

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

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

"Pine Orchard, Connecticut
May 15, 1970

TO THE EXECUTIVE BOARD OF
THE PINE ORCHARD ASSOCIATION

Gentlemen:

There will be a special meeting of the Board at the office of The Alden M. Young Company, Pine Orchard, Connecticut at 8:00 P. M. on Monday, May 25, 1970 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:
MILTON W. GOSS, Clerk"

Present were Messrs. E. Brown, S. D. Brown, J. Buza, S. Chatfield, D. Daggett, F. Edwards, Jr., W. Evarts, A. Gagge, M. Goss, J. H. Tweed, Jr., and J. C. Usher constituting a quorum.

The meeting was called to order by the President who stated that one of the principal reasons of this meeting was for the acceptance and approval by this board of the assessment list. Within the limits of the Association it had been prepared pursuant to Charter. After discussion it was, upon motion,

VOTED that the assessment list of real property within the limits of this Association as presented to this meeting be, and the same is, adopted and constituted the assessment list of the Association for the ensuing year. All present signed their names to this list indicating their approval.

The President called upon Mr. Daggett, the Health Officer, to present the problems with respect to an appropriate contract for the removal of garbage and trash within the Association area. He reported that he had made contact with Mr. Prusski and also with the town authorities and based on a discussion a proposed contract for a two year period could be invoked which would cover the entire area of the Association at a price of \$10,000 for two years commencing July 1, 1970 through June 30, 1972 and provide rear yard pickup, which this area was not only accustomed to but seemed to require. This in effect would be double the current cost for the past two years. He felt that there was however no alternative other than to accept this proposition and he had, in fact, made inquiries in surrounding towns and the proposal which he was making was not out of line in the neighboring area. In fact, several

of these were based on strictly curb collection. It was further proposed by him that a charge of \$35 per month be made to the householders in the nontaxable area. The Clerk pointed out that under our Charter we were authorized to assess within the nontaxable area for sanitary purposes and rather than give a choice to those persons between our special type of collection as opposed to the town curb collection, that all householders be assessed for this service--whether used by them or not since this would eliminate the problems which we have been living under the past few years where some wished to and some did not. It was

VOTED that Mr. Daggett is hereby authorized to proceed to negotiate a final contract with Mr. Pruski and that all households within the nontaxable area be assessed at the rate of \$35. per year.

Mr. Edwards, as Chairman of the Police Committee, went into some detail as to its problems which were primarily twofold--one, the increasing rates for the employed policeman over which we could have no control since they were equivalent to those of the regular Police Force in the town of Branford which supplies the man power. Secondly, the problem in connection with the use of our car within the area. A number of alternatives were suggested. Possible rental of a car, owned by the town of Branford or even to the extent of hiring and paying to the town of Branford for service of the type which we now enjoy. He was instructed to investigate these possibilities and report at the next meeting.

Mr. Chatfield, as Treasurer and Tax Collector, reported that he had only two outstanding accounts which were nominal and expected to be collected before too long. He anticipated that there would be sufficient funds to purchase, if necessary, a replacement police car.

Mr. Evarts, as a member of the Zoning Enforcement Board, indicated that he felt it would be advisable to require a more detailed and professional type of plot plan for new or remodeled structures within the area and suggested that they be prepared by a certified engineer. In addition that such plans as were approved by the Enforcement Board would be good only for a period not to exceed six months and further that a nominal fee be charged for the inspection on the site when a building or structure was in process of erection. The Clerk was requested to determine whether or not these purposes could be accomplished by an ordinance rather than an amendment to the Zoning regulations.

The date of June the 8th was set for the next meeting of this Board to adopt a budget and lay a tax.

No further business, the meeting was dissolved.

Attest:

Hester Wilson

Clerk

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

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

"Pine Orchard, Connecticut
May 28, 1970

TO THE EXECUTIVE BOARD OF
THE PINE ORCHARD ASSOCIATION

Gentlemen:

There will be a Special Meeting of the Board at the office of The Alden M. Young Company, Pine Orchard, Connecticut at 8:00 P. M. on Monday, June 8, 1970 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:

Milton W. Goss
Clerk"

Present were Messrs. E. Brown, S. D. Brown, J. Buza, S. Chatfield, D. Daggett, F. Edwards, Jr., W. Evarts, A. Gagge, M. Goss and J. C. Usher constituting a quorum.

The meeting was called to order by the President who introduced as a special guest, Professor Eugene Shelar, of Southern Connecticut College. The purpose of his presence being to describe in general the plans for the use of the property about to be acquired by the College from the Estate of H. Gordon Rowe. He indicated that the College was most pleased with its acquisition since it would enable it to establish a Marine Biology Laboratory in the area. He stated that at this point it would be impossible to advise this board of the complete programmed plans since it was not anticipated that the actual transfer could be accomplished before the latter part of July 1970. He did assure all of us present that they were well aware of the surrounding area and had no intention of encroaching upon its beauty and atmosphere. In fact, Mrs. Rowe, the widow of the Estate, was most insistent that this factor be borne in mind and that such portion of the property as was not utilized for study purposes would remain as a wild life sanctuary. Several questions were asked by board members present and answered to their satisfaction by Professor Shelar, who agreed that if it seemed feasible would attend the Annual Meeting of the Association to be held on July 6 to outline the general program. Dr. Shelar in parting from the meeting indicated that he personally felt that this could well become a buffer between the industrial operation of the Ashland Oil Company and the residential area of the Pine Orchard Association.

After the departure of Professor Shelar the President stated that the general purpose of this meeting was to adopt a budget for the forthcoming year and to lay a tax.

The Clerk reported that in preparing the budget that as indicated at the previous meeting all households within the Association area but outside of the taxable area would be assessed at the rate of \$35 a year for garbage and trash collection.

It was further noted that since the last Board meeting Mr. Edwards, as Chairman of the Police Committee, had not been able to make any specific contact with the police authorities of the Town of Branford. The board members present indicated that they felt that assurance had been give by Mr. Chatfield, as Treasurer and Tax Collector, that a sufficient fund would be available to make an appropriate replacement of our police car, that such action should be taken and it was so VOTED.

A budget for the forthcoming year was submitted and adopted as follows: police \$14,000, garbage \$10,000, rent \$120, audit \$200, insurance \$750, waterfront repairs \$750, legal and zoning \$300, salaries and clerical \$1,750, roads \$300, and postage and miscellaneous \$200; total \$28,370.

It was VOTED to lay a tax of 2 3/4 mills on the dollar on the Grand List of 1969 and the same is hereby laid on the taxable real estate in The Pine Orchard Association as set forth in the tax list previously adopted by this Executive Board for the ensuing year and that tax bills be submitted to Sterling R. Chatfield who is hereby appointed to collect the same. Notice of the rate and the amount of such tax shall be sent by the Clerk to the taxpayers within ten days from June 22, 1970 and said tax to be due July 1, 1970 and payable on or before August 1, 1970.

The Clerk presented a bill submitted by the Pine Orchard Fire Department Company No. 6 in the amount of \$62.00 which it had paid for some necessary support repairs to the floor where its truck is housed and asked for approval to be reimbursed for this amount, which was VOTED.

The Clerk also indicated that based on his study of our general authority and powers he had determined that ordinance No. 16 on the books empowered the Enforcement Board of the Zoning Authority to require a plot plan showing the location of a proposed building or of new additions or alterations to a building now in existence, and in answer to Mr. Evarts inquiry as to the nature of such a plot plan it was his opinion that if the information submitted on the present forms used was inadequate that the Enforcement Board could require an engineered survey to be provided at the expense of the owner of the property involved without changing the existing ordinance. It was felt, however, that the existing ordinances should be amended and the Clerk was instructed to take the necessary steps to amend the existing ordinance No. 16 to add the following sentence at the end of the present existing ordinance: "Approval of any plot plan by the Enforcement Board of the Zoning Authority should not extend beyond six months from the date of said approval for the start of construction." In all other respects ordinance No. 16 shall remain in its entirety and it was so VOTED.

No further business, the meeting was dissolved.

Attest:

Milton W. Goss
Milton W. Goss
Clerk

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
June 26, 1970

TO ALL PERSONS 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 6, 1970 at 8:00 P. M. for the following purposes:

1. To elect by ballot an Executive Board for the following year, the polls to be open at such time as the Meeting shall determine.
2. To transact any other business within the power of the Meeting which may be brought before it.

Attest:

Joseph E. Buza, President
Milton W. Goss, Clerk
S. D. Brown, Secretary

Meeting was called to order by Vice President, Frederick Edwards, Jr.

Call of the Meeting was read by the Clerk who reported a quorum present and the Chair declared the meeting duly constituted.

Clerk read the minutes of the last Annual Meeting which were approved.

Chair then declared the polls open for the election of twelve members to the Executive Board and he appointed Mr. John Moss and Mr. H. H. Sherburne as ballot clerks. It was pointed out that the ballots as distributed contained the names of the present members of the Executive Board; that these, however, were not nominated and names of eligible persons could be written in and the twelve persons receiving the highest number of votes would be elected. The Clerk also stated that only those persons who were property owners within the limits of The Pine Orchard Association and persons registered as voters in the Town of Branford residing within the Association were eligible to vote.

Clerk read the Treasurer's audited report for the year ended June 30, 1970 which showed an excess of receipts over disbursements of \$1,650.80.

While the ballot clerks were tallying the votes the Chairman stated that a new contract had been negotiated for a two year period for the collection of refuse and garbage, the cost of which would be double that of the previous two year contract, and asked Mr. Daggett

TO WHOM IT MAY CONCERN:

At a meeting of The Executive Board Of The Pine Orchard Association held on June 8th, 1970, ordinance #16 of said Association with respect to the submission and approval of a plot plan showing the location of any building proposed to be erected or any alterations or additions to a building now in existence within the geographical limits of the Association was voted to be amended by adding the following sentence:

"Approval of any plan by the Enforcement Board of the Zoning Authority shall not extend beyond six months from the date of said approval for the start of construction."

In all other respects said ordinance #16 shall remain in its entirety. Effective date of the ordinance as amended shall be June 23, 1970.

Attest:

Milton W. Goss, Clerk

June 18, 1970

SEWARD AND MONDE
CERTIFIED PUBLIC ACCOUNTANTS
296 STATE STREET
NORTH HAVEN, CONNECTICUT 06473

July 2, 1970

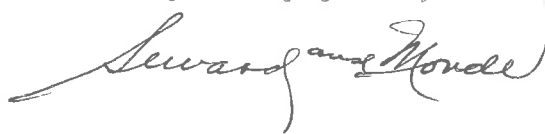
Mr. Sterling R. Chatfield
Pine Orchard, Connecticut

Dear Mr. Chatfield:

Enclosed are five copies of a statement of cash receipts and disbursements of The Pine Orchard Association and our certificate of examination for the year ended June 30, 1970.

Please sign the statements before submitting them to the Executive Board.

Very truly yours,

A handwritten signature in cursive script that reads "Seward and Monde". The signature is written in dark ink and is positioned to the right of the typed name.

Enc.

SEWARD AND MONDE
CERTIFIED PUBLIC ACCOUNTANTS
296 STATE STREET
NORTH HAVEN, CONNECTICUT 06473

Executive Board
The Pine Orchard Association
Pine Orchard, Connecticut

We have examined the statement of cash receipts and disbursements of The Pine Orchard Association for the year ended June 30, 1970 as submitted by the Treasurer, have made tests of recorded receipts and disbursements and ~~have examined or tested other supporting evidence by methods~~ and to the extent we deemed appropriate.

Cash in banks was reconciled and confirmed directly.

In our opinion, the statement of cash receipts and disbursements for the year ended June 30, 1970 as submitted by the Treasurer, correctly sets forth the cash transactions of The Pine Orchard Association for the year then ended.

Seward and Monde

July 2, 1970

THE PINE ORCHARD ASSOCIATION
STATEMENT of RECEIPTS and DISBURSEMENTS
Year ended June 30, 1970

Receipts:

Tax collections-current year assessment	\$19,762.82
Tax collections-prior year assessment	9.45
Garbage and trash collection fees- outside taxing district	1,696.69
Interest on delinquent tax collections	46.62
Interest on savings account	<u>427.87</u>

Total receipts

\$21,943.45

Disbursements:

Police department wages and expense	11,400.18
Garbage collections	5,000.00
Office clerical fee	1,000.00
Shore front repairs	750.00
Roads and signs	260.00
Salaries	750.00
Insurance	548.00
Legal and zoning	58.07
Audit fee	200.00
Rent of garage	120.00
Postage and stationery	200.40
Safe deposit box rental	<u>6.00</u>

Total disbursements

20,292.65

Excess of receipts over disbursements

1,650.80

Cash balance, July 1, 1969

1,881.63

Cash balance, June 30, 1970:

Checking account, First New Haven	
National Bank	1,900.98
Savings account, Branford Savings Bank	<u>1,631.45</u>
	<u>\$ 3,532.43</u>

By:

S. F. Chalfield, Treas.
S. F. Chalfield, Treasurer

to explain in more detail. He indicated that after a careful study of areas neighboring this Association that the cost of the new contract was not out of line and that if calculated on a per diem basis would actually come to approximately 29¢ per day and would eliminate the hazardous conditions of flying trash barrels left by the roadway which were very apparent throughout the town where the regular town collection was provided.

Mrs. Donovan and Mrs. Perry Prann questioned the problem of burning certain materials since they understood that such was prohibited. In response, Mr. Tweed, the Fire Marshall, indicated that such was not the case provided individuals obtained a permit from the Fire Department.

The Chairman, Mr. F. Edwards, reported in general with regard to the activities of the Police. There was some criticism of the control of the area particularly by Mr. Reynolds who indicated that considerable vandalism had occurred to his property by the throwing against his home and his cars of raw eggs. He felt that possibly it might be more advisable to have walkie talkie equipment available to the local police instead of their remaining in the car with the motor running. Mr. Edwards advised that he would take up the matter in the best interest of the community. It was also pointed out that within certain areas at intersections that there were blind spots due to over growth of hedges and bushes. In connection with this matter Mr. Edwards indicated that a study would be made to eliminate this problem. Contrary to some of the criticism mentioned, Mrs. V. Edwards and Mrs. Henningsen praised the control and protection afforded by our local police. In fact, Mrs. Henningsen, whose home had been broken into was extremely grateful for the protection afforded.

The ballot clerks then reported to the Clerk to the effect that 57 ballots had been cast and that a majority had been cast for the following who are hereby duly elected:

Ernest G. Brown	Walter B. Evarts
S. Dewey Brown	A. Pharo Gagge
Joseph E. Buza	Howard T. Gillis
Sterling R. Chatfield	Milton W. Goss
David Daggett	John H. Tweed, Jr.
Frederick H. Edwards, Jr.	John C. Usher

No further business appearing, the meeting was dissolved.

Attest:

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
October 23, 1970

TO THE EXECUTIVE BOARD OF
THE PINE ORCHARD ASSOCIATION

Gentlemen:

At the call of the President, there will be a special organization meeting of the Board at the office of The Alden M. Young Company, Pine Orchard Connecticut at 8:00 P. M. on Monday, November 2, 1970 to elect officers, appoint committees, to hear and act upon reports of officers and committees and to transact any business within the power of the Board which may be brought before the meeting.

Attest:

Milton W. Goss
Clerk"

Present were Messrs E. G. Brown, S. D. Brown, J. E. Buza, S. R. Chatfield, D. Daggett, F. H. Edwards, Jr., W. B. Everts, A. P. Gagge, H. T. Gillis, M. W. Goss, J. H. Tweed, Jr., J. C. Usher and on special invitation S. W. Noyes, Jr.

Meeting was called to order by the President who stated that before other business was discussed he had invited Mr. Noyes as President of the Alden M. Young Company to describe in general some of the plans of that company as to the disposition of its real estate holdings.

Mr. Noyes presented in detail the Young Co's. program and indicated that it would offer to make a gift of some forty acres of its land to The Pine Orchard Association which would include the so-called woods, Young's Pond and the field to the east of the Pond, bordering on Blackstone Avenue, for use as a Park and Recreational Area. Such a gift for this purpose had been voted by the Company. However, unless some reasonable assurance that the area would be appropriately policed and maintained by this Association, the Town of Branford or some responsible organization in perpetuity with no possibility of it being developed into a housing area, such a gift would not be made. Mr. Noyes said that the members of the Young family felt that the offer should first be made to this Association. His presentation was received with enthusiasm and thanks, and this Board indicated they would study the matter and give an appropriate answer within a reasonable time.

After the departure of Mr. Noyes the President called the attention of the meeting that it would be in order to elect officers and appoint committees Chairman for the ensuing year. The Clerk read the names of the present officers and it was the consensus of all present that these same persons be elected as follows:

President	Joseph E. Buza
Vice President	Federick H. Edwards, Jr.
Clerk	Milton W. Goss
Treasurer and Tax Collector	Sterling H. Chatfield
Secretary	S. Dewey Brown

The following persons were reappointed as Committee Chairman:

Committee on Police	Frederick H. Edwards, Jr.
Committee on By-Laws	Milton W. Goss
Committee on Roads	A. Pharo Gage
Health Officer	David Daggett

The Zoning Enforcement Board consisting of the following persons were reappointed:

Joseph E. Buza S. Dewey Brown Walter B. Everts

The President noted that this board had not met for some time, but that in general the affairs of the Association were running smoothly and in good shape. Several zoning problems had arisen but were taken care of, it being the policy of the Enforcement Board to keep a very strict and watchful eye on any structural alterations or new construction within the area. He reported his attendance at a recent meeting of CDAP which in his opinion has nothing of importance to offer this area. Mr. Tweed warned that there was apparently a strong political group forming in the legislature opposing the existence of such organizations as this Association and suggested that a watchful eye should be kept on the actions of the forthcoming legislative session.

Mr. Chatfield reported total cash in the checking and savings accounts of some \$17,000, uncollected taxes of \$805 and \$525 from the trash assessments. With respect to the latter it was suggested that any unpaid amounts be billed as of January 1, 1970, and a statement added that if unpaid by July 1, 1971, a lien would be filed against the Property.

Mr. Edwards advised of the purchase of a new car and expressed his concern as well as that of our police officers over the increasingly and alarming problems of the use of drugs in the area.

No further business, the meeting was dissolved.

Attest:

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: