

that there were relatively few outstanding accounts and the report was ordered filed with these minutes. He was commended for his ability to collect, not only the taxes due, but outstanding interest for delinquent payments. It was suggested that since there were relatively few unpaid accounts a reminder of taxes due plus interest be mailed to the persons involved.

The President reminded the Board that a committee chaired by Mr. Edwards had been appointed to investigate possible locations to house the police car, fire equipment and a meeting place for this Association as well as to locate its records, and he asked the Clerk if any decision with reference to the turning over of its office building for such purposes to the Association had been made. The Clerk indicated that no such decision had yet been made and he could not guarantee at this time any decision and possibly none would be made until November of this year.

It was apparent that on the basis of remarks made at the Annual Meeting of the Association there seemed to be a feeling among the taxpayers that, particularly with reference to the housing of fire equipment, this should be a matter for the Town of Branford to determine.

The Clerk reminded the Board that as the result of the Annual Meeting of the Association, Attorney Joseph Cooney had been appointed Chairman of a Committee to study and recommend changes in our existing charter. It was felt that while it was true that no change in our existing charter could be brought before the State Legislature until the session of 1973, that this Committee should within the next nine months make efforts to come up with suggested changes.

The Clerk suggested that it would be appropriate to honor three gentlemen who had resigned from this Board primarily due to health reasons--namely Ernest Brown, S. Dewey Brown and Sterling R. Chatfield, by having a dinner party. This was thought to be an excellent idea and a tentative date of October 19th suggested. Mr. Stebbins indicated that if given an appropriate resolution for each of the gentlemen involved, he could arrange to have a scroll appropriately framed to be presented to each of them. No further business the meeting was adjourned.

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
March 3, 1972

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 H. Young Company, Pine Orchard, Connecticut on Monday, March 13th, 1972 at 8:00 P. M. 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

At the meeting there were present Buza, Edwards, Evarts, Daggett, Gagne, Gillis, Goss, Stebbins, Sturgess and Usher constituting a quorum.

The meeting was called to order by the President who stated that the principal purpose of this meeting was to bring everyone up to date as to various actions that had occurred since our last meeting.

He called upon the Treasurer, Mr. Daggett, who reported that Cash on Hand was \$15,128.90; unpaid current taxes totaling 6 accounts of \$456.09; unpaid garbage and trash accounts \$175.00, for a total of \$631.09; back taxes 1 partial account \$20.15; garbage and trash 5 accounts \$175.00, for a total of \$195.15. In addition he reported that at this point it appeared that all departments were operating within budget and that we had been reimbursed by the State of Connecticut for taxes on gasoline in the amount of \$135.52 for the period from January 1, 1971 through September 30, 1971: Furthermore that in the future applications for this refund would be made semi-annually. Mr. Daggett also reported that one Paul Graybill who had been delinquent on payment for collections at his home on Sunset Hill had finally with great reluctance made full payment plus interest thereon for the two year period which would make him current. The principal problem being that the correspondence in connection with his ultimate payment indicated that it was made with considerable reluctance and many statements made by Mr. Graybill were without factual foundation so that this Committee should be aware of the possibility of a suit in the future by Graybill.

Mr. Edwards for the Committee on Police indicated that he had no particular report to make other than the fact that he had had a pleasant meeting with the new Chief of Police of Branford from which he felt that we could expect excellent cooperation. In addition he reported the purchase of a portable hand-pac which could be used effectively and efficiently for immediate communication between our officers and headquarters in Branford at a price some fifty percent less than had been originally anticipated.

Mr. Gillis advised that he was attempting shortly to make a special contract arrangement for the collection by one person to cover the

entire area of the Association which should make for a much more efficient one than now exists.

Mr. Buza reported that recently a meeting had been held with himself, Mr. Goss, First Selectman Sliney, Fire Captain Gennette, Fire Marshal Tweed, and Fire Commissioners Catlin and Jones, at which all parties were advised that the housing of Company 6 in its present location would be terminated as of July 1, 1972 and that the Association felt relocation was the responsibility of the Town of Branford.

Mr. Edwards inquired whether he should have a meeting of his Committee which had been investigating not only this problem but that of housing of our police car and providing meeting and office space for the Association. It was the consensus of the meeting that such a meeting should be held for the twofold purpose of determining what action the town officials intended to take.

Mr. Buza reminded the Committee that at the last Annual Meeting of the Association expressions were very definite to the effect that some revisions of the somewhat archaic Charter of our Association would be in order and that Attorney Joseph Cooney, who was present at that meeting, had presented some suggested changes to make it more up to date. Mr. Cooney had however stated that since these could only be accomplished through a special act of the Legislature no such action could be taken at the current session of our Legislature which was devoted entirely to financial matters--this meaning that the 1973 session would be the one to which we should turn. It was the consensus of the meeting that since so much controversy had evolved at our last Annual Meeting that an interim report should be prepared for submission at this years Annual Meeting whereupon Mr. Buza appointed the following persons to this Committee with instructions to prepare such a report; Mr. Cooney, Mr. Gillis, Mr. McAleenan and Mr. Stebbins.

No further business the meeting was adjourned.

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
May 15, 1972

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 22, 1972 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"

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

Those present were: Buza (Chairman), Daggett, Evarts, Gagge, Gillis, McAleenan, Stebbins, Sturgess, Tweed and Usher. Guests: Edward Reynolds and Robert Jones. Board Members absent: Goss, Edwards.

Messrs. Reynolds and Jones reported on progress of Fred Edwards' Committee for the relocation of the fire engine and a building which will house (1) the Pine Orchard fire engine, (2) the Pine Orchard Police car and (3) provide a meeting room and space for Association records. (See minutes of meeting 17 March 1972.) Mr. Reynolds reported that, after much consideration of several possibilities, it was their judgment that the site, owned by the Town of Branford and located in the triangle bounded by Pine Orchard Road, Birch Road and the railroad track, was the best and most practical site. Their Committee suggested the Town be asked to donate the site. This action will require approval by the RTM and the Board of Selectmen. A prefabricated building was first considered for the site costing about \$60,000. A second suggestion was based on the fact that Dick Greenalch, of Sunset Hills, has the local franchise for Butler type buildings. Such a building 30' x 50' would cost \$15,000 plus partitions, lighting, plumbing etc.; \$15,000 plus a 20' x 24' wing for POA office and records, \$4,500 plus \$3,000 extra for fixtures and the other miscellaneous unexpected features would give a total price of approximately \$37,500. This figure did not include landscaping, grading and exterior lighting, if any, and further assumes non-union labor will be used. The Committee (Reynolds) concluded their report by asking the question how badly does the Pine Orchard Association want it and will the people on the tax list support payment for it? During the following discussion, which was both lengthy and repetitive, the following points were made clear: (a) The present fire engine must be moved from its present location by 1 July. (b) The first temporary location of the engine will be at the Indian Neck Station. (c) The Town of Branford owns the Indian Neck Station. (d) To the Treasurer's suggestion that the town pay for the new building, Jack Tweed stated that the Hon. Sliney is not likely to accept the suggestion that Branford buy the new fire-house for the proposed P. O. site. Before such action, he will have a private survey of fire protection facilities of the town. Insurance rates are a factor in attracting new industries and such a survey will soon be required. (e) Tweed also mentioned that the Board of Education also had a special interest in the triangle property. In

answer to the question what other types of financial help are possible from the Town, Tweed suggested (f) that the Town will likely be willing to pay \$1,500-\$2,000/yr rental on the use of the new building. Another \$1,000 might be available for the storage and parking of a Town truck used for the maintenance of Young Woods Park. The Chairman thanked the Special Committee for their excellent and thoughtful report and they retired at 8:40 P. M. before the start of the executive session.

The minutes of the meeting of 13 March were approved without reading.

The discussion continued on the new fire engine building and the following new points were made. (a) The survey of fire protection facilities in Branford will likely take at least two years. Hon. Sliney will not give any special financial help for the new building until the survey is accomplished. Financial help from this direction has little prospect. (b) Although the fire engine must be moved from the Young Estate location, the Alden Company may likely supply space on an ad hoc basis for Pine Orchard Association records and meeting space as well as for its police car, at least for another year. In summary, it was the general consensus of all present: (1) that the Association should retain its identification by having its own fire-house within its area limits, (2) that a building housing the fire engine, records and police be given full planning consideration, (3) that in addition to Fred Edwards present planning Committee, a new Committee be formed to study methods of financing.

The Chairman appointed Jack Usher as Chairman of this Finance Committee. McAleenan volunteered his help. Another member will be selected from the membership. Stebbins suggested that financial options be considered in steps up to \$50,000.

Mr. Gillis announced that John Prusski will collect trash for the coming fiscal year for both Pine Orchard as well as Sunset Hills. Due to lack of man power and other factors, backyard service, currently in effect, will be discontinued on 1st July 1972. From that date, all trash must be moved to the curb on trash days. The usual twice weekly allowance of three trash cans will continue as before.

Mr. Daggett suggested that a special mailing to the membership should be made as soon as possible advising (1) the status of housing for fire engine and special financing for the future and (2) the new change in garbage and trash removal.

The tax lists for 1972-73 were presented and signed by the Board Members present.

The next meeting was scheduled for 8:00 P. M. on 5th June.

The meeting was adjourned by the Chairman at 9:40 P. M.

Respectfully submitted,

A. Pharo Gagge

A. Pharo Gagge
Acting Secretary

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

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

"Pine Orchard, Connecticut
May 26, 1972

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 5, 1972 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 Buza, Edwards, Evarts, Goss, McAleenan, Stebbins, Sturgess, Tweed and Usher constituting a quorum.

The meeting was called to order by the President. The reading of the minutes of the previous meeting was waived.

The Clerk stated that shortly before this meeting he had contacted Mr. Gillis who informed him that he was unable to attend due to a death in the family but that he had contacted Mr. Prusski who indicated that a number of our residents had spoken to him about the possibility of maintaining a collection on the basis of backyard pickup rather than on the street pickup, and that Mr. Prusski was attempting to determine if he could find a person who would be able to so collect and what the estimated cost would be. This, however, would not be available for another day or two.

In view of this information the President stated that it was not possible at this meeting, as had been set forth in the call, to adopt a budget and lay a tax. He did, however, invite all members present to make such comments as they wished.

Mr. Usher reported that he had contacted authorities of both the Branford Savings Bank and the First New Haven regarding the possibility of financing the construction of a suitable structure to house fire engine, police car and provide suitable facilities for a meeting place and office space for the records of the Association. Both expressed interest and indicated that if legal opinion found that this Association would qualify as a municipality

which would thereby make any repayments of interest non-taxable to them they would probably be able to offer terms which would be a discount of 50% below the prime rate. There followed a rather lengthy discussion of the problems involved as to a suitable location.

The Clerk indicated that he personally had offered, at the request of the Town Counsel, to contact all persons on the easterly side of Birch Road to obtain a release and waiver of certain deed restrictions on the property owned by the Town of Branford west-erly of the present Pine Orchard School. He had advised Town Counsel that he must provide a suitable form to be signed by all parties involved and some kind of an indication of the approximate proposed location and type of structure. There was some indication from those present that this was not the most desirable location and further that probably a considerable delay would be involved not only to obtain consent of property owners but possibly from the RTM and School authorities. Since this appeared possible it was suggested that a location on property owned by Pennsylvania Central southerly of the former station property of Pine Orchard would be a more appropriate location. Mr. Edwards agreed that he would investigate this property with his Committee and in conjunction with the Finance Committee headed by Mr. Usher.

Mr. McAleenan reported that the Committee headed by Mr. Cooney of which he was a member, would be meeting in the near future to make recommendations with reference to updating ~~and~~ by changes in our Charter.

While no formal action was taken by this Board at the meeting, all present agreed that it had been an evening well spent.

No further business the meeting was adjourned.

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
June 8, 1972

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 Thursday, June 15, 1972 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"

Those present: Buza, Daggett, Edwards, Evarts, Gagge, Gillis, Goss, Stebbins, Sturgess, Tweed and Usher.

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

The President reported on his recent telephone conversation with the Hon. Sliney regarding the proposed firehouse for Pine Orchard. Mr. Sliney will likely take no official action until he receives a formal request for action, which may occur at the annual meeting of the Association in July. In the meantime, the fire engine now at Pine Orchard will be moved before 1 July to Fire Headquarters on North Main Street as an interim location.

Mr. Gillis reported a contract had been arranged with Messrs. Sawicki and Pruski (both are called Stan) to move the garbage and trash from backyard locations. For 1972-73 the contract for our tax area is for \$11,000 and for the second and third year the contract price will be \$12,000 and \$13,000 respectively. The unit cost for '72-'73 is approximately \$43-\$45 per family per year, a figure comparable to the figure \$35-\$40 two years ago, when Mr. Daggett was Health Officer. The contribution of the Town of Branford to trash removal is about \$40 per family per year. This makes the total unit cost about \$80-\$85.

The Treasurer presented the 1972-73 budget. After considerable discussion where cuts could be made, the proposed budget, covering police, rent, audit, insurance, waterfront repairs, legal and zoning, fees and clerical, postage and miscellaneous as well as trash collection, was about \$34,000. The Estimated cash position on 30 June was about \$6,000. The balance, \$28,000, must be covered by taxes. A mill rate of $3\frac{1}{2}$ on the current tax lists would produce about \$28,500 in revenue.

It was the general consensus that the funding for the new firehouse would not be included in the 1972-73 budget to be presented at the annual meeting.

Mr. Usher made a motion that the tax rate for the July 1972 billing be set at $3\frac{1}{2}$ mills. Seconded by Mr. Goss. Approved unanimously.

Mr. Gillis made a motion that residents of the Sunset Hills area be assessed \$45 per family per year for backyard garbage removal.

Seconded by Mr. Stebbins. Approved unanimously.

Mr. Goss called the Board's attention to the difficult and thorough task accomplished by Treasurer Daggett in collecting all the taxes and garbage fees over the past year. The delinquent accounts are negligible.

Mr. Daggett announced that his books were closing for the fiscal year on 25th June for audit and all bills should be submitted before that date. The new fiscal year begins 1st July.

The annual meeting is set for 8:00 P. M., Monday, 10 July 1972, at the Pine Orchard Chapel. Mr. Goss recommended the usual ballot be prepared listing at the top the current members of the Board and allowing space below for nominations and write-ins from the floor. Ballots will be issued at the Chapel entrance only to those properly identified on the voting lists for the Association area. Unqualified voters will be welcome to audit the meeting however.

At the July annual meeting, President Buza is asking Mr. Edward Reynolds to make the presentation on the new firehouse. He will give a description of the building, its proposed location and funding. The special committees headed by Messrs. Edwards and Usher will meet within the next two weeks to prepare the necessary detailed information.

Mr. Tweed sounded the annual dog warning. Mr. Evarts stated the dog packs were the worst ever this year in his home area. The Dog Warden of Guilford is covering Pine Orchard (and Branford) this coming year, and he has a reputation of catching all stray dogs. The announcement for the annual meeting should include a warning to dog owners.

The President adjourned the meeting at 9:28 P. M.

Respectfully submitted,

A. Pharo Gagge

A. Pharo Gagge
Secretary

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 28, 1972

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 10, 1972 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 and to remain open for 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

The meeting was called to order by the President.

The call of the meeting was read by the Clerk who reported a quorum present and the chair declared the meeting duly constituted.

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

The Treasurer read the audited report for the year ending June 30th of Seward and Monde which was approved and ordered filed with these minutes.

~~The chair declared the polls open and appointed Robert Sherwood and Donald Smith as Ballot Clerks. After all persons qualified to vote had indicated that they had done so the chair declared the polls closed and opened the meeting for discussion.~~

He called upon Mr. Howard Gillis as Health Officer to report with respect to the garbage and trash collection which he did in some detail indicating that in order to continue the present type of on premises removal the collector, after some difficulty in obtaining a proper party, had agreed to continue this type of service for one year commencing July 1, 1972 at a rate of \$11,000 which amounted to an increase of \$1,000 over the present contract. He informed the group present that should similar services be rendered that an expected increase of \$1,000 per year for each year beyond 1973 would be involved. An open discussion followed with no particular dissent other than a statement by Mr. Milton Bradley to the effect that the increase from \$35.00 to \$45.00 for such service in the area in which he lived seemed excessive. Mr. Gillis responded to this that a definite study had been made with the cooperation of the collector and that the time involved in such collection in this area warranted the increase.

Mr. Cooney made a report with regard to recommended changes in our existing Charter. The major suggested changes involved the reduction in the voting age, for those qualified, from twenty-one to eighteen; voting privileges for women which would include their right, if elected, to hold office; limitation on the number of votes that might be cast by property owners owning more than one piece of real estate or property held in the name of more than one person to one vote. It was also suggested by the Committee that the right to vote at meetings of the Association should be restricted to owners of real estate regardless of whether or not they were registered as voters

in the Town of Branford and since the property owners within the Association limits northerly of the Penn. Central Railroad could only be assessed for "sanitation purposes" they should be limited in voting at meetings of the Association to vote only with respect to any assessments as might be involved. In addition it was suggested that a rotating Board be elected with four persons elected annually for a term of three years.

It was VOTED that a special meeting of the Association be called with specific reference mentioned in the call of the meeting as to the matters to be discussed.

Mr. Reynolds reported for a Committee which had been investigating the possibility of providing facilities to house the fire engine for Company #6, the police car and office facilities for the Association. He produced a rough draft showing a projected internal layout of a building which would provide these facilities and an artist's sketch showing what the exterior appearance would be. There followed a rather heated discussion of the pros and cons. It did, however, appear that the consensus of the meeting was if possible to locate such on property owned by the Town of Branford adjacent westerly of the Pine Orchard School. It was definitely pointed out that in order to utilize such waivers from property owners on the easterly side of Birch Road and Pine Orchard Road would have to be obtained. It also was expressed that some definite commitments for assistance in the financing of the same would have to be forthcoming from the Town of Branford.

It was VOTED that a special meeting be called in conjunction with the matters with reference to Charter amendments and matters with reference to the subjects brought about by Mr. Reynolds for approval by the Association to go forward and it was further intimated that such a meeting for these two purposes would hopefully be called within sixty days.

Ballot Clerks then reported to the Clerk to the effect that 98 ballots had been cast and that a majority had been cast for the following who were hereby elected:

Joseph E. Buza	David Daggett
Frederick H. Edwards Jr.	Walter B. Evarts
A. Pharo Gagge	Howard T. Gillis
Milton W. Goss	Clifford C. McAleenan
Theodore E. Stebbins Jr.	Thomas A. Sturgess
John H. Tweed, Jr.	John C. Usher

No further business appearing the meeting was adjourned.

Attest:

Milton W. Goss
Milton W. Goss
Clerk

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

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

"Pine Orchard, Connecticut
July 20, 1972

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 Wednesday, July 26, 1972 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"

At the meeting there were present Buza, Daggett, Edwards, Evarts, Gagge, Gillis, Goss, McAleenan, Stebbins and Sturgess constituting a quorum.

The meeting was called to order by the President and reading of minutes of the previous meeting was waived.

Mr. Buza, as President, stated that in as much as he had served in this capacity for many many years he felt that it would be advisable for someone else to hold this office particularly since he had not only many other personal obligations but did not reside within the taxable area for property owners. Several members of the Board verbally expressed their hope that he would continue until impending changes in our Charter and some decisions firmly reached as to a possible relocation and financing of facilities to house a police car, fire equipment and office facilities for the Association could be acquired. Despite the pleas of all members present Mr. Buza feeling so strongly that he should not continue on as President with great reluctance his view point was accepted with extreme regret. Whereupon he was appointed as President Pro Tem to continue the conduct~~ion~~ of this meeting. The principal purpose of it being to elect officers and appoint Committees to conduct the Association's business.

He then requested that nominations for the office of President be presented. The names of the following persons were presented in nomination and duly seconded: Frederick H. Edwards Jr., Howard T. Gillis and John C. Usher. Mr. Edwards having served as vice-

president indicated that he would serve if elected but felt that it might prove to be too burdensome for personal reasons and business reasons. In view of the fact that there were three persons presented for nomination to the position of President, a ballot was circulated among all present to vote in order of their preference for one of the three nominees.

After the ballots had been cast and tallied it appeared that Mr. Gillis did not qualify and there was a tie vote for candidates Edwards and Usher--whereupon a new ballot was circulated to be for a vote between these two gentlemen and after these had been cast and tallied it was reported that Mr. Usher had received a majority of the votes cast. In as much as Mr. Usher was not present at this meeting a motion was

VOTED that Messrs Buza, Goss and McAleenan meet with Mr. Usher as promptly as possible to determine his willingness to serve as President: It being the consensus of those present that in the event of his refusal to do so that Mr. Edwards would take over with Mr. Usher being elected as Vice President. In the event Mr. Usher accepted the elected post of President, Mr. Edwards would remain as Vice President. For the remaining offices as Clerk, Milton W. Goss was elected and as Treasurer and Tax Collector, David Daggett.

The Clerk then stated that in accordance with the By-Laws of the Association he had the power to appoint a Secretary and as such appointed to that post A. Pharo Gagne, who in several recent instances had skillfully recorded the minutes of meetings of this Board.

The Clerk suggested that in as much as our newly elected President was not available that appointment to Committees of various nature should be held in abeyance until he had officially accepted his post and had the opportunity to designate persons to the various Committees.

The subject of when to hold a Special Meeting of the Association to act specifically on proposed amendments to its Charter and the problems involved with the relocation of its facilities for the housing of police, fire and office facilities was discussed. It was pointed out that all persons qualified to vote at such a meeting whether or not tax payers or property owners must be notified of this meeting under our existing Charter. It was further pointed out that strictly from a legal and technical aspect all persons in attendance at such a meeting qualified to vote under the existing Charter would have a legal right to vote on all matters presented before such a meeting. It was

VOTED that this special meeting be called for Thursday, September 7th at 8:00 P. M. at the Chapel.

No further business appearing the meeting was adjourned.

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
August 14, 1972

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 on Tuesday, August 22, 1972 at 8:00 P. M. 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"

At the meeting there were present: Buza, Edwards, Evarts, Gagge, Gillis, Goss, McAleenan, Sturgess and Usher.

With the required quorum present President Usher called the meeting to order at 8:10 P. M. The reading of minutes of the meeting of 26 July was (presumably) waived.

The principal purpose of the meeting was to approve the proposed revisions to the 1903 Charter of the Association. The need for revision of this Charter was presented to the membership at the Annual Meeting by Mr. Joseph Cooney. The changes proposed for a revised Charter by the coming State Legislature are in brief:

- a. to limit voting at Association meetings to tax payers to the Association and to eliminate registered electors of the Town of Branford residing in Pine Orchard, who are not landowners or taxpayers to the Association.
- b. to lower the voting age of property owners to 18 yrs. and make females eligible for office in the Association.
- c. to eliminate the provision that the executive board may vote by proxy and to provide that four directors be elected each year for three year terms and thus insure rotation of Board memberships.
- d. to limit votes by those Association taxpayers who are assessed only for sanitary purposes; they would not be eligible to vote on any question involving taxation and expenditures not pertaining to sanitation.

Mr. Gillis motioned that the new revisions for the Charter be approved by the Board, that it be presented to the general meeting of the Association for approval on 7 September and that the membership be asked to authorize and empower the Board to seek the changes at the Connecticut Legislature this coming winter. Motion seconded by Mr. McAleenan and carried unanimously.

There was considerable discussion about the proposed firehouse facility which is to be the second major agenda item on 7 September. The Board is on record as favoring the new firehouse for the Association area. At the Annual Meeting of the Association in July, the membership favored the site on Pine Orchard Road between the railroad bridge and the school and was against the Penn Central land near the golf course. It was agreed in general that at the 7 September meeting the membership would be asked to authorize the officers of the Association and its Executive Board (1) to negotiate with the Town of Branford for title (without cost) to the Pine Orchard Road property and to construct thereon facilities for housing the Town's fire engine, the Association's Police car, office facilities and meeting space for the Association. It was also agreed that (2) the authorized funding should not exceed \$65,000. (3) It was further agreed that authorization be sought to borrow said sum for a period not to exceed twenty years and at an interest rate not to exceed 6% per annum. At this meeting, Mr. Edwards' Committee will have detailed figures to show how the current mill rate will be affected by these obligations.

An absentia report was made by Treasurer Daggett to show collections in hand to be \$29,729. There are however several delinquencies which are yet to be collected both on the tax lists and on the sanitation lists.

President Usher reappointed all chairman of standing committees (Police, F. H. Edwards Jr.; By-Laws, M. W. Goss; Roads, A. P. Gagge; Health, H. T. Gillis) for another year. Richard Strickler was reappointed to the Zoning Board of Appeals and M. Thompson Dill named as an alternate to that Board.

With no further business the meeting adjourned at 10:00 P. M.

Respectfully submitted-

A. Pharo Gagge

A. Pharo Gagge
Secretary

MINUTES OF A SPECIAL 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
August 25, 1972

TO ALL PERSONS QUALIFIED TO
VOTE AT A SPECIAL MEETING OF
THE PINE ORCHARD ASSOCIATION:

A Special Meeting of The Pine Orchard Association will be held at the Chapel, Pine Orchard, Branford, Connecticut on Thursday, September 7, 1972 at 8:00 P. M. for the following purposes:

- A. To revise the Charter of The Pine Orchard Association and authorize and direct the Executive Board and the Officers of said Association to present the proposed revisions to the State of Connecticut General Assembly for its approval as follows:
 1. To amend Section 1 by striking out the provision that "duly registered electors of said Town of Branford residing within" the limits of Pine Orchard are members of the Association.
 2. To amend Section 4 to provide that property owners may vote at age 18 and eliminate the provision that females may appoint a male proxy who would be eligible for office. To add a new provision to Section 4 that a corporation is entitled to only one vote and that jointly owned property is entitled to only one vote and that no member shall have more than one vote.
 3. To amend Section 5 to eliminate the provision that the Executive Board may vote by proxy, and also to provide that four directors will be elected each year for three year terms.
 4. To amend Section 20 to provide that members who are assessed only for sanitary purposes may not vote on any question which involved the taxation or expenditure of the Association funds for any purpose other than sanitary purposes; and that no more than two members from the sanitary district may serve on the Executive Board at the same time.
- B. To authorize and direct the Executive Board and the Officers of said Association to negotiate, construct, and borrow funds for the purpose of building a structure to house Fire equipment, Police equipment, and office and meeting facilities for the Association as follows:
 1. To authorize the Executive Board and the Officers of the Association to negotiate with the Town of Branford to obtain property from said Town and to construct thereon facilities for the housing of Fire equipment owned by said Town, Police equipment owned by said Association and reasonable space for office facilities and meetings of said Association.
 2. To authorize and direct the Executive Board and the Officers of the Association to construct such building at a cost not to exceed \$65,000.
 3. To authorize and direct the Executive Board and the Officers of the Association to borrow a sum in the

name of said Association not to exceed (the principal amount of) \$65,000 in such manner as it shall determine be it by issuing notes, bonds or mortgage for a term not to exceed 20 years at an interest rate not to exceed 6% per annum.

Attest:

John C. Usher, President
Milton W. Goss, Clerk

The President called the meeting to order and the ~~Secretary~~ ^{Clerk} announced a quorum present whereupon the meeting was called duly constituted by the President.

He reported to those present that he felt it was in order to express appreciation for the many years of service to the Association by Mr. Buza who had served as President of the Association since 1961 and had been, and still is, serving on the Executive Board since 1952. There was a resounding applause for Mr. Buza.

A motion was made and seconded and VOTED affirmatively that the reading of the minutes of the Annual Meeting be waived, since this meeting was specially called for a specific purpose as recommended at the Annual Meeting.

Mr. Cooney explained the recommended revisions approved by the Executive Board to the Charter which, if approved by this meeting, would be presented for approval before the State of Connecticut General Assembly.

Item 1, Section A of the call was presented for approval--motion made and seconded and after discussion thereon a vote by a show of hands indicated a substantial majority in favor thereof.

Item 2, Section A of the call was presented for discussion. It was moved and seconded and VOTED that this item be segregated into three separate parts. The first vote which was VOTED unanimously was to permit property owners to vote at the age of eighteen. The second vote was to eliminate the provision that females may appoint a male proxy who would be eligible for office. The third vote was to add a provision that a corporation is entitled to only one vote and that jointly owned property is entitled to only one vote and that no member shall have more than one vote. All of the afore mentioned votes were on motions duly made and seconded and favorably VOTED by a substantial majority of those present and entitled to vote.

As to Item 3, under Section A, it was moved and seconded and VOTED unanimously to eliminate the provision that the Executive Board may vote by proxy and also to provide a rotating board with four members to be elected each year for three year terms.

As to Item 4, Section A, it was moved and seconded and VOTED by a substantial majority that persons entitled to vote as property owners owning property in the area taxable only for sanitary purposes may only vote for the expenditure of funds for sanitary purposes and further that two members from that area and no more shall be members of the Executive Board.

Mr. Reynolds presented to the meeting an artist's conception of a proposed building which would provide housing for the fire equipment of Company No. 6, the police car of the Association and office and meeting space for the Association, including a proposed sketch of the interior thereof. Mr. Daggett, as Treasurer and Tax Collector, indicated what the approximate cost from a tax burden would be in the event that the structure was erected, the property donated by the town, stating that if it were to cost, with all of the necessary interior and exterior which would include grading, septic system, amounting to some \$50,000, would probably cost the taxpayers involved at least 5/8 of a mill over their present tax to the Association over a period of twenty years. Mr. Reynolds reminded those present that there were a number of technical hurdles that would have to be overcome. The site agreed upon and recommended being westerly of the Pine Orchard School and it would be necessary to have waivers signed by all property owners on Birch Road as well as those on Pine Orchard Road from Birch Road to Elizabeth Street. Present indications being that there would be no serious problem in obtaining the waivers. The entire matter would ultimately possibly have to be approved by the Board of Education, the R. T. M. as well as the selectmen themselves.

There was a considerable discussion of the pros and cons. It appeared, however, basically that in order to retain the identity of The Pine Orchard Association as such it would be desirable to go forward with the negotiations as outlined and set forth in Section B, Items 1, 2, and 3. All persons entitled to vote had been provided with a ballot and after all present who had cast ballots and they had in turn been collected and counted, the Clerk announced that 60 votes had been cast in favor of all three items as proposed under Section B and 35 against; whereupon the President declared that all Items under Section B were VOTED upon favorably by a substantial majority.

No further business appearing the meeting was adjourned.

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:

"October 3, 1972

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 on Tuesday, October

17, 1972 at 8:00 P. M. 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

Those present were: Buza, Daggett, Edwards, Evarts, Gagge, Goss, Tweed and Usher.

With a quorum present the President called the meeting to order at 8:15 P. M.

The reading of minutes of the Board meeting on 22 August 1972 was waived and approved as circulated by unanimous vote.

The Clerk announced that a form letter had been received by the Pine Orchard Association from the Internal Revenue Service requesting that a Form 990 (Return for Organizations exempt from Income Tax) be prepared for 1970-71. The Clerk will write the IRS and advise them that our Association does not qualify in this category and is a duly constituted Association by the State of Connecticut for the taxation and governance of Pine Orchard.

Mr. Edwards reported he had received a quotation of \$3,395 from Wilson Ford for a new police car (1973 - Custom 500 - 4 door - with Police Package, 6 weeks delivery). The trade in value of the old car is \$800. Tony's Garage in North Branford has offered \$1,200 for the old police car. Two recent burglaries were discussed in relation to our police coverage. It was the general consensus of those present that the current SOP of 6 hrs/night at staggered hours is giving us the necessary protection.

The Treasurer reported that he has in current accounts \$25,800. Tax accounts overdue amount to \$940. from nine people. Eight sanitary accounts remain unpaid, three of which are three years overdue. Two accounts owe interest. It was voted by those present that the Treasurer should set 1 December 1972 as the deadline for all arrears and then liens would be attached.

By unanimous vote of the Board Mrs. Hazel Swanfelder was belatedly appointed as Assistant Treasurer retroactive to 1 July 1972, with annual compensation to be \$1,000.00.

No reports were available from the Sanitation and Road Committees. Mr. Edwards noted the unusual amount of trash around the Pine Orchard Market and wondered if there were violations of existing ordinances or if the garbage collection was ineffective.

Recent activities of the Zoning Enforcement Board were discussed. It was voted that the following definition of property "width" be used by the Board: WIDTH OF LOT--the distance measured at the building site that must conform to applicable regulations governing the location

of the building to front line, rear line, side lines and general area.

Pine Orchard is zoned for one family homes and this precludes rental to more than one family. An anonymous complaint was received about a "group of hippies" living on Pinewood Road. A group of Yale students are living on Waterside. Both the Clerk and Mr. Buza pointed out that, although there may be apparent violations of the Zoning Ordinance, the Board can take no action until a formal written complaint has been received from an identified Pine Orchard resident. The Association membership has been advised at least once a year of our single family ordinance.

In a recent zoning action, the Enforcement Board turned down a request of the Connecticut Light and Power for a substation to be located north of the railroad tracks near Mr. Tweed's new residence. This request is now before the Board of Appeals of the Association.

The police car is being relocated in a new stall on the East side of the Young Company Building to give access to the newly paved road.

Although there has been considerable informal discussion between certain members of the Board and Mr. Sliney about the disposition of the "Meeker property" as a location for new facilities to house fire and police equipment and office space for the Association, no formal steps have been taken by the Association as yet to acquire the property from the Town. It was agreed by those present that a formal written request to Mr. Sliney and the Town should now be made by the President and Clerk for the Meeker property and this request should be accompanied by an appropriate topographic map indicating exactly what land will be required for the new Fire-house.

The meeting adjourned at 9:45 P. M.

Respectfully submitted:

A. Pharo Gagge

A. Pharo Gagge
Secretary

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

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

"February 2, 1973

TO THE EXECUTIVE BOARD OF
THE PINE ORCHARD ASSOCIATION

Gentlemen:

There will be a special meeting of the Board