, declared a quorum and called the meeting to order at 8:20 P.M. He noted with thanks the kindness of the Pine Orchard Chapel in allowing the use of its building for the meeting.

The Chair opened by thanking Mrs. James Collins and Mr. David L. Daggett for serving as checkers to identify qualified voters and provide them with ballots. The Chair then named Mr. Walter Temple and Mrs. Arthur Murphy as tellers for the election to follow. The Chair also stated he had asked Mr. Shewood to serve as acting Clerk in the absence of Mr. Gagge.

Upon a motion duly made, seconded and carried, the reading of the minutes of the previous Annual Meeting of July 12, 1976 was waived.

The Chair declared the polls open for election by ballot of four persons to the Executive Board for a three year term. The nominees recommended by the Board in accordance with the by-laws were Walter B. Evarts, A. Pharo Gagge, Robert B. Sherwood and Phyllis W. van Wilgen. The Chair pointed out that voters were free to enter other names on ballot in the space provided.

Mr. Edward L. Reynolds, Chairman of the Police Committee, summarized briefly a statistical report prepared succinctly by Ptl. William J. Hutchins on police actions in the Association area during the past year (copy attached). He also noted that a new police car had not been purchased as planned, and that through the kind efforts and advice of Mr. Leslie Findell of the Ford agency a new one would be purchased in the coming year which is expected to be a more economical car with police package.



Mrs. Phyllis van Wilgen, Treasurer, reported on the year's fiscal activity. Receipts had been \$48,283 compared to \$48,646 in 1976. The effective cash balance as of June 30, 1977 was \$7,467 and the unpaid balance of the notes had been reduced to \$39,000. A budget of \$53,250 was set for the coming year to be covered by tax receipts of \$44,000, funds for firehouse from town of \$2,000 and cash of \$7,000 (all figures approximate) for a total of \$53,000. The Treasurer also noted that Seward and Monde had examined the accounts and a copy of their report was available for perusal. Mr. Robert Geier noted that the town was providing \$2,500 for the firehouse for the coming year.

Mr. Usher reported for Mr. Pharo Gagne, Chairman of the Roads Committee. The town had corrected the deficiencies raised a year earlier and was currently working new items (copy of report attached). Mr. Usher noted the excellent cooperation from the town in this connection.

Mr. Usher also reported for Dr. Robert E. Shope, Chairman of the Health Committee. It was mentioned that two complaints had been received and were both investigated with a determination that no health problem existed.

At this point ballots were collected by the tellers for a subsequent report.

The Chair, in his review of the year, spoke on the contract for extra trash collection and the cost thereof. The contract will be up for renewal before the next annual meeting and the Board is concerned with the increasing cost. He noted that it actually represented a nominal per house charge, enhanced the neighborhood as trash is picked up behind residences, not on street side, and is well worth contracting for. He asked for feeling of the Pine Orchard voters. Mrs. Donovan commented favorably on the service and asked about the alternative, as did another voter (would mill rate be lower?) Mr. Monde asked whether the town gave any reduction because of this. The Chair replied no to the latter and noted that possibly there might be other things to be done with any cost savings.

Mrs. Prann raised questions regarding the Association form and board reimbursement, problems of police catching vandals and controlling motorcycles, plus expenses of waterfront repair and repair of the stone seat at Yowago Avenue. Mr. Buza commented on the repairs done to the seawall and steps due to last year's hurricane and the winter ice at a cost approximating \$1,300. Mrs. Prann also questioned whether statements of complaint carried any weight and are taken care of and was assured by the Chair that they were, and need not necessarily be in writing.

The Chair informed the voters of the up-dating of zoning rules to bring them in line with other communities. An August public hearing will be held to get their views and copies of changes will be distributed prior to the hearing.

Mr. Usher noted that the municipal building was being used for Executive Board Meetings and he thanked Mrs. Goss for her generous gift of desk and chairs. He also expressed thanks to the town for its cooperation and support of the municipal building and firehouse, also evidenced by their increased dollar support of \$500 for the coming year. The building will be stained with a new coat by next fall. Mr. Earl Carlin later requested that the color be changed to improve the looks. Mr. David Daggett asked about an identifying

sign and was informed that discussion was being held for a Company 6 sign.

Mr. Matthew Gailey asked what was being done by the Association regarding Costal Area Management (CAM) and to protect the rights of the association and its members. In response to other questions, he expanded further about the CAM program as did Mr. Frederick Reimers, relative to beach preservation, boundary lines, etc. The Chair indicated that this was being studied, and he was attending the Guilford meeting this month on the subject and Mr. Sherk would be attending the one in Lyme.

The Chair requested a teller report on the balloting, and Mr. Temple in responding reported that Messrs. Evarts, Cagge and Sherwood and Mrs. van Wilgen had been elected to serve three year terms on the Executive Board.

There being no further business the Chair expressed his appreciation to the checkers, tellers and Committee chairman for their efforts, and thanked all of those present who had expressed their views so freely. He then asked for and received a motion for adjournment at 8:57 P. M.

Respectfully submitted,

*Robert B. Sherwood*  
Robert B. Sherwood  
Acting Clerk

MINUTES OF A SPECIAL ORGANIZATION MEETING OF  
THE EXECUTIVE BOARD  
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 15, 1977

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

At the call of the President there will be an Organizational Meeting of the Board at the Pine Orchard Association Municipal Building, Pine Orchard, Connecticut at 8:00 P. M. on Thursday, July 21, 1977 to elect officers and appoint committees; to amend the by-law pertaining to planning; to hear a report by F. Allen Sherk 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 this meeting kindly advise the Goss Office--488-5180 or Jack Usher--488-2652 not later than 12:00 P. M. on

Wednesday, July 20th.

Attest:

A. Pharo Gagge  
Clerk"

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

With a quorum present the President called the meeting to order at 8:14 P. M.

Upon a motion duly made the reading of the minutes of the previous meeting of June 30, 1977 was waived.

The President asked Mr. Sherwood to serve as Secretary for the meeting in the absence of the Clerk.

Mr. Usher reported that upon further advice of counsel no amendment to the by-laws pertaining to planning was necessary. Mr. Sherk commented upon the reasons therefor.

Mr. Sherk reported for the Zoning Revision Committee. He thanked his committee of Messrs. Buza and Fletcher for their excellent contribution. He noted that changes recommended had been cleared with counsel (Mr. Cooper), with the Pine Orchard Club and its counsel ( Mr. Garvey) and with Messrs. Kilpatrick and Noyes. Certain of the changes were commented upon by Messrs. Sherk and Fletcher. The appropriate effective date of the regulations was discussed (cf. Sections II and XIII) and was to be checked with Mr. Cooper. Mr. Tweed raised a question as to the acreage limitation re horses (Section IV, para. 8). Mr. Usher suggested a limiting number as well. It was agreed that the wording would follow the Branford language, namely two acres plus one acre for each additional horse. Clarification was made on Section VII, para. 5 as to the changes there. Mr. Fletcher noted the difficulty in defining width of lot and explained the accompanying chart which considers the case of a lot fronting on a turn-around circle.

Mr. Sherk indicated that the zoning map had been updated by Mr. Evarts, principally for new roads. This map can be reduced and made available for the regulations as arranged for by Mr. Fletcher. It was also noted that the committee was now ready to go ahead with the printing of the revised rules to have them available for the voters prior to a scheduled hearing. Approximate costs were mentioned as presented by Mr. Fletcher.

Upon a motion duly made the committee was instructed to proceed in accordance with their recommendations to the Board as to the revisions and the map and to have approximately 450 copies printed for distribution.

It was agreed that the public hearing should be August 15, 1977 at 8 P.M. with notices made in the newspapers as required and posted on the public sign post. The date is subject to the availability of the material and could be set for August 22 or August 29. Mr. Cooper will be asked to attend hearing.

Mr. Usher expressed a vote of thanks to the committee on behalf of all for their work and dedication to completing the revisions.

Mr. Usher in calling for nominations for officers indicated that he felt he had served as President for a sufficient period and that it was time to change. He noted that the president's job was time consuming and needed someone who had the time to devote the necessary amount. He then opened the floor to nominations.

The following were nominated:

President	A. Pharo Gagge
Vice President	F. Allen Sherk
Clerk	Robert B. Sherwood

There being no further nominations for these positions, the polls were closed and the President was directed to cast one vote for the slate as presented, noting that it was contingent upon the acceptance of Mr. Gagge.

Additional officer nominations were then made:

Treasurer and Tax Collector	Phyllis van Wilgen
Assistant Treasurer, Tax Collector and Secretary	Hazel B. Swanfelder

There being no further nominations the clerk was instructed to cast one vote for the reelection of these officers.

It was agreed the committee chairmen would continue to serve for another year on their respective committees.

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

Any Changes necessary in the Zoning Enforcement Board and the Zoning Board of Appeals were deferred until the next meeting.

Mr. Sherk mentioned the possibility of having a publication or newsletter mimeographed and distributed, perhaps twice a year, to the voters so as to keep them informed. Content would include such items as trash collections, officers, etc. It was agreed to defer this for discussion with the incoming President.

There being no further business the meeting was adjourned at 9:09 P. M.

Respectfully submitted,



Robert B. Sherwood  
Clerk

Annual Report of Roads Committee,  
at Annual Meeting of POA on 11 July 1977

In October 1976 the Town Engineer and the Branford Police erected all the road signs and traffic signs missing as of 25 August 1976. This action included nearly all the deficiencies raised during the Annual Meeting on 12 July 1976, which minutes were just read.

Currently a request for missing road signs is in the hands of the Branford Police. These are:

Yowago Av. sign on south side of Elizabeth.

Selden Av. sign at entrance of Elizabeth.

Pasadena St. at entrance to Selden Av.

Spring Rock Rd. at entrance to Elizabeth.

Anchorage Rd. at entrance to Pine Orchard Rd.

Waterside at Island View.

25 MPH signs have been requested for Pine Orchard Rd. east between Firehouse and Elizabeth St. and for both sides of Pine Orchard Rd. on Rte. 146 in center of the Association.

The Committee will welcome any additional suggestions from the floor.

- A. P. Gagge  
Chairman, Roads Committee

The following represents the revision of the original Zoning Ordinance adopted by the Zoning Authority of the Pine Orchard Association June 26, 1945 and the amendments adopted as of March 21, 1959.

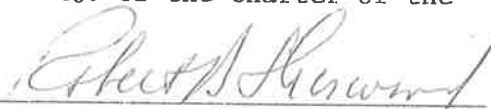
The new ordinance was approved by the Executive Committee of the Pine Orchard Association at its meeting on August 18, 1977, and is effective as of September 2, 1977.

Attest: Robert B. Sherwood  
Clerk

August 19, 1977

Certificate of the Clerk

The Zoning Ordinance referred to above was posted at the public signpost of the Association on August 29, 1977, in accordance with Section 16. of the Charter of the Association

  
Clerk

MINUTES OF PUBLIC HEARING  
THE PINE ORCHARD ASSOCIATION

A public hearing was held on Monday, August 15, 1977 at the Pine Orchard Chapel with approximately fifty persons in attendance.

The meeting was called to order at 8:06 P.M. by Mr. Gagge, President. He thanked the Pine Orchard Chapel organization for the use of the facilities, and introduced the officers and members of the Board present.

It was duly noted that notice of the meeting had been advertised twice in the New Haven Register, that a notice had been posted on the bulletin board outside the Pine Orchard Chapel, and that the notice and a copy of the proposed zoning changes had been delivered to all property owners.

The President explained the reason for the meeting (to hear the report of the Zoning Committee regarding the proposed revisions) and commented on the lengthy study carried out. Zoning regulations had been adopted in June 1945 with revisions adopted in March 1959. Mr. Gagge expressed the hope that everyone would feel free to comment on the proposals or to ask questions. He then introduced Mr. Sherk, Chairman of the Zoning Revision Committee.

Mr. Sherk reviewed the work of the committee, and he gave thanks to the members, Messrs. Buza and Fletcher, and to the others who had helped and participated in developing the proposals. The charge to the committee had been to update the regulations to meet the changing times (cf. Mobile Homes) but to retain the existing atmosphere of Pine Orchard. The committee had looked at eleven different communities for ideas, had removed obsolete items, compiled their thoughts into various drafts, discussed these with Peter Cooper, counsel, circulated the draft to major interested parties and finally to the Board and to the property owners for the hearing. He noted that the proposals included an updated map, and indicated that the proposals were not a radical revision.

Mr. Sherk commented on the experience of Mr. Cooper and his knowledge of zoning and called upon him to explain the major changes.

Mr. Cooper in his review had the following comments:

Section I Purpose. The present rules are restrictive and the changes are now tracked with the state as to scope and conformity.

Section II is a repeat; Section III, no zone change here.

Section IV - 1., provides for the exclusion of mobile homes; 2. was expanded as to certain professionals and the degree of office uses as in (a), (b), and (c); 3. and 4. have only minor changes; 5. makes more explicit as to removal of earth, sand etc. and as to top soil; 6. and 8. were added as to public parks and conservation areas, and as to acre requirement for horses. The section at the end calling for a zoning conformity permit was included to provide a record.

Section V This contains major changes to set the mechanism for special uses, to establish standards, and to make provision so that the Zoning Authority can ask specific conditions. "C" contains a list of uses not now mentioned which need a permit to make changes.

Section VI as to size and bulk remains the same.

Section VII This explains and clarifies the status of non conforming use and covers abandonment, and restoration when destroyed.

Section VIII and X As in Section I the changes here are to track, as to scope and conformity, zoning authority pursuant to legislative ways in dealing with appeals and enforcement.

Section XIII Definitions are mostly the same with some work done on lot and width of lot.

The President at this point opened the floor to questions.

Mr. Gailey commented that the proposed regulations were better than the current and he hoped the association was not giving up any prerogatives. He is worried as to Coastal Area Management (CAM) feeling that Pine Orchard should handle its own shoreline. He further noted the stringency of section X on enforcement, and queried why special uses did not say anything about farms and why Section IV required 4" of top soil or dirt. Mr. Cooper in response mentioned the power of the Zoning Authority and that the association would be in better shape to keep local control re zoning powers. Mr. Sherk indicated his attendance at a recent CAM meeting, as did Mr. Usher, who also said that there was no certainty of CAM becoming an entity and there were problems of coordination with other agencies who might be involved. He stated that the primary aim of the zoning committee had been to update the regulations so that there would be less criticism if challenged. Mr. Gage indicated to Mr. Gailey that he had made a good point on controls.

Mr. Daggett queried whether or not the stronger of current or proposed regulations would be taken. Mr. Cooper pointed out that re proposed vs current we don't know what will come in the future.

Mr. Daggett suggested that people should answer the CAM questionnaire in the light of their own feelings.

Mr. Perry Prann questioned whether or not as written the last part of Section IV required loam under the building. The wording will be taken under consideration for change.

Mr. Michael Crossley asked about farms and animals other than horses. Mr. Cooper replied that if such was present now, it was a non conforming use, and any new situations would not be conforming. Mr. Crossley also stated that windmills should be covered. Mr. Sherk indicated that windmill height is controlled by the CAB and wind generators are subject to the same rules as CB equipment.

Mrs. Gailey recommended that Section IV item 2 be expanded to include licensed counselors and psychiatrists.

Mr. Carlin suggested that the definition be expanded as to maximum building height, and include a reference to such as "widow walks".

Mr. Chisholm suggested that Section IV, item 3 on accessory buildings include rules on solar panning or solar radiation units. Mr. Gailey also noted that a reference to solar panels on roofs might be needed.

Mr. Prann recommended that side, rear and front variances be increased as he felt they were behind the times. Front yard line for A-2 should be increased to 35'. At a later point Mr. Gailey also made the same point on increasing the minimum yard amount.



Mrs. Prann made comments that the status quo remains, that land available is almost gone, and that the zoning appeals board and executive board members should be rotated more often to get new faces. Mr. Gagge referred her to Section VIII re the selection of zoning appeals members.

Mr. Crossley noted that the special uses made no mention of the Pine Orchard Market. Mr. Sherk reported that there were twenty-one non conforming uses and that those specifically selected for list were more the unusual ones for a residential area.

Mr. Chisholm asked about the current rules on permitted uses of private residence, and on behalf of his neighbor, Mr. Kelsey, what prevents a milling machine shop as a variance. Mr. Cooper read from the old ordinance and pointed out that the degree of activity had been a factor in permitted uses.

Mrs. McCordy was concerned under accessory use, about control of outside lighting and speakers, and whether permission was needed for putting in a post. Mr. Cooper indicated that there was no blanket control over outdoor lighting and that the location of the post might be a controlling factor.

Mrs. Gailey questioned why Juniper Point Road was so listed when it was not a road but their driveway. Mr. Tweed stated that this was done for police and fire control for identification, as had his driveway.

Mr. Cailey suggested that Section IV item 3 should make patios and the like part of the allowable building area.

Lucille Douglass recommended that the definition in Section XIII for family be amended to conform to practices in today's society.

Mr. Carlin complimented Mr. Fletcher for his inclusion of zoning map with the regulations. He then asked whether site plans are asked for review purposes. Mr. Sherk noted that this point had been discussed for inclusion but was omitted so as not to confuse the individual boards' rights. Mr. Carlin also proposed that the regulations include rules regarding the causing of damage to neighboring lots, as drainage problems do occur when clearing land.

Mr. Gray asked what towns have this definition of family. Mr. Sherk remarked that it was more common in most of them. Mr. Cooper noted that this particular point had been upheld when carried to the Supreme Court. Mr. Gray noted that this reduces the rental market as it specifically precludes renting to such as students.

Mr. Prann mentioned that the language on reconstruction in Section VII, item 3 was at odds with the language on restoration in item 5. This will be corrected.

The President thanked those present for their thoughtful and new ideas and indicated that the Association and Board welcomed comments. Questions from the floor were raised as to procedures for voting on the revisions and how property owners would find out when all was passed. It was explained that the Executive Board has the final vote pursuant to the Charter. Consideration was also being given to a newsletter to disseminate information to keep voters current.

The meeting was adjourned at 9:26 P. M.

Respectfully submitted

  
Robert B. Sherwood  
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 1, 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 Pine Orchard Association Municipal Building, Pine Orchard, Connecticut at 8:00 P. M. on Thursday, August 18, 1977 to hear reports from the Standing Committees; to hear recommendations to fill vacancies on committees/boards; to hear Zoning Revision Committee report and approve the revisions to the zoning regulations and to transact any business within the power of the Board which may come before the meeting.

Attest:

Robert B. Sherwood  
CLERK"

Those present were Evarts, Fletcher, Gagge, Gillis, Sherk, Sherwood, Shope, Tweed and Usher.

With a quorum present the President called the meeting to order at 8:10 P.M.

Mr. Gagge thanked the Board for their electing him President. He expressed to Mr. Usher the Board's appreciation for his many years of service as President, his leadership, dedication and contribution to the affairs of the Association and handling these with great understanding.

The following appointments as to committees were made:

Zoning Enforcement--Mr. Gagge as chairman with Evarts, Usher and van Wilgen as members.

Zoning Board of Appeals--Jane Palisca reappointed to serve the five year term ending in 1982. Other members are S. W. Noyes Jr. (78), Chas. Sturgess (79), W. R. Compton (80), Bradley Prann (81).

The alternates are A. H. Welch, M. T. Dill with Robert Geier recommended to replace M. Crossley.

Fire Protection--Mr. Tweed as chairman with members Usher and Bart McGow.

Roads--Mr. Gagge as chairman with members, Daggett and V. Bigelow. Public Relations and By-Laws--Appointments were deferred until the next meeting.

Firehouse Committee--Mr. Buza as chairman with two additional members to be named by the chairman.

Health--Dr. Shope as chairman--will be assisted by Mr. Gillis in trash collection contract negotiations.

Planning--Mr. Fletcher as chairman with Messrs. Sherk and Greenalch as members.

The Planning Committee was asked to present at the next meeting a proposal outlining their mission and duties. The committee will follow the CAM program and also maintain a list of the known non conforming uses.

Mr. Sherk for the Zoning Revision Committee reviewed the points raised at the public hearing on August 15, 1977. He noted those where no change was recommended. Minor changes were suggested for clarification--in Section IV as to drainage, top soil replacement and artificial outside lighting; in Section V as to division of land into two or more lots; Section VII as to eliminating the word "reconstructed"; Section VIII as to site plans; and Section XIII as to building area definition.

Upon motion duly made it was voted to accept the Zoning Ordinance as proposed under date of July 20, 1977 with changes as explained. Also approved were the minutes of the Public Hearing on August 15, 1977 as recorded in the minute book.

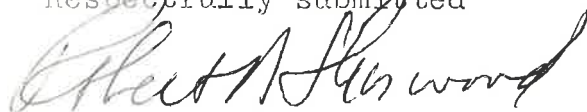
The Zoning Revision Committee was instructed to proceed with the printing and publication of the Zoning Ordinance. Copies will be available at the association office at a nominal charge of \$2.00.

In the absence of the treasurer the President reviewed a report which noted that cash in savings and checking accounts approximated \$46,000 at August 18, 1977. The receipts at that date amounted to \$42,000 with arrears on 15 properties of \$2,213 and in trash amounts of \$1,169.

Mr. Fletcher suggested that zoning enforcement be tightened up as to violations, mentioning real estate signs, the market with its lighted ice machine. It was agreed that violations should be brought to the attention of the enforcement board and thence to the persons concerned.

There being no further business the meeting was adjourned at 9:10 P. M.

Respectfully submitted



Robert B. Sherwood  
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  
September 13, 1977

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 Pine Orchard Association Municipal Building, Pine Orchard, Connecticut at 8:00 P. M. on ~~Tuesday~~ Thursday, September 29, 1977 to consider the attached Proposed Duties of the Planning Committee; 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:

Robert B. Sherwood  
Clerk"

Those present were Evarts, Fletcher, Gagge, Reynolds, Sherk, Sherwood and Usher.

With a quorum present the President called the meeting to order.

Upon a motion duly made the reading/<sup>of</sup> the minutes of the previous meeting of August 18, 1977 was waived.

Mr. Reynolds reported for the Police Committee and noted the request of Mr. Kjellberg of SAAB to consider one of their cars for police use. Quotes on the cost will be provided; but past experience and servicing availability from Wilson is a more important factor. Mr. Reynolds also commented on the present police officers and who has been on duty.

Mr. Gagge pointed out the repairs needed on the wall at the end of Island View and the need to correct this before more damage occurs, plus the need to have the town make repairs regarding the adjacent storm drains.

Mr. Sherk questioned who was responsible for repairs to the light and attendant cables on the breakwater, and was referred to Mr. Charles Sturgess.

Mr. Evarts remarked on the efforts to collect fees for use of the breakwater slips. Monies collected will be turned in to the Association for deposit.

Mr. Reynolds spoke of the number of trucks and vans in the area and queried as to control by zoning regulations.

## PINE ORCHARD ASSOCIATION

### Non Conforming Uses

1. Pine Orchard Market
2. Apartments at 59 Spring Rock Road
3. Rental garages at Club Parkway
4. Offices on second floor 8 Anchorage Road

### Special Uses

1. N.Y. N.H. & H. R.R. and successor companies
2. New Haven Trap Rock Co.
3. Branford Steam R. R.
4. Pine Orchard Club
5. Branford Volunteer Fire Dep't
  - A. Training Grounds
  - B. Fire Station
6. Branford Land Trust Areas
7. Young's Wood's Park
8. Branford Board of Education
  - Pine Orchard School
9. Conn. Light & Power substation

Mr. Fletcher reported for the Planning Committee and indicated that Mr. Greenalch has accepted his appointment thereto. Two meetings have been held and the proposed duties of the committee were formulated as in the report attached to the call of the Board Meeting. He reviewed the various duties, and discussion further centered on subdivisions of property, particularly where three or more plots were involved and where Branford is involved because of roads which are not an Association responsibility. It was indicated that where Pine Orchard had held a hearing on such matters, Branford would probably waive a second hearing.

A procedure for special permit use application was distributed to those present, and will be mailed to those absent. Further discussion of the procedure was deferred to a subsequent meeting. Fees were discussed for the application (suggested \$100) as was the use of tape machine to record hearings in lieu of a public stenographer. Procedures for the regular application forms should also be revised with a revamping of the form and provide an appropriate plot plan and to establish a fee. This matter was referred to the Planning Committee to submit suggestions.

Upon motion duly made it was voted to accept the duties of the Planning Committee as outlined, and it was further voted that the fee for the application for special permit use be set at \$100.00.

It was also noted that enforcement and compliance with applications granted is an important part of the whole process.

Mr. Usher asked about the former provision of waterfront being "front yard" and the change occurring in the new ordinance. Zoning Revision Committee notes will be reviewed.

Mr. Fletcher commented on the sign near the street put out by the Pine Orchard Market. It also obstructs the vision of drivers entering Elizabeth Street. The matter was referred to the Zoning Enforcement Committee.

There being no further business the meeting was adjourned at 9:10 P.M.

Respectfully submitted

  
Robert B. Sherwood  
Clerk