

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

at the office of The Alden M. Young Company, Pine Orchard, Connecticut on Monday, February 12, 1973 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: Edwards, Evarts, Gagne, Goss, McAleenan, Stebbins, Tweed and Usher.

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

The President asked for reports from the standing Committees:

Mr. Edwards stated that the new police car (a greenish Ford) has been finally delivered (3 months late). He suggested that the budget for next year include a new transistorized police radio to replace the present 10 yr. old Motorola, which still has resale value.

Mr. Tweed suggested that purchase be withheld until the new police frequency (high) for Branford has been chosen. During the following discussion Mr. Goss called attention to the high speed driving by sports car lovers on the back streets of Pine Orchard. Also there has been considerable congestion caused by parking on Rte. 146 for ice skating on Young's Pond. The suggestion was made by the President that the Clerk advise the State Traffic Commission of this winter hazard in writing and suggest better signs be posted to discourage the current random parking on the highway.

Mr. Gagne reported that Mr. Sliney and the Town Engineer had responded to a request to dig out plugged drains on Club Parkway as an initial temporary measure. Ultimately the drainpipes for this World End Creek filled area will have to be replaced and relocated.

Mr. Goss speaking for the Treasurer stated that liens had been placed against all those with currently unpaid bills for taxes and garbage removal.

The President announced that the Pine Orchard Zoning Enforcement Board had reversed their original decision and has authorized the Connecticut Light & Power Company to construct a substation on Penn. Central property on the north side of the Railroad underpass and immediately east of Route 146. The meeting, held January 29, 1973, was agreed to on advice of Attorney due to a Connecticut law called to their attention by the legal representatives of the C. L. & P. Co. in their written request to have their application reheard. Since the two adjacent property owners (Tweed and Breed) had previously expressed no objection to the installation, the installation will benefit the local area, and the C. L. & P. Co. agreed to several restrictions relative to the location, uses, construction, and maintenance of both the substation and property, the C. L. & P. Company's application was approved. A public stenographer recorded the proceedings and attorneys for both the Enforcement Board and the C. L. & P. Company representatives were present.

The President brought up-to-date the status of the new firehouse. The President of the Board of Education at their February meeting tabled the proposed release of the desired property west of the Pine Orchard School to Association because of a split vote by the members (3-3). It will be reconsidered at their March meeting. Presentations by Messrs. Goss, Usher and Attorney Edward Reynolds have been made before the Branford Selectmen, the Board of Education, Branford Board of Fire Commissioners and the Branford Planning and Zoning Board and while none have yet been heard from, the project will be put in committee at the February 14th meeting of the Branford R. T. M., in hopes of favorable action on it at the March 14th R. T. M. meeting. Mr. Tweed pointed out that the R. T. M. can take no formal action until all other interested Boards and Commissions (Education, Police, Fire) had acted favorably. No fast action by any of these groups can be expected. It is hoped that the recent fire at the Hugh Scott home in Pine Orchard will stimulate the recognition by the Town of the urgent need for a local firehouse.

Mr. Goss stated that the new Charter for the Association is expected to come up before the State Legislature in the very near future.

The President circulated a copy of a letter to the Branford Review written by Mrs. McCurdy of Hart Avenue. The letter described dog packs wandering in large numbers and molesting the early morning school children. He stated other complaints had been received by phone. Mr. Tweed motioned that the Secretary ask the Guilford Dog Warden (who is responsible for Branford) to make a random inspection of the Pine Orchard area and snare any dogs not under the control of their master. He further recommended that the Branford Review publicize the proposed safari to Pine Orchard to show our proper concern.

The meeting adjourned at 9:45 P. M.

Respectfully submitted,

A. Pharo Gagne

A. Pharo Gagne
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 22, 1973

TO THE EXECUTIVE BOARD OF
THE PINE ORCHARD ASSOCIATION

Gentlemen:

PLANNING REPORT

Pine Orchard Fire House Relocation

Proposal. The Pine Orchard Association proposes to relocate the facilities for Pine Orchard Fire Company No. 6 from its old location at the A.M. Young Company Estate to a 200' x 200' parcel to be carved out of the Pine Orchard School site on Pine Orchard Road approximately 400 feet northwest of the Pine Orchard School. The Board of Education must deed this property to the Pine Orchard Association. Thus the planning commission, in this report required by Section 8-24 of the General Statutes, must approve 1) the transfer of 40,000 square feet of land from the school to the Pine Orchard Association, and 2) the appropriateness of the new fire house location

Planning Data

~~Entire Pine Orchard School site: + 14 acres~~

Fire house lot size: 40,000 square feet

Building dimensions: 60' x 25'

Zoning: Pine Orchard Association

Development cost: \$65,000 to be raised from the Pine Orchard Association's tax revenue

Acquisition cost: To be transferred free of charge from the Town of Branford

Facilities: Garage for Association's police car and fire engine number six, small meeting room, changing and bathroom.

I. LOCATION

The Community Development Action Plan recommends that the New England Fire Rating Bureau make a fire security survey of Branford to assist the town in making the most effective use of existing and proposed fire protection facilities. While this survey has not yet been undertaken, the CDAP public safety committee and fire department staff considered the possibility, for example, of consolidating the antiquated Indian Neck fire station with the new Pine Orchard station at a mutually convenient site.

The Plan of Development proposes the relocation of the Pine Orchard fire company "into a Town-owned station in the Pine Orchard area." The same plan designates the site adjacent to the Pine Orchard School for a community playfield.

The Board of Fire Commissioners have not yet taken any action on the proposed fire house location pending action by the Branford Board of Education. The Fire Chief himself feels that the nearby S-curve of Pine Orchard Road over the railroad and the proximity of the school do not make the site the most ideal for a fire house.

II. SCHOOL LAND TRANSFER

The Community Development Action Plan projects an expansion of the Pine Orchard School to 550 pupil capacity during 1973-74. According to the school site standards set by the adopted Comprehensive Plan (Section 4.5.4,) the Pine Orchard School site should be at least 11 acres to handle the proposed expansion. In itself, depleting the present 14 acres by one acre to serve the firehouse, then, would not adversely affect the school site size. The particular location of this proposed acre site, however, would tend to slice the school site and render it cumbersome for the playground expansion proposed by the Comprehensive Plan.

The education department reports that the school also is currently developing plans for nature trails, similar to those already established at the Brushy Plain School, for education in natural history. The department has also indicated that, without sidewalks along the northern stretch of Pine Orchard Road, fast-approaching volunteer firemen and trucks may endanger walking school children.

The Board of Education tentatively approved transferring the land to the fire company "provided that the parcel to be used is located as far as possible to the northwest corner of the property and that such use be limited to one acre." The Board will require submission of a site plan before it gives its final approval.

Legal Restrictions. The deed to the Pine Orchard School site limits its use to school purposes or single family residences. Town Counsel has stated that these restrictions preclude use of the property for a firehouse unless all property owners who enjoy benefits of these restrictions, release them. The Pine Orchard Association evidently feels it can resolve this obstacle by obtaining all the releases.

The Pine Orchard Association which will own and maintain the site, has approved this location for the firehouse and has voted to finance the construction costs with its tax revenues. The only cost to the Town of Branford would be that for the building's land which is already under town ownership.

REQUIREMENTS ATTACHED TO THE APPROVAL OF LAND TRANSFER TO AND
LOCATION OF THE PINE ORCHARD FIRE STATION

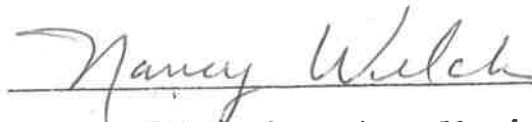
Final site plan shall be submitted to the planning office. The approval of the Planning and Zoning Commission will not take effect until the Boards of Education and Fire Commissioners and the planning office have approved the final site plan.

Lot location. The lot of the proposed fire station must be located approximately 700 feet northwest of the Pine Orchard School, that is, situated in the northwest corner of school site.

Entrance to the fire station shall be situated more or less nearby opposite Hotchkiss Grove Road as it intersects Pine Orchard Road.

Screening. The firehouse shall be landscaped and appropriately buffered from Pine Orchard Road. Exterior lighting shall be indirect and not penetrate the surrounding neighborhood.

Adopted by the Planning and Zoning Commission
March 6, 1973


Nancy Welch / Acting Clerk

There will be a special meeting of the Board at the office of The Alden M. Young Company, Pine Orchard, Connecticut on Tuesday, May 29, 1973 at 8:00 P. M. 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

Those present were: Buza, Evarts, Gagge, Gillis, Goss, Stebbins, Tweed and Usher.

With a quorum present President Usher called the meeting to order at 8:17 P. M.

Mr. Goss opened by nominating E. Reynolds (also present) as the replacement for Thomas A. Sturgess, who has resigned and moved from Association area. Nomination approved by Board unanimously.

The Tax List for FY 1973 was circulated for approval. The base for 1973 is about \$8,193,000 and approximately \$50,000 above 1972. Sales of property are now in progress which will likely raise the 1973 level further. The List, as presented, was approved and signed by Board members present.

The President, speaking in the absence of the Treasurer, who was ill, advised that a surplus of approximately \$7,500 would appear in the treasury on/about 1st July. There was considerable discussion on the disposition of this surplus along the following lines:

(a) Surplus was due to lower expenditures of Police funds than budgeted.

(b) The surplus will likely be less after all billing is completed.

(c) Funds can be used to purchase new VHF radios for police car. Mr. Tweed stated an interest in buying old VHF radios for his Fire Department.

(d) Advance payments on garbage contract can be made.

(e) Mr. Buza stated work was being started on repairs to steps at sea front. This can be billed during current year.

(f) The surplus could be put aside as a "Capital Improvement Fund" for possible use with new firehouse construction.

The general consensus was that the surplus should be expended on/before beginning of next fiscal year.

The next step in the construction of the new firehouse is getting waivers from residents in the Birch Road and local Pine Orchard Road areas. This action must be taken by Mr. Frank Dumark, Town Counsel of Branford. Mr. Usher is delivering the necessary missing information to Mr. Dumark on 30th May to accelerate this action which has been pending for several weeks.

Mr. Gillis circulated a copy of File #559, House Bill #8692 of House of Representatives, State of Connecticut, sponsored by Rep. Newman of 137th District. In short, this bill covers the changes in the Association Charter, recently rewritten by Mr. Joseph Cooney. The discussion centered on what effect this bill will have on the coming Annual Meeting of the Association scheduled for 9th July and specially how the new Board should be elected and how those who are eligible can be given ballots.

Mr. Gillis proposed that a ballot with nominations be submitted with the annual tax bill in June. The ballot would indicate who is eligible to vote. The ballot would include nominations for 3, 2 and 1 year terms. Space would be made available for nominations from the floor. The ballot would indicate that voting must be done only from the floor and not by absentee ballot. After discussion and minor suggestions, Mr. Gillis' ballot proposal was accepted by the Board.

The President appointed a nominating committee for members to be listed on the ballot: Goss (Chairman), Buza and Gillis. They recommended for 3 year term: Buza, Gillis, Goss and Usher; for 2 year term, Daggett, Stebbins, Tweed and Reynolds; for 1 year term, Edwards, Evarts, Gagge and McAleenan. It was mentioned that this list of nominees is not final as there may be pending resignations or withdrawals.

The problem of wandering dogs and their control reoccurred. A proposal was made by Mr. Stebbins that an assistant dog warden be appointed for Pine Orchard area and be paid out of the current surplus funds for his efforts. The announcement for the Annual Meeting will include the usual dog warning statement. It will advise that verbal complaints are of no value--only written complaints form a basis of action.

The next meeting of the Board is scheduled for 8:00 P. M., Monday, 11th June 1973. The primary purpose of the meeting is to adopt a budget for FY 1974 and lay a tax.

The meeting was adjourned at 10:05 P. M.

Respectfully submitted,

A. P. Gagge

A. P. Gagge
Secretary

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

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

"Pine Orchard, Connecticut
May 31, 1973

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 11, 1973 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 were: Daggett, Edwards, Evarts, Gagge, Gillis, Goss, Reynolds, Tweed and Usher (Chairman).

The minutes of 29th May, 1973 were read and approved as amended.

The question was raised whether or not a woman candidate should be nominated on the ballot to be presented at the Annual Meeting on 9th July. Several qualified candidates were suggested. The President agreed to call the following in order named to explore their willingness to serve: Phyllis vanWilgen, Harriet Sheridan, Faye Delfini, and Alice McCurdy.

Treasurer Daggett presented his proposed budget for 1973-74. The present year's expenses are \$34,200. The new budget calls for \$41,900 with a \$1,000 increase in trash collection and \$5,300 towards anticipated expenses involving the construction of a new firehouse. The cash balance that will be available on 30th June is projected at about \$7,500. The projected collection for 1973-74 for trash from Sunset Hill area is \$4,500. The balance to be covered by real estate taxes is about \$30,000, which figure must be supported by a mill rate between 3 1/2 and 3 3/4.

The question was raised whether the funds for the firehouse can be fully expended during the coming fiscal year as there were still many routine hurdles to be crossed before construction can begin. The starting date is projected now as late summer or fall. The President and Secretary have gained releases from approximately half the

residents in firehouse area--all of which has proven to be a tedious and time consuming task; however no difficulty is expected. Other hurdles are architectural services, legal services for deeds, etc.

After considerable discussion the consensus of the board was to keep the mill rate at the 72-73 level (3 1/2) and it was better to run the risk of going slightly in the red rather than accumulate an unused balance. It was so moved by Mr. Tweed and seconded by Mr. Edwards. Voted approved. The tax assessment was duly signed by those present.

A sample ballot was displayed by Mr. Gillis. Several suggestions were made to simplify the voting on additional names and the mailing procedure.

Mr. Edwards announced that the weekend double shift of the Association Police will begin the weekend of 30th June and continue through 9th September. 4th July and 3rd September will also be covered.

The unsightly trash by the P. O. Market on Elizabeth Street was again cited. The sanitation officer agreed to write a letter.

There was considerable discussion on the parking problem on Island View caused by fishermen; the need for stop signs on Hart Avenue and its extension, and again the wandering dogs. Mr. Edwards stated he would ask for "No Parking" signs and "Stop" signs. (The Roads Chairman will also write directly to Mr. Sliney and the Town Engineer.) There was again no easy solution to the dog problem because of the inherent tendency of a friendly neighbor not to take the onus on himself to file a complaint. Calls to the Guilford Dog Warden are virtually hopeless. An Association dog warden would increase budget by \$6,000/year and thus not practical. Mr. Edwards suggested that the Association Police get names and/or tag numbers of wandering dogs and issue summons, which would have to be answered in Circuit Court of West Haven. Since the Association Police are on duty only in the late afternoon and evening, the practicality of this suggestion was even questioned. Sic semper canes.

Mr. Goss reported a bomb was set off in front of his house on Sunday night. When the police were called, it was apparent that the same nuisance was being done in Indian Neck and elsewhere. Mr. Edwards said that police help was always available by calling 488-1666, the Branford Police number, who would also respond if P. O. police were not on duty.

The meeting adjourned promptly at 10:00 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 telephoned to all of the Board. The purpose of the meeting being to act on a proposal by certain residents of the Association to give Great Chair Island to the Association.

Members present: Buza, Daggett, Evarts, Gagge, Gillis, Goss, Reynolds and Usher.

Guest present: Robert Taylor, Jr.

President Usher stated the purpose of the meeting was to act on a proposal by certain residents of the Association to give Great Chair Island to the Association. Mr. Robert Taylor, an attorney and resident of Pine Orchard, was invited by the President to make the presentation, which is summarized as follows:

Great Chair Island lies adjacent to the breakwater, owned by the Association. The two are connected only at low tide. The island, with tax list value of \$200., was jointly owned by the estates of David and Judy Fitzgerald, and was originally offered for sale to the P. O. Club, which showed no interest. A certain C. A. Newton of Indian Neck, also a friend of the estate and representing a group of duck hunting friends, offered \$500. for the island.

President Usher, hearing of the bid and fearing it would not be to the best interest of the Association for the property to fall in non-residents' hands, organized a group of residents willing to bid \$2,400. for the island. Judge Henchel of the Probate Court did not immediately accept above new offer but deferred judgment to allow C. A. Newton and friends to make a matching bid. Direct contact between President Usher and Mr. Newton reaffirmed that the new buyers were only interested in using the island for duck hunting, under certain but rare weather conditions. An agreement was reached between Mr. Usher and Mr. Newton that the latter's bid of \$500. would stand and Mr. Usher's bid of \$2,400. would be withdrawn. Mr. Newton in turn would give a quit claim deed to Mr. Usher, representing a group of POA residents, for the price of \$500. plus \$25. expenses, with the provision that the present owners represented now by Mr. Newton, and their guests may have hunting rights on the island for a period of five years. The number of hunters at any one time should not exceed 4, one of which must be one of the "owners".

The quit claim deed for the island was issued on 22 June 1973 to President Usher, representing the following P. O. residents or property owners: D. C. Beebe, Jr., M. L. Billings, H. L. Blakeslee, T. W. Bryant, J. P. Cooney, D. L. Daggett, A. P. Delfini, H. W. DeOrsey, B. B. Edwards, W. B. Evarts, H. S. Flanders, A. F. Gagge, V. Giordano, E. M. Goss, S. G. Harcourt, E. M. Jack, M. F. McAleenan, M. A. Murphy, T. R. Proper, P. J. Sheridan, D. H. Smith, R. G. Stapleton, R. M. Taylor, Jr., J. H. Tweed, Jr., V. M. Usher and R. A. Wheeler.

Mr. Taylor stated that he had prepared a deed giving Great Chair Island to the Association by President Usher and the above named group, if it is accepted by the Board.

A motion of acceptance was made by Milton Goss and seconded by J.

Buza. Motion passed unanimously.

It was further suggested that the Clerk write a letter of thanks to each donor and that a letter of thanks be written to Mr. Robert Taylor for his legal services, performed gratis, in executing all the arrangements.

The new property raised the question of illegal parking on Island View Avenue and how trespassers can be kept off the path to breakwater, the breakwater itself and now the Island. During the discussion it was revealed that some members of the Branford Police Department think the breakwater is owned by the State or U. S. Government. It was suggested that the Clerk write Mr. Sliney and the Chief of Branford Police advising them of the new and older private properties of the Association and asking their cooperation, when called on to police the property and remove trespassers.

The motion to adjourn was passed at 8:35 P. M.

Respectfully submitted-

A. P. Gagge
A. P. 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, 1973

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, 1973 at 8:00 P. M. for the following purposes:

1. To elect by ballot an Executive Board consisting of 12 persons to serve from the date of their election as follows:
 - 4 for one year
 - 4 for two years
 - 4 for three years
2. To transact any other business within the power of the Meeting which may be brought before it.

Attest:

John C. Usher, President
Milton W. Goss, Clerk
A. Pharo Gagge, Secretary"

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, 1973 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, 1973 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, 1973

THE PINE ORCHARD ASSOCIATION
STATEMENT of RECEIPTS and DISBURSEMENTS
Year ended June 30, 1973

Receipts:		
Tax collections-current year assessment	\$28,515.07	
Garbage and trash collection fees- outside taxing district - (current year assessment)	4,492.50	
Interest on delinquent collections	70.02	
Interest on savings account	832.17	
Total receipts		\$33,909.76
Disbursements:		
Police department wages and expense	11,964.58	
New Police cruiser	2,307.00	
Garbage collections	11,000.00	
Office clerical fee	1,000.00	
Shore front repairs	3,307.66	
Salaries	1,000.00	
Insurance	666.00	
Legal and zoning	352.75	
Audit fee	200.00	
Rent of garage	360.00	
Postage and stationery	373.78	
Records storage fee	10.00	
Total disbursements		<u>32,541.77</u>
Excess of receipts over disbursements		1,367.99
Cash balance, July 1, 1972		<u>6,207.45</u>
Cash balance, June 30, 1973		
Checking account, First New Haven National Bank	1,381.08	
Savings account, Branford Savings Bank	6,194.36	<u>\$ 7,575.44</u>

By: _____

David Daggett
David Daggett, Treasurer

The President called the meeting to order and expressed his thanks to David L. Daggett and Mrs. Noble Holmes who had acted as checkers to all persons qualified to vote on the voters' list.

The call of the meeting was read by the Clerk who reported a quorum present and 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 then declared the polls open for the election by ballot of twelve persons to the Executive Committee as provided by the Association's Charter as amended by special act of the General Assembly in June, 1973 and appointed Mrs. Robert Sherwood and Mr. Haig Solakian as ballot clerks.

Mr. David Gray questioned the propriety of a suggestion made by the Clerk that the reading of the minutes of the Special Meeting of this Association be waived since they constituted the completion of recommendations made at the Annual Meeting in July but had never been approved by a meeting of the Association. The Clerk offered to permit Mr. Gray to read the minutes to the meeting which he commenced to do but was over-ruled by a motion duly made and seconded to omit the same. Subsequently Mr. Cooney pointed out to the meeting that all of the action as recorded in the minute book with respect to the Special Meeting held in September of 1972 had been incorporated by special act of the General Assembly and therefore were a legal act making it unnecessary to have approval of the minutes.

Mr. Gennette questioned the propriety and legality of the form of ballot which had been submitted since the name of the voter qualified to vote on each ballot was indicated thereon and would therefore not be in the form of a secret ballot. A rather heated discussion followed with a suggestion by the President that anyone who wished to since their qualifications had already been checked before their ballots were presented to the ballot clerks that they remove their names therefrom and it was also voted by consensus of the meeting that the form of ballot as submitted was acceptable.

The President reported with regard to the acquisition by a generous donation of local residents of Great Chair Island southerly adjacent to the breakwater and gave a brief summary of the progress made in connection with proposed donation to this Association of land by the Town of Branford on which to erect facilities for the housing of Engine, No. 6, the police car, owned by the Association and modest quarters for office facilities of the Association.

He called upon Mr. Edwards to report with reference to the activities of the Police Department who indicated no serious problems had been encountered during the past year but reminded all present that in the event of any problems that a call to headquarters would be responded to promptly either by one of the town's police cars on duty or our own if on duty at the time of the incident. He also made a special plea to all persons to make every possible effort to keep under control any dogs owned by them and not to hesitate to report problems of trespassing and misbehavior.

After some miscellaneous general comments which the President indicated would be taken under advisement the call was made for a report from the ballot clerks to which Mr. Solakian responded that 81 ballots had been cast with a very substantial majority for all persons nominated on the ballot sent to all qualified voters. He also reported the miscellaneous votes cast for unsuccessful candidates which the Clerk reported would be kept on file whereupon the Clerk reported the following persons were elected:

For (1) year: Frederick H. Edwards, Jr.
Walter B. Evarts
A. Pharo Gagge
Phyllis W. vanWilgen (Mrs. T. W.)

For (2) years: David Daggett
Theodore E. Stebbins, Jr.
John H. Tweed, Jr.
Edward L. Reynolds

For (3) years: Joseph E. Buza
Howard T. Gillis
Milton W. Goss
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 notices duly mailed to all of the Board of which the following is a copy:

"Pine Orchard, Connecticut
July 12, 1973

TO THE EXECUTIVE BOARD OF
THE PINE ORCHARD ASSOCIATION

GENTLEMEN:

There will be an Organizational Meeting of the Board at the office of The Alden M. Young Company, Pine Orchard, Connecticut at 8:00 P. M. on Wednesday, July 18, 1973 to elect officers and appoint committees; and to transact any business within the power of the Board which may come before the meeting.

Attest:

Milton W. Goss
Clerk"

"Pine Orchard, Connecticut
July 19, 1973

TO THE EXECUTIVE BOARD OF
THE PINE ORCHARD ASSOCIATION

GENTLEMEN:

Due to a lack of quorum the Organization Meeting of the Executive Board of the Pine Orchard Association was adjourned from Wednesday, July 18, 1973 to Wednesday July 25, 1973 at 8:00 P. M. at the office of The Alden M. Young Company. It is important and imperative that as many of the newly elected members of the Executive Board attend as possible. If any one of you receiving this notice finds it impossible to attend kindly advise me at my office-- telephone number being 488-2541.

Attest:

Milton W. Goss
Clerk"

"Pine Orchard, Connecticut
July 26, 1973

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

The adjourned meeting which was to have been held on July 25th was forcibly adjourned from lack of quorum. The meeting will now be held on Monday, July 30th at 4:30 P. M. at the office of The Alden M. Young Company. Your attendance at that time is urgently requested. Any one of you unable to attend kindly advise this office not later than 12:00 P. M. on July 30th.

Attest:

Milton W. Goss
Clerk"

Members present were: Buza, Edwards, Evarts, Goss, Reynolds, Tweed, Usher and Mrs. vanWilgen.

The meeting was called to order by the President and the attention of the meeting was called to the fact that since the Annual Meeting of the Association and the election of members to the Executive Board no officers had been elected to represent the Association from the Executive Board as elected at the Annual Meeting and that in order to conduct business of urgent nature officers should be elected from this Board as well as various Chairmen of Committees, representatives of the

Zoning Enforcement Board and members of the Zoning Board of Appeals; whereupon Mr. Tweed made a motion which was duly seconded that the following persons be elected as officers representing this Board:

John C. Usher	President
Frederick H. Edwards Jr.	Vice President
Milton W. Goss	Clerk
David Daggett	Treasurer and Tax Collector
A. Pharo Gagge	Secretary
Hazel B. Swanfelder	Assistant Treasurer

With respect to Chairmen of Committees all of the present Chairmen were reappointed:

Police	Frederick H. Edwards, Jr.
By-Laws	Milton W. Goss
Roads	A. Pharo Gagge
Health Officer	Howard T. Gillis

The Zoning Enforcement Board was appointed to consist of John C. Usher, Phyllis W. vanWilgen and W. B. Evarts. With respect to the Zoning Board of Appeals, Sidney W. Noyes whose term expired in 1973 was reappointed to a five year term. To replace Richard S. Strickler who had moved from the area, Richard Fletcher was appointed to fill out his unexpired term which would be in the year 1977. All of the present alternates to the Zoning Board of Appeals were reappointed.

It was VOTED that with respect to the office of Assistant Treasurer held by Mrs. Swanfelder that she should receive a fee for services for the ensuing year of \$1,000.00.

The President stated that it was his feeling that the most momentous decisions facing this Board were with respect to the proposed relocation of a fire station to serve the area, plus the housing of our police car and facilities for meeting purposes of the Association Board, including minimal office space. Whereupon he appointed, with consent of all present, Mr. David Daggett to act as Chairman of a Finance Committee for the project and Mr. Goss as Chairman of the Building Committee directing them as Chairmen to fill out their own Committees from persons within the area who, in their judgment, could provide the best information and make an expeditious report back to this Board.

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
November 27, 1973

TO THE EXECUTIVE BOARD OF
THE PINE ORCHARD ASSOCIATION

GENTLEMEN:

At the call of the President there will be a Special Meeting of the Board at the office of The Alden M. Young Company, Pine Orchard, Connecticut at 8:00 P. M. on Thursday, November 29, 1973 to vote to exempt property of the Association from Zoning Regulations of the Association; approve plans and authorize financing of a municipal building and to transact any business within the power of the Board which may come before the meeting.

Attest:

Milton W. Goss
Clerk"

Members present were: Buza, Daggett, Evarts, Gagge, Goss, Reynolds, Stebbins, Usher and Van Wilgen.

With a quorum present the meeting was called to order at 8:06 P. M. by the President.

Although not read, the minutes of 30 July are presumed to be approved.

Mr. Goss introduced the visitors present:

From Mr. Daggett's Finance Committee: D. L. Daggett, T. Dill and R. B. Sherwood.

From Mr. Goss' Building Committee: J. Healy.

Mr. Goss stated the principal action to be considered at the present meeting of the Board was to consider the exemption of all Association property from the zoning regulations of its own Zoning Board. Mr. Goss had been advised by Mr. Kilpatrick, our lawyer responsible for clearing title to the new Firehouse property when received from Town of Branford, that such action was the necessary next step by the Board before calling for bids and financing of the building construction. Mr. Kilpatrick in his recent letter to the Clerk pointed out that the Board had the authority to take such action for all presently owned property and any future acquisitions, in accordance with Connecticut State Statutes, Chapter 124, Sect. 8-2, Title 8. The only property currently owned by the Association is the breakwater containing the Club harbor and Great Chair Island.

Mr. Dumark, the Branford Town Counsel, is currently preparing a deed assigning the Firehouse property to the Association from the Town of Branford.

In the course of the discussion why such action was necessary, it was revealed an 80 ft. wide roadway cutting across the parking area in front of the new Firehouse, is a long-range future plan of the Town but the construction of such a wide road was unlikely within the next decade. If such a public roadway were built, the present planned location for Firehouse would be in violation of existing Association zoning regulations. Appropriate statement should be made in the deed to cover relocation of present proposed parking area in case new roadway is ever built.

Mr. Goss motioned that the Board exempt all properties owned by Association from all Pine Orchard zoning regulations. Mr. Evarts seconded. Motion passed unanimously.

Mr. J. Healy of the Building Committee presented a set of architectural plans of new Firehouse, prepared by Schilling-Goldbecker Associates, Inc. (dated 9 November 1973). A bill for \$1,400 has been presented to the Building Committee covering their complete cost. Since the Building Committee has approved the plans for payment, Mr. Stebbins motioned that the Treasurer be authorized to make the \$1,400 payment. Seconded by Mr. Evarts. Motion approved unanimously.

The Building Committee now proposes to put the above architectural plans out on bid. After bids have been received, the Finance Committee will recommend to the Board the optimum method of financing. No one present would venture a probable cost of new building. The members of the Finance Committee present informally reviewed some of their thinking how financing can be accomplished.

The President announced that Mr. Fred Edwards has resigned from the Board and his chairmanship of the Police Committee, both effective 1 September. The President nominated Mr. E. Reynolds to chair retroactively the Police Committee. He further nominated Mr. Robert Sherwood to fill Mr. Edward's Board vacancy. Both nominations were seconded by Mrs. VanWilgen and approved by the Board members present.

Meeting adjourned at 9:35 P. M.

Respectfully submitted-

A. P. Gagge

A. P. Gagge
Secretary