

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.

The matter of water drainage on Selden Avenue was the subject of a telephone conversation from Mrs. Prann and of a memo circulated to the Board. The septic system problem at the Owens residence was raised by Mr. Scott, and may prove to be a future health problem. This was referred to Mr. Buza for followup. The parking of a truck trailer was brought up again as the trailer is still being parked in the area. The question was raised whether an ordinance is necessary, what do other towns have, and do any deeds prohibit the practice. This matter will be followed up by the Planning Committee and by Mr. Reynolds.

Mr. Sherk reported regarding CAM and the meeting he attended. The tenor of the bill and report being submitted indicated more local authority is recommended and a decrease in the area controlled.

Mr. Fletcher commented on behalf of the Planning Committee with particular reference to redivisions of property. There is a possible conflict between Branford regulations and Pine Orchard on special permit rules of subdivision. Mr. Reynolds will check into this matter.

Mrs. Palisca spoke briefly on the collection of data and/or notes for inclusion in material for the Annual Meeting.

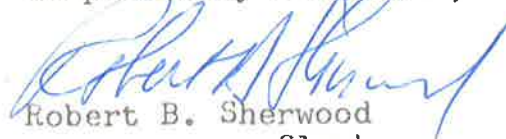
For the Roads Committee, Mr. Gagge again noted the problem of drains and water on Selden Avenue. It was agreed that a letter should be sent on the matter to Mr. Sliney with a copy to the town engineer, Mr. Ellis.

Mr. Buza reported that painting of the municipal building had been contracted for with the Morgan Company at a cost of \$1,980.00 for two coats of paint.

Mr. Reynolds speaking for the Police Committee noted that parking on Yowago Avenue was under control. He also recommended that appropriate sawhorses be obtained to warn of water over roads during flooding periods, this in lieu of using police.

There being no further business the meeting was adjourned at 9:00 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.
April 16, 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, May 10, 1979 to receive and act upon the assessment list as prepared and presented by the Clerk pursuant to law; 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 Buza, Evarts, Fletcher, Gagge, Healy, Palisca, Reynolds, Sherwood 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 February 15, 1979 were approved as distributed.

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.

Mr. Fletcher reported for the Planning Committee. With respect to the Henningsen property and the recent hearing thereon and the question of separate lots, a meeting had been held recently of the people involved and users of the "Elizabeth Avenue" driveway. This was a community effort with the meeting chaired by M. Thompson Dill from the Zoning Board of Appeals. The purpose was to discuss common problems such as water main, fire protection, traffic, etc. It was later recommended that the Clerk send a letter of appreciation to Mr. Dill regarding this.

Mr. Fletcher also spoke on the special use request by the Haydens of 103 Sunset Hill Road regarding a subdivision of that property into two parcels--one of 3.7 acres containing residence (only one house allowed by deed on property) and a second of 3.78 acres bounded by

the RR tracks and the Nickou property which the Haydens wish to donate to the Branford Land Trust. After discussed it was moved and voted that the Hayden proposal be accepted and special use approved, that a public hearing and filing fee be waived because of the nature of the gift.

Mr. Fletcher commented on certain procedures re zoning, in particular to the Ryan house currently under construction. A building permit was issued by the Town based on a three year old application. It was agreed that a current conformity statement should be obtained and it was further approved that the zoning application form should have clearly typed on its face a statement that it was good for just a one year period for the physical start of the construction.

The President noted that the next meeting would be Thursday, May 24, 1979 at 8 P.M. to discuss the next year's budget and mill rate. Information has already been received as to the budget items and costs expected.

Mr. Gagge in speaking for the Roads committee noted that no answer had yet been received to the letter addressed to the Town Engineer for correction of drainage problems on Selden Avenue.

Mr. Buza reported that the beach steps had been repaired and that this marked the 40th anniversary of his installing them. He also indicated that the Municipal Building would be painted by July 1 by the Morgan Company or alternative means would be found to see that it was completed by that date.

Mrs. Palisca has been collecting data for the newsletter to accompany the annual meeting notice and will report on the topics at the next meeting.

Mr. Fletcher noted that under current freedom of information rules executive sessions, viz zoning board of appeals, are no longer private.

Mr. Gagge reopened the question regarding the septic system problem re the Owens property. A discussion of the State Board of Health's letter to Accardi of the East Shore Health Authority ensued. There appears to have been little action and it was agreed that this matter should be referred to counsel (Macgregor Kilpatrick) for followup and appropriate action.

There being no further business the meeting was adjourned at 8:55 P.M.

Respectfully submitted



Robert B. Sherwood
Clerk

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, Conn.
May 10, 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, May 24, 1979 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

Robert B. Sherwood
Clerk"

Those present were Evarts, Fletcher, Gagge, Healy, Reynolds, Sherk, Sherwood, Tweed, 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 10, 1979 were approved as amended. The amendment changes paragraph 5 to the following:-

"Comment was made regarding the recent appeals hearing on the Hemmingsen property and the resulting decision. This meeting was chaired ably by M. Thompson Dill from the Zoning Board of Appeals, and it was later recommended that the Clerk send a letter of appreciation to Mr. Dill regarding this. Mr. Fletcher also spoke of a meeting he chaired with the people involved and users of the "Elizabeth Ave." driveway. This was a community effort and served a purpose of discussing common problems such as water main, fire protection, traffic, etc."

Mr. Fletcher reported on the revisions of the Zoning Application form (a copy of which was distributed) regarding time limits of obtaining a Branford building permit within six months and start of construction within one year, plus approval of septic system for new construction and for conversion of seasonal occupancy to year round. The form with revisions was approved as presented.

Mr. Fletcher also indicated that he would prepare a revision to the special use permit to conform time limits to one year (from two years). This was also approved.

The President invited discussion of the budget for 1979-80 as presented by the Treasurer. The various line items were reviewed. Mr. Reynolds in commenting on the police budget noted increasing gas costs and the changeover to a regional radio system which even with grants would probably cost \$200--\$250.

A budget for 1979-80 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
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Estimated cash June 30, 1979	\$10,130	
Less Bills Payable	6,114	
Net Cash available for 1979-80		<u>4,016</u>

Funds needed for 1979-80 \$31,384

The final budget is the same as the previous year, and there is a small decrease of approximately \$200 in cash carryover.

Upon 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 of \$8,922,562 the expected income from real estate taxes would approximate \$31,229.

The President noted that the Annual Meeting was upcoming and the date is Monday July 9th. Material sent to property owners will be updated and will include a newsletter prepared by Mrs. Palisca. This newsletter was circulated and approved by the Board.

In reference to the Annual meeting the President proposed that the same type of ballot be used as in previous years for election of the members of the Board. Members up for reelection are Buza, Fletcher, Healy and Usher, and they have agreed to serve. Accordingly upon a recommendation approved their names will appear at the top of the ballot with spaces provided for nominations from the floor.

There being no further business the meeting was adjourned at 8:45 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 18, 1979

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 9, 1979 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 8:05 P. M. He noted with thanks the kindness of the Pine Orchard Chapel and its President, Nancy Wheeler, in permitting the use of its building for the meeting.

Mr. Gagge thanked David L. Daggett and Betty Fletcher for serving as checkers to identify qualified voters and provide them with ballots. He then named Matthew Gailey and Richard Greenalch 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 10, 1978 was waived. Mr. Gagge noted that matters raised in last year's meeting had been taken care of and comments thereon included in the newsletters prepared under the direction of Jane Palisca and the public relations committee.

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 Joseph E. Buza, Richard H. Fletcher, Joseph P. Healy and John C. Usher. Mr. Gagge commented briefly on their qualifications and pointed out that voters were free to make nominations from the floor. There being none, upon motion duly made, seconded and carried, the polls were closed and the Clerk was instructed to cast one ballot for the above nominees as listed.

Phyllis van Wilgen, Treasurer, reported on the year's fiscal activity. She read from the Seward & Monde audit report (copy attached) and their opinion as to the fiscal status. Receipts for the year were \$35,168 and disbursements were \$35,323. As of June 30, 1979 the cash balance was \$5,424 compared to \$5,579 a year earlier. As of the year end there remained an unpaid balance of \$29,000 on the notes issued in connection with the municipal building. Mr. Gagge complimented the Treasurer for completing the year within \$200 of the estimated data. Upon a motion duly made and seconded the treasurer's report was approved and accepted.

Mr. Reynolds, chairman of the Police Committee summarized a statistical report (copy attached) of police activity for the Pine Orchard patrol. This report was prepared in succinct form by Ptl. William J. Hutchins. Mr. Reynolds noted that this was Ptl. Hutchins eighteenth year; the members then expressed a vote of thanks to him. Mr. Reynolds mentioned that weekend hours for the patrol would commence at 11 A.M., and in response to a question from Florence Prann, that specific hours are not disclosed for obvious security reasons. For assistance, residents can after 4 P.M. call the Branford police and ask for the Pine Orchard car, which will respond. To a question about controlling wrongway cars on Island View Avenue (sometimes speeding as well), Mr. Reynolds pointed out that speed limits are under the jurisdiction of the town and state, and suggested that marker or license numbers be taken, where possible, and given to the police for further action. The present posting of signs will be reviewed. Elise Jack asked that better signs be used on Blackstone Avenue to keep cars from using her driveway. Alice Donovan noted that golf carts travel the wrong way up Waterside. This will be referred to the P. O. Club so that notice can be given to have cart owners cease this practice. Alex Daggett queried about parking on a grassy area on Club Parkway and it was noted that this is a P. O. Club responsibility.

Mr. Reynolds remarked that the problem of gas availability for the patrol car and price was a prime consideration for next year's budget. Gas is obtained from the Town and is budgeted at 70 cents a gallon. The supply should be adequate for the patrol car uses. He noted, in response to a question from Mrs. Prann concerning what streets are patrolled, that the entire Pine Orchard is covered in the Association's unmarked car; and in addition, a radar gun, if available from the Town, is used to check for speeding.

He mentioned problems in the Young's Pond area and suggested that stickers be used as in other Branford areas to keep the usage to Branford residents. It was recommended that this be brought to RTM and Park Commissioners attention, and was so moved. Mr. Reynolds will take the necessary action on this problem.

Mr. Sherk in reporting for the Roads Committee noted that the Town of Branford has the prime responsibility for the roads. The need for signs and safety barriers is continually reviewed. Robert Dow covers the area west of Anchorage Road and David Daggett the area east thereof.

As to the Health Committee, Mr. Gagge reported there had been no complaints, and therefore there was no need to report.

Mr. Buza reported for the Firehouse Committee. He discussed the recent painting of the municipal building, gray with red door, with the trim left the way it was being vinyl material. He also noted there were repair problems at the breakwater and related railing.

Mr. Fletcher spoke for the Planning Committee. He reviewed briefly the areas of zoning enforcement, appeals and planning. The latter is concerned with special uses and currently is studying the question of subdivision into two lots. Committee members, in addition to himself are Barbara Kimball and Richard Greenalch, with Allen Sherk in an advisory capacity. Mr. Fletcher also remarked on the meetings held with property owners regarding uses of property.

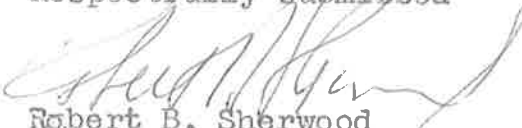
The Chairman opened the meeting for questions from the floor. Mr. Usher spoke concerning the recent Branford hearing for a zoning change on property in the east end of town where a mall has been proposed. He recommended that the Association be represented at the next hearing and take a position re the zoning change (not the mall). Misses Prann and Jack indicated their agreement. Mr. Fletcher stated that the Association should not take a position in view of its own zoning privileges and authority. Any individual can take a stand should he so desire. Mr. Greenalch supported Mr. Fletcher, as did Mrs. Sherk who cited a similar situation in New Haven, plus the dangers inherent in the CAM legislation and also rewriting of zoning regulations. John Moss pointed out that the Branford hearing was not on a mall, which itself would be subject to many hearings. He stated that no one gains by protesting aggressively against a mall. Matthew Gailey recommended that the Executive Board investigate what "special development area" means and the effects of CAM, pollution and environment problems. Mr. Reynolds cited the case in North Haven re a mall which required twenty-two permits. He opposes the Association taking a stand, and noted that the people who have standing in this matter with the Supreme Court are those in the immediate area. At this point, Margaret Sherk introduced a motion that the Association not take a stand. The motion was duly seconded and approved.

Mrs. Crossley raised a question regarding the dog leash law. Mr. Reynolds responded noting the regulations regarding the control of dogs, not allowing them to roam. He suggested that where problems occur that the dog warden, Mr. Stannard be contacted.

Mr. Gailey suggested that explanations of CAM should be promulgated. It was indicated that a capsulized version was being contemplated for the newsletter to property owners.

The Chairman expressed his thanks to all for coming and for their comments. There being no further business the meeting was adjourned at 9:00 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.
July 10, 1979

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 19, 1979 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, Healy, Palisca, Sherk, Sherwood, Usher and van Wilgen. Absent were Reynolds and Tweed.

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 May 24, 1979 and the Annual Meeting of July 9, 1979 were approved as distributed.

The president called for nominations for officers of the Association, and the reelection of the present officers was recommended. 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 | Joseph P. Healy |
| Roads | F. Allen Sherk |
| Planning | Richard H. Fletcher |
| Fire Protection | John H. Tweed Jr. |
| Police | Edward L. Reynolds |
| Public Relations | Jane Palisca |
| Firehouse | Joseph E. Buza |
| By-Laws | Edward L. Reynolds |

As to Zoning Enforcement, Mr. Gagge will serve as chairman with Usher, van Wilgen and Sherk as members plus Joseph E. Buza. Mr. Usher commented on the increasing problem of enforcement. It was also noted that written complaints are a necessity.

The Treasurer reported that 122 out of 262 tax bills had been paid, approximating the rate of the previous year. As soon as sufficient funds are available these will be invested in a money market certificate of \$15,000.

The Planning Committee, to which Mr. Buza was added as an adviser, will be studying the effects of CAM and what revisions or changes may be needed in Zoning regulations. It is hoped that sufficient information will be available for a November 1 publication deadline.

Mr. Gagge read a June 7, 1979 letter from S. W. Noyes, Jr. which spoke of the potential inability of W. R. Compton serving on the Zoning Board of Appeals. Mr. Noyes recommended that the next appointee to that Board be in a young age category so as to serve as Assistant Secretary and be trained in those responsibilities.

As to the Zoning Board of Appeals, Charles Sturgess was reappointed to serve the five year term ending in 1984. Other members are W. R. Compton (80), Bradley Prann (81), M. Thompson Dill (82) and S. W. Noyes, Jr. (83) with alternates of A. H. Welch, Robert Geier and Elaine Littlehales.

The Roads Committee agreed to take under its jurisdiction the matter of breakwater rentals of the pilings.

The Clerk reported on an overture by the Trap Rock concerning the question of their making a donation "in lieu of taxes". This will be pursued further by the Clerk.

Jane Palisca reported regarding the newsletter. She asked that the Board members serve ex officio on the Public Relations Committee and make available at the next meeting suggestions as to news items which could be used. The topic of CAM will be covered in the fall publication. Mention was also made of the comments by Mrs. Prann in her Pine Orchard Column regarding the Annual Meeting.

Mr. Gagge also mentioned the efforts of Vera T. Alexy in collecting trash on her daily walks, and suggested this be covered in the newsletter.

Mr. Gagge requested that the Firehouse committee consider having the ceiling of the meeting room in the municipal building sound-proofed.

There being no further business the meeting was adjourned at 8:50 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 13, 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, August 23, 1979 to discuss items for the newsletter (suggestions are to be brought to the meeting by Board Members); 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 Buza, Fletcher, Gagge, Palisca, Sherk, Sherwood, Tweed, Usher and van Wilgen. Absent were Evarts, Healy and Reynolds.

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 July 19, 1979 were approved as distributed.

Mr. Sherk reported on CAM noting that, as we are an Association and independent of Branford, it does not affect us directly. There is an effective date of January 1, 1980. A copy of the Zoning Regulations in any event will be forwarded to the appropriate place.

Mr. Fletcher noted that the Birch Road bridge is closed and will be so until repairs are effected. He suggested that the newsletter to property owners include comment on the fire volunteers, etc. He also queried about the status of stickers being used at Young's Pond, which is being followed up by Mr. Reynolds.

As to the roads committee, the height (and visibility problems) of hedges at Island and Chapel and at Chapel and Pine Orchard Road should be checked and this will be done by Mr. Sherk.

The recent contribution of \$250 from Tilcon-Tomasso was reported, and as part use of this, an authorization to contribute \$125 to the Pine Orchard Chapel was approved.

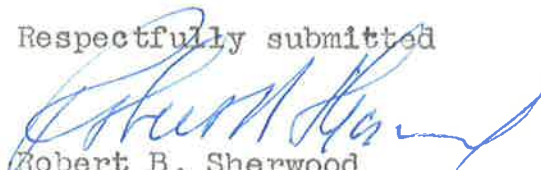
Mr. Tweed remarked on the poor condition of the grounds and grass areas around the municipal building. Mr. Buza and Mrs. van Wilgen will take the necessary steps to correct this.

Mrs. van Wilgen, as Treasurer, reported on tax collections to date noting that there were 13 unpaid for \$1,269. At the present time, association funds include a \$15,000 money market certificate, \$11,000 in savings and \$7,000 in the checking account.

Mrs. Palisca spoke about the upcoming newsletter, and requested items for inclusion. Topics suggested were a listing of Board Members and Committee heads, CAM status, numbers to call for trash collection, Tilcon-Tomasso contribution, trash pickup by Vera Alexy on her walks and following her example, annual meeting summary, Birch Road bridge and fire volunteers. Mr. Tweed also recommended inclusion of a warning on woodstoves etc. and desirability of having them checked out with fire marshals.

There being no further business the meeting was adjourned at 8:45 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 11, 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, October 25, 1979 to take such action as is necessary with respect to a public hearing and application as per enclosed notice.

Attest:

Robert B. Sherwood
Clerk"

Those present were Buza, Fletcher, Gagge, Healy, Palisca, Sherk, Sherwood, Usher, and van Wilgen. These members plus Evarts had attended the public hearing held prior to this meeting at which the application for special permit of Muriel D. Henningsen and Mary Jane Kimball had been discussed at length. (A copy of the public hearing transcript is filed in the Association's records.)

There being a quorum present the meeting was called to order by the President at 9:05 P.M.

Also in attendance by invitation were the Kimballs and their attorney, Roger Sullivan, and Richard Greenalch of the association's Planning Committee.

A general discussion followed on the application as filed for approval of a special permit to divide an existing lot on the west side of 2 Elizabeth Street (a private street) to establish a lot on which a single family residence is to be constructed. Each member of the Board was invited to make comment. Mr. Kimball also explained their recent purchase of the Hendricks residence in the Thimble Farm area.


Upon a motion made and seconded it was agreed to accept the report of the Planning Committee which noted that there was conformance with Zoning plans.

It was then voted to approve the application of Mary Jane Kimball and Muriel D. Henningsen for special permit dated August 22, 1979 for subdivision of the property at 2 Elizabeth Street to build a single family residence all as set forth in the application and accompanying plot plan plus architectural plans dated October 18, 1979 (as attached to the application).

The usual constraints of time as set forth on the special permit application apply and a review of the final plans will be carried out by the Planning Committee.

There being no further business the meeting was adjourned at 9:28 P.M.

Attest:


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.
November 15, 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, November 29, 1979 to take such action as is necessary with respect to a public hearing and application as per enclosed notice.

Attest:

Robert B. Sherwood
Clerk"

Those present were Buza, Fletcher, Gagge, Healy, Reynolds, Sherk, Sherwood, Usher and van Wilgen. These members had attended the public hearing held prior to this meeting at which the application for special permit of Edward C. Johnson and Sonja H. Aschinasi for approval to subdivide an existing lot on Totoket Road and Griffing Pond Road into four lots was heard.

There being a quorum present the meeting was called to order by the President at 8:30 p.m.

Also in attendance by invitation were Mr. Johnson and his family, counsel for Mrs. Aschinasi, and Richard Greenalch of the association's Planning Committee.

A general discussion followed on the application as filed. Each member of the Board was invited to make comment. Mr. Fletcher for the Planning Committee noted that the subdivision meets Zoning requirements.

Upon motion duly made and seconded it was voted to approve the application of Edward C. Johnson and Sonja H. Aschinasi for special permit dated October 29, 1979 for subdivision of the property located on the west side of Totoket Road and the south side of Griffing Pond Road into four lots call as set forth in the application and accompanying plot plan dated October 27, 1979.

The President referred to a letter of November 15, 1979 from Attorney Roger Sullivan which submits as request for approval of a substituted map for the property on 2 Elizabeth Drive subject to the special permit application of Mary J. Kimball and Muriel D. Henningsen. The foregoing application had been approved by the Board on October 25, 1979. The substituted plot plan changes the southerly line location reducing the size of the previous plot size. Mr. Fletcher for the Planning Committee noted that the plot size, etc. as changed conforms to zoning requirements and would have been approved if submitted with the application previously approved.

Upon a motion duly made and seconded the substituted map for the property was approved as per the statistical data contained on the revised map and also described in Attorney Sullivan's letter. Mr. Reynolds abstained from voting as he had not been present at the previous meeting of October 25, 1979. The clerk was requested to send a letter to Attorney Sullivan advising him of the action.

The President reported that Walter B. Evarts had submitted his resignation from the Board, effective December 1, 1979 in view of his moving to North Carolina. His resignation was accepted with much regret and with grateful appreciation for his many long years of service to the Association and on the Board and for his invaluable help in zoning and on property lines. A letter will be sent to Mr. Evarts advising him of the Board's appreciation for his many years of service.

The President reported that David Daggett was taking over the surveying services that Mr. Evarts had been carrying out and the records that had been maintained.

In view of the Board vacancy the President appointed Mr. Healy to be a nominating committee to make ~~recomendations~~ recommendations for a replacement to the Board at its next meeting for the unexpired term ending June 30, 1980. Board members were asked to submit suggestions to Mr. Healy.

There being no further business the meeting was adjourned at 8:50 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 7, 1980.

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 21, 1980 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 Buza, Fletcher, Gagge, Healy, Palisca, Reynolds, Sherk, Sherwood and Usher. Absent were Tweed and van Wilgen.