

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

20206

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

"Pine Orchard, Connecticut  
January 10, 1978

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, January 19, 1978. Mr. Macneil Sturgess of V. F. McNeil & Co. will be present to discuss the insurance coverage of the Pine Orchard Association; 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 Gagge, Reynolds, Sherk, Sherwood, Tweed, Usher and van Wilgen, and by invitation Macneil Sturgess.

With a quorum present the President called the meeting to order at 8:05 P. M.

Upon motion duly made the minutes of the previous meeting of September 13, 1977 were approved as distributed.

Mr. Sturgess reported on the insurance coverage of the Association. The municipal building is covered by \$60,000 plus one million liability. It was recommended that consideration be given to increasing the value, to recognize increasing property values and inflationary trends.

Upon motion duly made an increase for property coverage to \$70,000 was approved.

Mr. Sturgess then reviewed the auto and liability insurance coverage which presently is \$500,000/1,000,000 plus \$100 thousand property damage. The merits and the disadvantages for increasing coverage were then the subject of discussion. A suggestion was offered that the upper limit be raised to \$2,000,000, the cost approximating \$400.00 additional.

Upon a motion duly made it was voted to approve the increased coverage to \$2,000,000 in that there would be \$1,500,000 for any one

accident with \$2,000,000 overall. The coverage is to be effective immediately with the cost prorated to July 1st, the policy anniversary date.

The President thanked Mr. Sturgess for being present and for his comments and advice on insurance matters.

Mr. Reynolds reported for the Police Committee regarding the cost of a 1978 LTD II Ford automobile as a new police car. Cost is quoted at \$4,925 before deducting the radio included therein. The current vehicle probably has a value of \$1200--\$1300 approximately.

Upon motion duly made Mr. Reynolds was authorized to proceed and obtain the new police car, as outlined, and to sell the old vehicle at the best price obtainable.

Mr. Sherk reported for the Planning Committee, and submitted on its behalf a list of non conforming property uses and special uses. He commented on the individual items. It was voted to accept the list as presented (see copy attached to these minutes). Mr. Sherk will notify by letter property owners as necessary.

He also noted that the Zoning performance application had been finished, but not yet used, and that the map for planning purposes was also completed. These will be presented to the Board at a subsequent meeting.

For purposes of Section VII, paragraph 4, of the Zoning Ordinances the non conforming use for the Pine Orchard Market and for the garages at Hart Ave. and Club Parkway are considered abandoned as of January 1, 1978 and April 1, 1977 respectively.

Mr. Usher commented on the Watchful Eye program as to security carried out by Mr. Konesky. Consideration is to be given to having him make a presentation to the Board or to the property owners at some subsequent date.

The pros and cons of a newsletter to taxpayers and property owners were discussed.

Mr. Gagge remarked on the repair of steps to the beach, the broken bench at Yowago Ave. and Elizabeth Street, need for painting signs leading to beaches etc. These will be referred again to Mr. Buza for corrective action. Mr. Reynolds also volunteered to follow up on the status of the contract renewal for garbage collection.

As treasurer, Mrs. van Wilgen reported on the financial status of the Association's affairs, and, also indicated that there were only two tax delinquencies, both charges for trash collection.

There being no further business the meeting was adjourned at 9:30 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  
April 10, 1978

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 Firehouse, Pine Orchard Road, at 7:45 P.M. on Thursday, April 20, 1978.

At 8: P.M. a public hearing will be held on an application for a Special Permit Use under our Zoning Ordinance, as filed by The Pine Orchard Yacht & Country Club Inc. The application concerns construction of a Tennis Pro Shop to replace the existing Tennis Shack.

At the conclusion of the hearing the Board will act upon the Application, and will hear and act upon reports of Officers, Members and Committees, and will transact any business with the power of the Board which may come before the meeting:

Attest:

Robert B. Sherwood  
Clerk"

MINUTES OF PUBLIC HEARING  
THE PINE ORCHARD ASSOCIATION

A public hearing was held on Thursday, April 20, 1978 at the Pine Orchard Municipal Building.

Members of the Pine Orchard Association Executive Board present were Messrs. Buza, Fletcher, Gagge, Sherk, Sherwood, Tweed and Usher.

Also present were Mr. Greenalch, Mr. & Mrs. Dornfeld and Mrs. Collins.

The meeting was called to order at 8:08 P.M. by Mr. Gagge, President. It was duly noted that notice of the meeting had been advertised twice in the New Haven Register. Mr. Gagge explained the reason for the meeting (re the application for special permit by the Pine Orchard Yacht and Country Club Inc. for a tennis pro shop) and expressed the hope that everyone would feel free to comment. He noted that Mr. Greenalch, President of the Club was present and prepared to discuss any details.

Mr. Dornfeld expressed his concern regarding the condition of club buildings and maintenance and the handling of this in the future.

Mr. Greenalch in responding, noted that the club was trying to

improve its past performance. He commented on repairs made, the demolishing of the Manager's house opposite the Dornfeld property, the pro shop, the economic factors re improvement and the club's concern over appearance and maintenance. Mr. Tweed also remarked on what steps were being taken.

The President asked if there were further questions, and there were none.

Mr. Fletcher spoke on behalf of the Planning Committee and reviewed its related activities. He noted the applicable criteria and stated that the application was in order and that the committee recommended approval.

There being no further comments or questions Mr. Gagge thanked those present for attending. The public hearing then ended at 8:22 P.M.

The Executive Board then convened and there being no further discussion requested, upon a motion duly made it was voted to accept and approve the application as presented.

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

The Special Meeting of the Executive Board commenced at 8:25 P.M. Present were those members at the public hearing plus Mr. Reynolds who joined the meeting at 8:45 P.M.

Upon a motion duly made the reading of the minutes of the previous meeting of January 10, 1978 was waived.

Mr. Fletcher discussed the form application for Special Permit, and upon a motion duly made the form was approved as presented.

Mr. Fletcher also distributed copies of the Zoning Ordinance conformity forms. He noted it required a separate drawing, the already stated \$5 fee and in certain instances, a survey. The Zoning Enforcement Board is responsible to know when a survey is needed with the form. Upon a motion duly made the form was accepted as presented and its use to be effective immediately.

Mr. Fletcher commented briefly on the Planning Committee's review of CAM progress.

The liquor permit (grocery store and beer) application was discussed in addition to the applicable procedures. There being no zoning non permission, it was agreed that the President could sign where and if appropriate.

The assessment list as prepared and presented by the Clerk pursuant to law was reviewed and discussed. The list was voted approved by all present.

The President announced that the next meeting would be Thursday, May 25, 1978 at 8 P.M. He then commented on the need for committee budgets. Specific reference ~~references~~ was made as to the municipal building, waterfront repairs, and signs. Mr. Sherk indicated that he would see that the latter were made or repainted.

It was duly noted that there are charges for boat slips off the breakwater and that anyone not having paid the prior year's fee should not be permitted to use a slip in the current year until arrearages were paid.

There being no further business the meeting was adjourned at 9:18 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.  
May 15, 1978

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, May 25, 1978 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 tranact any business within the power of the board which may come before the meeting.

Attest:

A. Pharo Gagge  
President"

Those present were Evarts, Fletcher, Gagge, Reynolds, Sherwood, Shope, van Wilgen and Usher.

With a quorum present the President called the meeting to order at 8:05 P. M.

Upon motion duly made the minutes of the previous meetings of April 20, 1978 were approved as distributed.

The President noted that the annual meeting was upcoming and the date would be Monday, July 10th. Material sent to the property owners will be updated and expanded.

Mr. Reynolds reporting for the Police Committee noted that the new police car had been shipped and should be available shortly.

Mr. Gagge speaking for the Roads Committee indicated that road signs had been corrected but street signs still need to be taken care of as does the painting of yellow street lines.

The President then invited discussion on the budget for 1978-79 as presented by the Treasurer. The main item in contention was trash collection and Mr. Gagge reviewed what steps had been taken to discuss trash collection with Mr. Sliney and with the trash collectors involved in the Association's area. Branford has settled (from a current base of \$150,000) for \$160,000 the first year with increments of \$7,500 in the second and third years. The present cost to the Association for trash collection at the house rather than at the curb is \$16,000 which is approximately \$40 per house. To the trash collector this is over and above what the town already pays for curbside pickup. Mr. Gagge noted that he had sent letters to the trash collectors with a proposal and that a meeting with them attended by himself, Reynolds and Sherwood had been held. No agreement was reached as the trash collectors indicated they wanted compensation somewhere up to twice what was currently being offered.

Considerable discussion ensued on the topic of trash collection and its costs--both present and future, the value of the service to the Association, the limitation as to mill rates for funds with which to operate, etc. It was agreed that a cost of \$17,500 for the first year with increments of \$1,000 in the second and third year of a contract would be appropriate. This means a cost of approximately \$43.75 per house in the first year. Mr. Reynolds and Mr. Gagge will follow up for a possible settlement with the collectors.

Other items in the proposed budget were reviewed and a budget for 1978-1979 was approved as follows, subject to trash collection cost finalization::

Police	\$18,750
Audit	275
Insurance	200
Firehouse (net)	9,000
Waterfront	3,500
Legal and Zoning	400
Fees and Clerical	2,750
Trash Collection	17,500
Postage and Miscellaneous	525
	<u>\$52,900</u>
Estimated Cash, June 30, 1978	\$15,662
Less Bills Payable	<u>11,460</u>
Net cash available for 1978-1979	<u>\$ 4,202</u>
Funds needed for 1978-1979	\$48,698
Less collections from Sunset Hill Area	<u>6,050</u>
	<u>\$42,648</u>

The budget represents a net decrease from 1977-1978 of \$350 but with a cash carryover of \$3,000 less than the previous year, it was necessary to increase the mill rate.

Upon a motion duly made and seconded the budget was approved and the mill rate for 1978-1979 was set at 4 3/4 mills, all subject to the finalization of trash collection costs. Based on the grand list the expected income from real estate taxes would approximate \$42,000.


In reference to the Annual Meeting the President proposed that the same type ballot be used as in previous years for election of the

members to the Board. Members up for reelection are Sherk, Reynolds, Shope and Tweed. Dr. Shope indicated his desire not to run for reelection. Accordingly upon a recommendation Jane Palisca was nominated and the names of Sherk, Palisca, Reynolds and Tweed would appear at the top of the ballot with spaces provided for floor nominations.

The President on behalf of the Board and the Association expressed his appreciation to Dr. Shope for his interest and service on the Board and as Health Committee Chairman.

There being no further business the meeting was adjourned at 9:42 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.  
June 8, 1978

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, June 13, 1978 to accept the adjusted budget and property tax to reflect the deletion of the Trash account because the Trash Collectors will not accept our final offer; 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:

A. Iharo Gagge  
President"

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

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

Upon motion duly made the minutes of the previous meeting of May 25, 1978 were approved as distributed.

The Treasurer reviewed the revised budget for 1978-1979. The principal change was the elimination of any amount for trash collection since the trash collectors did not accept the Association's proposal and since their counter proposal of \$24,000 for the first year of a contract, \$26,000 for the second and \$28,000 for the third was considered excessive.

The budget for 1978-1979 was approved as follows:

Police	\$18,750
Audit	275
Insurance	200
Firehouse (net)	9,000
Waterfront	3,500
Legal and Zoning	400
Fees and Clerical	2,750
Postage and Miscellaneous	525

\$35,400

Estimated cash, June 30, 1978

\$15,662

Less Bills payable

11,460

Net cash available for 1978-79

\$ 4,202

Funds needed for 1978-79

\$31,198

The final budget represents a net decrease of \$17,850 from 1977-78 and there was a decrease in cash carryover from the previous year of \$3,000. Accordingly it was agreed that there should be a decrease in the mill rate.

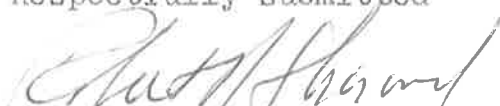
Upon a motion duly made and seconded, the budget was approved and the mill rate set at  $3\frac{1}{2}$  mills. Based on the grand list the expected income from real estate taxes would approximate \$30,834.

Information regarding the change of trash collection to curb side will be set forth in the notice to the property owners being sent for the upcoming annual meeting.

Mr. Reynolds reporting for the Police Committee noted that the new police car had been received and the old car had been sold for net proceeds of \$1,500 approximately.

There being no further business the meeting was adjourned at 8:23 P.M.

Respectfully submitted

  
Robert B. Sherwood  
Clerk



MINUTES OF THE ANNUAL MEETING OF  
THE PINE ORCHARD ASSOCIATION

20206

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

"Pine Orchard, Conn.  
June 16, 1978

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 10, 1978 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:  
A. Pharo Gagge, President  
Robert B. Sherwood, Clerk"

There being more than twelve members present, the President, as Chairman, declared a quorum and called the meeting to order at 8:06 P.M. He noted with thanks the kindness of the Pine Orchard Chapel in permitting the use of its building for the meeting.

Mr. Gagge thanked ~~Michael~~ Crossley and David L. Daggett for serving as checkers to identify qualified voters and provide them with ballots. He then named Robert M. Geier and John P. Weiffenbach as tellers for the election to follow.  
The Clerk read the call of the meeting.

Upon a motion duly made, seconded and carried, the reading of the minutes of the previous annual meeting of July 11, 1977 was waived. Mr. Gagge noted that matters mentioned in last year's meeting had been taken care of, and that the Zoning Ordinance had been updated.

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 Jane Palisca, Edward R. Reynolds, F. Allen Sherk and John H. Tweed, Jr. The chair pointed out that voters were free to make nominations from the floor. There being none, upon motion made, seconded and carried, the polls were closed and the Clerk was instructed to cast one ballot for the above nominees as listed.

Mr. Fletcher, as chairman of the Zoning and Planning Committee, reported on its activities. He commented on the comprehensive plan of the area, the receipt and review of special permit uses, redivision of properties, developments in zoning and special uses.

Mr. Reynolds, chairman of the Police Committee, summarized a statistical report prepared succinctly by Ptl. William J. Hutchins (copy attached). He noted that the police car patrols during July and August from 12 noon to 2 a.m., and suggested that people, as needed, call into the Branford Police Department and the Pine Orchard car will respond. Mr. Reynolds reported that a new police car had been purchased and the old one sold. He commented on complaints re authorized use of beaches and the difficulties of controlling this. He also indicated that careful watch should be made for children on the streets, now that schools are out. Mrs. Donovan asked that the police check out the Island View Area at 6 P.M. regarding unauthorized persons. Mr. Reynolds noted that the police patrol and hours are varied. A question was raised about parking on Yowago Avenue being restricted to the right side (in bound from Elizabeth). Mr. Reynolds noted that parking regulations are controlled by Branford, and the matter will have to be taken up there. Mr. Geier commented on roaming dogs and the problem of refuse now with curbside collection. Mr. Reynolds responded noting the regulations regarding the control of dogs.

Mr. Daggett reported for the Roads Committee. He noted the progress in repairing and replacing traffic and road signs. Line painting will be forthcoming. Judith Libman expressed thanks for the parking sign on Ozone Road, but couldn't it be faced in the right direction? She also reported on a hole in the pavement of Ozone Road. Sheila Giordano asked if something couldn't be done to correct the dangers in entering Pine Orchard Road from Yowago, referring particularly to the tree in the middle of the road. Another question was raised with reference to the disrepair in the steps at the end of Selden. Mr. Gagge commented on the damage done during the past winter, the repairs to other steps and the seawall, and that the steps at Selden were to be repaired. Mr. Carlin expressed the hope that it would be done by someone experienced so as to last a reasonable period.

Phyllis van Wilgen, Treasurer, reported on the year's fiscal activity. She noted that Seward and Monde had examined the accounts (copy of their report attached). As of June 30, 1978 the cash balance was \$5579 and there remained an unpaid balance of \$34,000 on the notes issued in connection with the municipal building. The proposed budget had been circulated with the announcement of the meeting, and this meant a tax rate of  $3\frac{1}{2}$  mills had been established. Upon a motion duly made and seconded the treasurer's report was approved and accepted.

Dr. Shope in reporting for the Health Committee noted the change in trash collection, and other than that there was nothing further to report. Marion Kinney commented that no trash collection had taken place at her place. Mr. Gagge noted that this problem was being taken care of, and during the transition period there may be changeover problems. These should be brought to Mr. Sliney's attention in Branford for corrective action. Mr. Gagge also reported on his inspection tour around the area; and he had seen containers in very poor condition, in some cases non use of bags. Better containers with tops would help alleviate the problem considerably and reduce the problem with dogs and/or raccoons. He thanked everyone for their cooperation.

Mr. Gennette asked why the executive board had made the decision to eliminate backyard trash pickup service and why no referendum had been called. Mr. Reynolds in responding pointed out the problem of the cost of this additional service, the limitations of the mill rate that could be set, the tie in to what Branford does, and the need for the executive

board to take action. It was noted to Mr. Gennette that he could privately contract for backyard pickup should he so desire. Sheila Giordano questioned whether the association could use another concern, but the answer was no because of the tie in to Branford which is responsible for trash collection. Mr. Gagge noted that time element left no room for a referendum.

Florence Prann asked about the bench at Yowago And Elizabeth and Mr. Gagge reported that it had been removed due to its deteriorating condition and lack of usage.

Mr. Gagge asked Mr. Sherk to report on CAM. The latter noted that proposed legislation had not passed, but that it was still active. Mr. Usher remarked on the overlapping nature of various agencies on this area.

Mr. Carlin expressed the hope that the municipal building would be painted this year and requested again that the color be changed. Painting is scheduled in the immediate future.

\*

There being no further business, the meeting was adjourned at 9:06 P.M.

Respectfully submitted

  
Robert B. Sherwood  
Clerk

\*Dr. Philip J. Sheridan, a long time resident, acknowledged with thanks the efforts of the Executive Board.

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 12, 1978

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 20, 1978 to elect officers and appoint committees; to transact any business within the power of the Board which may come before the meeting.

Attest:

Robert B. Sherwood  
Clerk"

Those present were Buza, Evarts, Fletcher, Gagge, Palisca, Sherwood and Usher.

With a quorum present the President called the meeting to order at 8:02 P. M.

Upon motion duly made the minutes of the previous meeting of June 13, 1978 were approved as distributed.

The President called for nominations for officers of the Association. Mr. Usher recommended the reelection of the present officers. There being no further nominations the Clerk was instructed to cast one vote for the following slate:

President	A. Pharo Gagge
Vice President	F. Allen Sherk
Clerk	Robert B. Sherwood
Treasurer and Tax Collector	Phyllis W. van Wilgen
Assistant Treasurer, Tax Collector and Secretary	Hazel B. Swanfelder

Mr. Gagge announced the following committee chairmen who were then approved:

Health	A. Pharo Gagge
Roads	F. Allen Sherk
Planning	Richard H. Fletcher
Fire Protection	John H. Tweed Jr.
Police	Edward L. Reynolds
Public Relations	Jane Palisca

Mr. Gagge commented on the latter committee and the objectives. These are to communicate to the property owners, perhaps by newsletter twice a year, to explain the purpose of the Association, who the officers are, what can or cannot be done, property of the Association etc. He indicated that Allen Sherk and Betty Fletcher would no doubt be available to assist.

The following appointments were made:

Zoning Enforcement--Mr. Gagge as chairman with Usher, van Wilgen and Sherk as members (the latter replacing Walter Evarts who will be available to assist the committee).

Zoning Board of Appeals--S. W. Noyes Jr. reappointed to serve the five year term ending in 1983. M. Thompson Dill appointed to replace Jane Palisca for the term ending in 1982. Other members are Charles Sturgess (79), W. R. Compton (80) and Bradley Prann (81). The alternates are A. H. Welch and Robert Geier. A third alternate to replace Dill will be appointed later with the names of Barbara Kimball and Elaine Littlehales being suggested.

At the next meeting to be held in August committee chairmen were requested to make recommendations as to their committee members.

The president read from a letter he had informally sent to Howard Gillis regarding his membership on the Board. He referred to the by-laws which provide for a property owner to be a member. No response was received to the letter. The Clerk was instructed to write a formal letter to Mr. Gillis on the matter. Pending that nominations for a replacement would be made. Mr. Usher was appointed a nominating committee to report back at the next meeting. Names suggested were Geier, Dow, Healy, Tuttle, Alex Daggett and Monde.

Mr. Gagge noted the possible sale of the Breed property and another house that might be used by a dentist. Should any questions rise the zoning board will take the necessary action.

Mr. Fletcher in commenting on zoning, mentioned that Mr. Gailey may be considering salt water farming. This would be dealt with under special use regulations. He noted briefly the special use nature of common ownership of land with multiple dwelling, and that Prof. Rowe may be considering an addition to his house.

Mr. Usher raised a question of nonconforming use as to renovations inside a structure and raising the level of a house (he referred to the Owens property). In the latter case a house can be elevated within the height limitation provisions of zoning.

Mr. Evarts commented briefly on the damage to the breakwater, the need to control picnicking in the Island View area, and that the light on the breakwater was not functioning. This light does not belong to the Association and in the past has been taken care of by the P. O. Club or the Trap Rock.

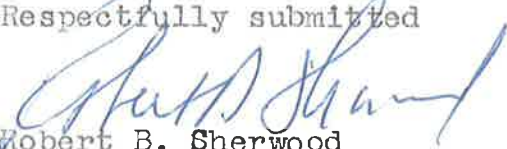
Mr. Fletcher reported on his conversations with Earl Carlin re the painting of the outside of the municipal building--gray exterior with red doors was recommended and bids for the work will be requested.

Mr. Sherwood, reporting for the treasurer noted current tax payments were about 50%--being 124 in number and \$13,000 approximately.

Mr. Fletcher raised a question whether some sort of fee could be assessed in the Sunset Hill area. Mr. Buza noted that the association controls zoning only (there now being no trash collection).

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, Conn.  
August 14, 1978

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 24, 1978 to hear and act upon reports of Officers, Members and Committee;

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 Buza, Fletcher, Gagge, Palisca, Reynolds, Sherk, Sherwood, Tweed and Usher.

There being a quorum present the President called the meeting to order at 8:01 P. M.

Upon motion duly made the minutes of the previous meeting of July 20, 1978 were approved as distributed.

As to Committee members, Jane Palisca reported for the Public Relations Committee that Betty Fletcher and Allen Sherk would serve; Mr. Fletcher for Planning indicated Richard Greenalch would be one, Allen Sherk as advisor, and an additional member will be selected later; for Roads, Mr. Sherk announced David Daggett and Robert Dow as members. It was agreed that committee members for Health and Police were not needed at this time.

Mr. Buza was appointed Firehouse Committee chairman and Mr. Reynolds By-laws chairman. Mr. Fletcher volunteered to assist on the latter.

With regard to the status of Howard Gillis as a member of the Executive board, the clerk noted that he had sent a letter, as instructed, to Mr. Gillis outlining the Board's feelings and requesting his resignation. Mr. Reynolds will follow up and contact Mr. Gillis so that a replacement can be nominated and voted upon at the next Board meeting.

Mr. Sherwood reported for the Treasurer. It was noted that cash as of August 24th (including a money market certificate of \$15,000) was \$31,787, that taxes for the current year collected to date were \$29,481, and that there were 13 unpaid accounts totalling \$1,466. It was also noted that a \$2,500 check had been received for firehouse rent from the Town of Branford.

Mr. Reynolds commented on the parking problem on Yowago Ave. and its inherent dangers. He referred the problem to the Roads Committee to set up no parking restrictions (west side).

Mr. Gagge for the Health Committee noted briefly two minor questions that had been raised.

Jane Palisca reported for the Public Relations Committee and the work it was doing. It was noted that the P. O. Notes column by Mrs. Prann was not the vehicle for public relations. A Newsletter is being developed currently to be distributed in October. Material and suggestions for the newsletter are welcomed. Under consideration as topics are-(a) a letter from the President; (b) relationship with Town re signs and roads; (c) rules on trash collection; (d) procedures on building permits; (e) the firehouse, how it ties to Town of Branford, numbers to call, painting of the building, and need for fire company membership; (f) board actions, as applicable; and (g) officers and committee chairmen, and procedures on calling police.

Mr. Fletcher for the Planning committee noted that there had been no special uses to act upon, and that he had checked into the sale of the Breed property.

Mr. Reynolds spoke on the problem of trash on the roads thrown or deposited there irresponsibly. He recommended that where such actions are noted they be reported to the police.

Mr. Gagge in commenting on the problem of the drains in the roads near his residence and on Yowago by the Usher and Ely properties, referred these to the Roads committee for proper resolution.

Mr. Buza indicated he was getting quotes for the painting of the fire-house and recommended a grey and white color scheme. This will be compatible with the vinyl paint on gutters and trim.

It was noted that a vacancy on the Zoning Board of Appeals existed which will be filled subsequently. Walter Temple's name was suggested. *for the Planning Committee.*

There being no further **business** the meeting was adjourned at 9 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.  
October 20, 1978

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, November 2, 1978 to accept the resignation of Howard T. Gillis, to elect his replacement, to fill vacancies on committees, 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 Fletcher, Gagge, Palisca, Reynolds, Sherk, Sherwood, Tweed and Usher.

There being a quorum present the President called the meeting to order at 8:00 P. M.

Upon motion duly made the minutes of the previous meeting of August 24, 1978 were approved as distributed with one minor correction.

The President reported on the receipt of a letter of resignation from the Board from Howard T. Gillis and a response in accepting same. A resolution was approved on behalf of the Board and the Association expressing appreciation to Mr. Gillis for his helpful and valuable services over the past ten years.

The President called on Mr. Usher to report as the nominating committee as to nominations to fill the vacancy. Mr. Usher submitted the names of Joseph Healy, Roy Weber, James McNeil and Walter Temple. After discussion it was moved and seconded that the secretary cast one ballot for Joseph Healy.

Expressions of favorable comment were made regarding the recent newsletter mailed to all property owners and to Mrs. Palisca for expediting same.

It was noted that prompt action had been taken to correct parking problems on Yowago Avenue and a "No Parking" ban exists on the west side.

Mr. Sherk reported for the Roads Committee. He noted the problem of a large North American Van Lines van parking in the Club Parkway area. A question was raised whether a specific zoning ordinance is needed to prohibit this type of parking. The matter will be checked out with the police department.

Mr. Fletcher in speaking for The Planning Committee reported the addition of Barbara Kimball as a member, and such action was approved.

The appointment of Elaine Littlehales to the Zoning Board of Appeals as an alternate was also approved.

Mr. Fletcher reported on two meetings of the Planning Committee. One concerned the division of the Brown property on Waterside Road into two units. It appeared that the resulting lots would be non-conforming as to lot size and therefore not permissible. The second meeting was with Mathew Gailey regarding the use of his Juniper Point property for sea farming. This would appear to be permissible although a commercial enterprise. Greenhouses 28' x 90' with landscaping would be utilized (probable seven to ten units). Since plans were not yet formulated Mr. Gailey was asked to present same when they were.

Mr. Sherk will be attending an upcoming meeting on CAM and will report back on the proceedings. He also will followup on the question of a NHTR road which is close to the Gailey property. Such a road may have been in existence and therefore in conformity.

Mr. Sherk also commented briefly on the request of the Moores to extend their house and porch. The latter would appear to come too close to the line and thereby be in violation. A Zoning Board of Appeals hearing is scheduled for November 8.

Mr. Reynolds indicated that he had talked with Patrolman Hutchins who reported a quiet Halloween without incident.



A question was raised regarding the status of painting the firehouse, and this was referred for action to the firehouse committee.

There being no further business the meeting was adjourned at 9:07 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.  
February 1, 1979

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, February 15, 1979 to discuss current problems, 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

If you are unable to attend this meeting please contact the Goss Office--488-5180 or A. Pharo Gagge--488-4620."

Those present were Buza, Evarts, Fletcher, Gagge, Healy, Palisca, Reynolds, Sherk, Sherwood, Usher and van Wilgen.

There being a quorum present the President called the meeting to order at 8:00 P. M.

Upon motion duly made the minutes of the previous meeting of **November 2nd, 1978** were approved as distributed.

The President welcomed Mr. Healy to the Board.

Mr. Gagge reported on various complaints brought to his attention.