



PINE ORCHARD ASSOCIATION
Branford, Connecticut

PINE ORCHARD ASSOCIATION
BOARD MEETING NOTICE

Monday, May 3rd, 2021 @ 7:00 pm

At the call of the President, Robert Dahill, there will be a meeting of the Board of the Pine Orchard Association using the Zoom™ Application.

SEE INSTRUCTIONS & LINK BELOW

Public Hearing.

To receive and consider public comments and testimony concerning a proposed amendment to the Pine Orchard Association Zoning Ordinance to allow patios which are constructed at the natural grade within the property set back lines. (A copy of the proposed amendment is on file in the POA offices, the Office of the Town Clerk of the Town of Branford and posted on the POA website, www.poa-ct.org at least 10 days prior to said meeting). The POA Executive Board is scheduled to vote on said amendment during this meeting.

Meeting Agenda:

1. Call to order
2. Approval of Minutes of March 1, 2021 Meeting
3. Communications: RTM update-Tom Brockett
4. Treasurer's Report (L. Sachs)
5. Committee reports:
 - A. Zoning / Chapel Liaison (D. Greenalch) i) Discussion/vote on adoption of POA Patio Zoning Ordinance as described herein. ii) Short Term Rental Wihbey Update iii) Chapel update
 - B. Nominating Committee (R. Sandler) - Update on POA Executive Board terms and open seats for July 2021 annual meeting.
 - C. Municipal /Community Liaison (B. Calderone, S. Hershman)
 - D. Long Range Planning (L. Sachs) i) Three-year fiscal-plan discussion ii) No spending approval needed for budgeted items

E. Waterfront: Maintenance & Access (R. Sandler) Assign Sidewalk/Breakwater Repairs

F. Building Maintenance (J. Thomas, S. Hershman) Parking Lot Light

G. By-Laws (M. Law, R. Seligson) Discussion of By Law Changes and procedure

H. Tax Collector (L. Farber) 100% collected.

I. Beautification (P. Taylor, B. Dahill) - "Art in the Park" Update- Water Vault, Neighbor's letter re Spring Rock Rd Staircase

6. New Business: A) Vote on new rental fee for POA Office garage bay B) Approve quote to fix parking lot at POA Building C) Vote on the preliminary mil rate for 2021/2022 fiscal tax season D) Establish committee to address the annual meeting in July - location and process.

7. Office Manager: Peter Robinson Report - Tax Prep for 2021/2022, building signage and lighting done, grounds maintenance. Driveway. New sidewalk/parking lot lighting solution. Spring Rock Road Mirror, Eversource Street Light at Ozone & Pasadena Road

8. Adjournment

Note: Remaining 2021 Meeting Dates: POA Annual Meeting held on Monday July 12, 2021

ZOOM MEETING DETAILS

Once you enter the zoom meeting, please mute your microphone (icon in lower left hand corner) and un-mute only when you are given permission to speak by the moderator. When you do speak, start by stating your name and street address.

Topic: POA Executive Board Meeting

Time: May 3rd, 2021 07:00 pm

Meeting ID: 815 9209 7922

Passcode: 272287

Dial in: +1 929 436 2866 US (New York)

[Click HERE to join Meeting](#)



Robert Dahill
President, POA Executive Board

Minutes of
PINE ORCHARD ASSOCIATION
EXECUTIVE BOARD MEETING
Monday, May 03, 2021 @ 7:00 PM
Meeting conducted using Zoom application

Board members present: Peggy Haering, Joe Thomas, Robert Dahill, Ray Seligson, Mark Law, Seth Hershman, Bruce Calderone, Richard Greenalch, Robin Sandler, Linda Sachs, Peggy Taylor, Len Farber,

Agenda Item 1. The meeting was called to order at 7:05 p.m.

Agenda Item 2. Approval of Minutes, upon motion and second the minutes from the March 1, 2021 meeting were approved.

Agenda Item 3, Communications: RTM update-Tom Brockett the 7th District representative to the RTM, reported on two recent meeting. One dealt with the Blackstone Library, whose chiller went out recently. While the library has sufficient funds to take care of this problem, a sinking fund will be created to manage future needs. The Finance Director is looking to refinance the town of Branford's debt; Upgrades have been funded for schools/police. Solid waste is the town's largest expense. There is a pending legislative proposal to increase the deposit on bottles to \$0.10. and to apply deposit requirements to additional types of containers.

The president opened the public hearing on the proposed amendment to the Pine Orchard Zoning Regulations. Dick Greenalch, chair of the Zoning Committee, led the discussion. He said that the proposed amendment would permit patios to be placed within the setbacks and would remove "patio" from the description an "accessory building" in Section 4.3 of the ordinance. Patio, defined at grade level would be added to Section 16 'Definitions' 'Structure, following the sentence on sidewalks. This would allow patios at natural ground grade level to be located within setback lines. This hearing represents the final opportunity for members to express their views on this subject. Bob Dahill said that the proposed changes make Pine Orchard's zoning ordinance consistent with how other communities, including the town of Branford and Sachems Head in Guilford, deal with patios.

Jeanne Hughes, of 39 Meadow Wood Rd., a lifelong resident of Pine Orchard wants to keep distance between neighbors. She feels it would make for nicer community. One of her neighbors just built a sports court near the property line. She is concerned that people will put grills and fire pits too close to their neighbor's property line. She feels that people may not understand how this will impact the community and suggested that a vote be put off until after the Annual meeting.

Jim Killelea, 22 Halstead La., is a member of the Zoning Board of Appeals (ZBA). He is opposed to the amendment. He said that zoning issues depend on circumstances, such as the size of a building lot. The ZBA has authority to consider these issues. If passed this amendment would give landowners an unqualified right to locate a patio wherever they like. In his view, the ZBA acts as modifier between landowners and parties who want to relief from rules; keeping that requirement is appropriate.

Kate Gillis, of 12 Gaylea Drive, expressed concerned about fire pits. The Fire Department has a rule forbidding open fires within 20 feet of property lines. Our current zoning regulations do not address firepits. She feels that people should be aware of fire pit regulation. Joe Sepot, 1 Yowago Ave, feels that the current regulation had no process for approving patios; he said that for 30 years patios were treated the same as driveways. He asked, if there is no difference between a patio and a driveway, how to we regulate them? Bob Dahill asked that whether removing patio from Section 4.3 (accessory uses) and adding it to definitions would make patios less obtrusive.

Eric Rose, 26 Selden Ave, said that if we remove patios from treatment as an accessory building, we will remove the requirement for approval for patio construction. He said that there are plenty of people in Pine Orchard who need this flexibility. Most people do not want to have patios up against setbacks. We were not previously aware of this regulation. He feels the current regulation takes away from people's right to use own property.

Jeanne Hughes feels that the association should consider different rules for different zones, such as allowing placement of patios within one-half of the setbacks in smaller lots. Martha Lombardi of 31 Meadow Wood Rd. opposes the amendment.

Robin Sandler, made a motion to approve the amendment as presented. The motion was seconded by Ray Seligson. Before the vote, Ray asked whether any letters had been received regarding the amendment. Jeff Forbes, of 42 Island View Ave. says that Pine Orchard has become more congested. He wants to preserve the open space, which is protected by setbacks. He does not support outdoor patios encroaching on setbacks.

Jeanne Hughes restated her objection to the regulation. Setbacks assure peace and harmony. Peggy Haering said that people with large lots do not need this change. Dick Greenalch said that our zoning laws do not give us ability to draw distinctions among zones.

Robin Sandler asked for a roll call vote on the amendment to remove "patio" from Section 4.3 of the ordinance and to provide that a patio constructed at natural grade not be treated as a structure.

Roll call vote: Bob Dahill—Abstain, Bruce Calderone—Abstain; Robin Sandler—Yes, Mark Law—Yes; Ray Seligson—Yes, Seth Hershman—Yes, Peggy Taylor—Yes, Joe Thomas—Yes, Peggy Haering—No; Linda Sachs—Yes. The motion carried, and the amendment was approved.

Agenda Item 4. Treasurer's Report (L. Sachs reviewed the budget. As of 5/1/2021 we had \$12,050 in building permits, 3 times the amount from prior years. We have spent only \$250 on shoreline maintenance this year. We have cash on hand of \$186,484. James McBurney asked about accrued legal fees. Linda said that billing was recently received; she is not ready to report out on that yet. She is working through the invoices. She expects that Bob Dahill will have the final numbers in 2 or 3 days. She did confirm that the billing was over \$20,000. Upon motion and second the Treasurer's Report was accepted.

Agenda Item 5. Committee reports

A. By-Laws (M. Law, R. Seligson) Proposed modifications to the bylaws will deal with process, such as breaking tie votes, clarifications on use of email instead of regular mail to communicate with members. They want to change to email notification where members have consented to that as a means of communication. Conflict of interest rules will also be addressed.

B. Nominating Committee Robin Sandler gave an update on POA Executive Board terms and open seats for the July 2021 annual meeting. The office manager sent out email and postcards soliciting nominations for board seats. Four seats will be available for the upcoming year. All will be voted on at the annual meeting, now set for July 12, 2021. Two current board members, Peggy Haering on Island View Ave. and Seth Hershman on Elizabeth Street, are up for re-election. New nominees for board seats are Dr. David Silverstone of 13 Island View Ave, a 20-year resident of Pine Orchard, and Matthew Barez of 18 Hart Avenue. Matthew moved to Pine Orchard in Oct. 2019 and works at Sikorsky Aircraft. Upon motion and second, the nominations were approved. Robin added that nominations can also be made from the floor during the annual meeting and that others can run for open seats.

C. Municipal /Community Liaison (B. Calderone, S. Hershman) Seth said the Board wants to survey neighbors to gauge their interest in installing sidewalks.

D. Long Range Planning--Linda Sachs has moved forward with a three-year fiscal-plan. It is proposed that we keep the current mil rate at 4 for the upcoming year. The rental income on one of the garage bays at the Headquarters building will be adjusted; building permits are expected to be higher in the coming year. Shorefront maintenance will need additional work. If an item is included in budget there is a question whether each expenditure needs to be approved by board.

Robin Sandler received a quote for repairs to the sidewalk at the Island View Avenue access point. He believes that the chair should not spend the budget without board approval. Dick Greenalch said that substantial expenses should be brought to board. Ray Seligson said that it would be helpful to understand how to spend money; how to allocate budget on projects. If there is a broad category of expenses, he wanted to understand criteria that would be used. If a repair is over \$1000 maybe that should be brought to the board. If it's an emergency a special meeting should be held.

E. Waterfront: Maintenance & Access--Robin Sandler has two estimates for repairs on the Island View Avenue access point. One estimate was for \$5100 from JDL Construction; the second one from Brooks Stone was for \$2490. Peggy Haering said that it was difficult to evaluate the two bids because the explanations of work were imprecise, and It is not clear whether the two contractors were bidding on the same statement of work. Robin will follow up with the bidders and come back to the Board.

F. Building Maintenance (J. Thomas, S. Hershman) New lights and a new sign have been installed on the headquarters building; we have a quote of \$4240 to pave the upper lot. Paving is not in budget until the next fiscal year. We will replace the existing lamp post and add 2nd lighting for the parking lot.

G. Zoning/Chapel Liaison (D. Greenalch) a) Short Term Rental Francis Wihbey is challenging Pine Orchard's prohibition of short term rentals claiming that his operation of a short term rental property is grandfathered . The case was recently argued in the Superior Court; the judge has 120 days to issue an opinion.

b) Chapel Update: Dick Greenalch reported that phase 1 of the chapel restoration is almost finished. Work on the cupola is almost done, and state reimbursement is expected. Phase 2 will include replacement of some windows, electrical work, and painting of the exterior. The chapel will need to raise additional funding for this work. The Chapel will not be open for events in 2021 but is expected to reopen in 2022.

H. Tax Collector Len Farber reported that taxes were 100% collected for this year.

I. Beautification (P. Taylor, B. Dahill) - "Art in the Park" Update. The association has been exploring installation of two works of art in Triangle Park for a 15 month period. Insurance must be procured, and the Branford Arts and Cultural Alliance ("BACA") does not have the final cost of insurance. It is unclear what the cost of the installation will be. We will not go forward with this unless the Board approves it. Triangle Park is hard to maintain. The water vault is scheduled to be set up in Triangle Park for watering plants. Bob Dahill read a letter addressed to the Pine Orchard Association and the First Selectman. The member recommends that the new stairs on Spring Rock Rd. be landscaped. Bob Dahill said that the town and Department of Public Works have that on their agenda. The writer also commented on people placing their own plantings in the right of way. Bob thought that issue would be addressed by the First Selectman.

6. New Business: The Board has approved moving the annual meeting from July 5 to July 12th due to holiday. One garage bay at the POA Headquarters is available for rent. The space is 300 sq. ft. and is lockable; comparable space in town is renting for \$400 per mo. It should become available in August

7. Office Manager's Report – Peter is preparing to issue tax bills for 2021/2022. He is working to install a mirror at the Pine Orchard Rd. end of Spring Rock Road. The paving estimate for the parking lot came in at \$4240. A sky-friendly fixture will be installed in POA headquarters

parking lot. The office manager has reached out to public works department in Branford; getting a streetlight installed at corner of Ozone & Pasadena.

8. Adjournment Upon motion and second, the meeting was adjourned at 9:15 p.m.

Remaining 2021 Meeting Dates:

POA Annual Meeting held on Monday July 12, 2021. Space has been reserved at the Pine Orchard Club. Further details will be provided as the date approaches.

Respectfully submitted,

Margaret Haering, Clerk

Documents reviewed: Treasurer's Report
 3-yr. plan

Proposed Amendment to Pine Orchard Association Zoning Regulations

4/2/2021

Re Patios



Doc ID: 003222260001 Type: LAN
Book 1310 Page 725
File# 2021-00002415

The By-laws Committee and the Planning Committee recommends to the Executive Board that the Zoning Regulations be amended as follows to permit patios within the sideline setbacks.

4.3 Accessory Building.

Accessory use incident to the above permitted uses. No accessory building shall be used for residence purposes except for persons employed on the premises. Such accessory buildings shall be attached to the main building by a common wall, or by a breezeway not to exceed ten feet in length. Provided, however, that on any lot exceeding 12,500 square feet in area there may be one detached accessory building and one additional detached accessory building for each additional 15,000 square feet area of said lot. Accessory buildings shall be included in the permitted building area. The total area of all buildings shall not exceed the maximum building area, nor encroach upon the applicable front, rear, and side yard requirements. Swimming pools, patios, and game courts, whether on, above, or below grade level, shall not be computed as part of the allowable building area, but shall be located so as to conform to all front, rear, and side yard requirements. Outside artificial light shall be so arranged that no strong rays fall upon neighboring dwellings.

Section 16 Definitions.

STRUCTURE: A structure is a combination of materials to form a construction for use, occupation, or ornamentation, whether installed on, above or below the surface of land or water. However, a structure shall not include sidewalks, patios which are constructed at the natural grade, parking areas, driveways, fences not exceeding six feet in height and landscape features. Retaining walls, non-retaining walls, fences, or any combination thereof greater than six (6) feet in height are considered structures. A retaining wall, non-retaining wall, fence, or any combination thereof greater than six (6) feet in height defined herein as a structure shall be certified by a Professional Engineer licensed to practice in the State of Connecticut, and such certification shall be filed with the Pine Orchard Association Zoning Authority prior to construction.

By-Laws Committee

Zoning Committee

Mark Law, Chair Dated: 4-2-2021

Richard Greenalch, Chair Dated: 4-2-2021

Received for Record at Branford, CT
On 04/05/2021 At 1:55:27 pm

From: [Jeffrey Forbes](#)
To: Om@poa-ct.org; rdahill@gmail.com
Subject: Upcoming PO Zoning Meeting
Date: Monday, May 3, 2021 4:23:41 PM

Good afternoon,

I am a current and long time Pine Orchard resident. I have lived in Pine Orchard since 1960. My current address is 42 Island View Avenue. During this time I have seen lots of growth and change both for the good and the bad. No one can deny that this special place called Pine Orchard, has become more condensed with larger homes, more homes, closer homes, and more residents. This is a reality that cannot be undone. What can be done is the continued protection of the precious open space that is mission critical for a healthy community and neighborhood.

What valuable space we have left as homeowners is the green space that is protected by setbacks and regulations. It enables manageable separation between homes to ensure that our density does not affect our respective living spaces or our precious sight lines. While I support outdoor living options I do not support those decks, patios or outdoor living scapes directly abutting my adjacent property. This would have a serious negative impact on my family and my quality of life. It would directly impact us by events that would or could be held right next door resulting in light, noise, aroma, and privacy pollution.

I support my neighbors ability to craft an outdoor living experience. Covid clearly demonstrated the need for this. However, I do not support it when it is right on top of or adjacent to my property. This negatively impacts property values, marketability, and quality of life. I would request this zoning consideration be denied. I appreciate your consideration of my perspectives and support for a better Pine Orchard.

Respectfully

Jeff Forbes
(203) 980-1366

From: hobobabie@sbcglobal.net
To: officemanager@pineorchardassociation.com
Subject: Proposed zoning change
Date: Thursday, April 29, 2021 10:47:52 AM

Good Morning.

My husband and I are very much opposed to the proposed zoning change related to patio set-backs.

Pine Orchard is a beautiful part of Branford! The zoning regulations help preserve that beauty.

Please consider the long term effect of this change, and the impact it will have on our properties.

Our nephew lives on Apple Wood Road, which is not part of the POA. His neighbor just put in a full length basketball court on the property line, complete with lights, and vibrant paint colors! Everyone's taste in architecture, and décor can vary greatly. We can't control the paint color on ones home, but we can control our property lines.

Thank you for voting no, and maintaining our zoning regulations.

Martha and Al Lombardi
31 Meadow Wood Road
Branford, CT 06405

May 3, 2021

Dear Pine Orchard Board,

We strongly object to changing the zoning regulations regarding patios up to one's property lines. These regulations were drawn up generations ago to protect all Pine Orchard residents, and to assure everyone a bit more space away from their neighbors in a densely developed area. These regulations have worked extremely well over the years, keeping peace and harmony.

Allowing people to build a patio/s up to their neighbor's property line opens the potential for many issues between neighbors which we do not believe anyone can even imagine yet. Besides the noise, there may be smoke from BarBQ grills and fire pits. Will there be a tendency for other activity to be taken out to these patios? You bet there will be! We would like to imagine everyone will be respectful of their neighbors but sadly this is not the case.

We have asked a few Pine Orchard residents if they knew about this proposed change and the meetings. Unfortunately, they did not. Very few got the emails and virtually no one saw the notice in the local paper. (No-one looks for these notices) At the very least, there should **not** be a vote on this until after the annual meeting when more residents will be back in town, can be brought up to speed on this, in a letter sent to their homes. This is too important, not spend the money on postage and to rely on email.

Sincerely,

Rich and Jean Hughes

Pine Orchard Association Treasurer's Budget Report
as of 5/1/2021

	Approved Budget 1-Jul-20	Budget Activity Year to Date	Budget Remaining Year to Date	% of Budget Rec/Dsbrmnts Year to Date
RECEIPTS				
Tax Collections	\$ 76,506	\$ 74,640	\$ 1,866	98%
Rent	\$ 4,000	\$ 4,000	\$ -	100%
Building & Permit Fees	\$ 4,000	\$ 12,050	\$ (8,050)	301%
Other (Interest, Moorings)	\$ 735	\$ 607	\$ 128	83%
Use of Capital Savings	\$ -	\$ -	\$ -	
Total	\$ 85,241	\$ 91,297	\$ (6,056)	107%
DISBURSEMENTS				
Security	\$ -	\$ -	\$ -	
Shorefront Maintenance	\$ 10,000	\$ 250	\$ 9,750	3%
Building Maint/Utilities	\$ 14,000	\$ 8,515	\$ 5,485	61%
Property Improvements	\$ -	\$ -	\$ -	
Office/General	\$ 17,000	\$ 14,059	\$ 2,941	83%
Insurance	\$ 9,000	\$ 3,361	\$ 5,639	37%
Legal	\$ 11,200	\$ -	\$ 11,200	0%
Zoning	\$ 5,500	\$ 7,621	\$ (2,121)	139%
PO Web	\$ 100	\$ -	\$ 100	0%
Acctg Annual Review	\$ 4,200	\$ 4,038	\$ 162	96%
Beautification Committee	\$ 4,500	\$ 796	\$ 3,704	18%
Sidewalks	\$ 4,200	\$ 4,200	\$ -	100%
Total	\$ 79,700	\$ 42,840		54%
NET INCOME (LOSS)	\$ 5,541	\$ 48,457		

Account Balance as of 5/1/2021	
BOA checking	\$58,523.39
Less outstanding checks	\$250
BOA net balance	\$58,273.39
BOA Savings*	\$128,210.63 Opened 12-2012
Total:	\$186,484.02

BOA 13-mo CD as of 3/11/21 \$50,836 Opened 2/20 Closed 3/21

*Includes Proceeds from CD as of 3/11/21

3-YEAR BUDGET PROJECTIONS

	Current Budget 2020/2021	YTD 5/1	Proj 6/30	Using 4 mil 2021/2022	2022/2023	2023/2024
RECEIPTS						
Tax Collections	\$76,506	\$74,640	\$74,640	\$76,668	\$84,300	\$88,500
Rent	\$4,000	\$4,000	\$4,000	\$6,400	\$6,400	\$6,400
Building/Permit Fees	\$4,000	\$12,050	\$14,500	\$10,000	\$10,000	\$10,000
Other (int)	\$735	\$607	\$625	\$75	\$75	\$75
Total	\$85,241	\$91,297	\$93,765	\$93,143	\$98,375	\$102,575
DISBURSEMENTS						
Shorefront Maintenance	\$10,000	\$250	\$2,750	\$7,500	\$7,900	\$8,300
Building Maint/Utilities	\$14,000	\$8,515.00	\$9,200	\$13,000	\$13,700	\$14,400
Property Improvements	\$0	\$0	\$0	\$0	\$0	\$0
Office/General	\$17,000	\$14,059	\$17,000	\$17,850	\$18,750	\$19,700
Insurance	\$9,000	\$3,361	\$7,535	\$13,000	\$13,650	\$14,300
Legal	\$11,200	\$0	\$25,000	\$22,000	\$23,100	\$24,300
Zoning	\$5,500	\$7,621	\$10,000	\$10,000	\$10,500	\$11,025
P.O. Web	\$100	\$0	\$0	\$100	\$100	\$100
Acctg/Ann Review	\$4,200	\$4,038	\$4,038	\$4,250	\$4,460	\$4,700
Beautification/Comm. Initiatives	\$4,500	\$796	\$4,900	\$4,725	\$4,960	\$5,200
Sidewalks	\$4,200	\$4,200	\$4,200	\$0	\$0	\$0
Total	\$79,700	\$42,840	\$84,623	\$92,425	\$97,120	\$102,025
Net Income/Loss	\$5,541	\$48,457	\$9,142	\$718	\$1,255	\$550

Account Balance as of 5/1/2021

BOA Checking:	\$58,523.39
less outstanding checks:	\$250.00
Net Checking:	58,273.39
BOA Savings:	\$128,210.63
Total Cash:	\$186,484.02

Office Manager Report for May 2021

1) POA Tax Collection:

- a. All POA Taxes are collected. Working with QDS will close out the year in mid-May. Need mil rate to print bills by May 15th. Bills mailed out on or about June 15th.

2) Zoning:

- a. No ZBA hearings.
- b. Updated ZBA terms on website.
- c. Filed 7 Zoning application this quarter - \$1,750.

3) POA Building:

a. Accomplished

- i. Signage: Installed with new lighting:



- ii. Extreme Paving of North Branford provided a quote for \$4240 (attached).
- iii. Improved sidewalk and lot lighting. Twostep process
 1. Replace existing with 10' LED, Sky friendly lamp using existing wiring. New weatherproof lamp is under \$200 and uses standard bulb.
 2. Install Sky friendly LED lamp in far corner of parking lot.



- iv. Ordered a \$60 traffic mirror for the end of Spring Rock Road.



Roll over image to zoom in

- v. Seth's rental agreement runs out the end of Aug. He feels confident that he will be out of the garage by then. See attachment.
- vi. Reached out to Eversource to figure out how to get a Street Light installed at the corner of Ozone & Pasadena Road. Waiting on reply.

POA Office:

b. Accomplished

- i. Outreach: two new residences – welcome letter sent.
- ii. Paul at Perfect Turf will work on landscaping in the next week. We are asking him to provide lawn weed&feed in May June and Aug.
- iii. Removed the four COVID beach access signs.

c. Planned for May and June

- Tax mailing.
- Need to have a cleaning service come in and clean the carpets.



P.O Box 254
Northford CT, 06472
extremepaving@yahoo.com

PROPOSAL:
DATE 03/14/2021

PHONE:

JOB NAME/ LOCATION
Pine Orchard Association

PROVIDE ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY TO:

RE: 180 Pine Orchard Rd
Branford

- * Install 50 LF of asphalt curb.
- * Clean and fill pot holes.
- * Clean and fill larger cracks.
- * Sealcoat entire asphalt surfaces.
- * Line stripe pavement markings including ADA stall

TOTAL: \$4240.00

WE PROPOSE hereby to furnish materials and labor: complete in aordance with the above specifications

Unless otherwise stated, buyer is responsible for cost of all necessary permits. Periodic invoices may be rendered as project progresses with final invoice upon completion of project. If a delay is encountered, a progress billing for work done will be issued and payable upon receipt. EP is not responsible for any delays including delays due to labor strikes or shortage, accidents or act of God. All unpaid invoices are subject to interest of a 1 1/2 % per month. (18% ANNUAL PERCENT RATE) if not paid within thirty (30) days. Of the date on the invoice. Nothing herein shall be deemed to extend or otherwise modify buyers obligation to make payment when due. In the event of default in the payment of any account, applicant agrees to pay EP reasonable attorney's fees and other costs incurred by EP for collection of the unpaid balance. This proposal is subject to revision if not accepted within 30 days and is subject to extra charges for concealed contingencies or work and material beyond the scope of the specifies work. Material is guaranteed only as provided by the manufacturer. There is no labor guarantee.

ACCEPTANCE OF PROPOSAL- The above prices, Specifications and conditions are satisfactory and are hereby accepted. You are Authorized to do the work as specified. Payment will be made as outlined above.

ACCEPTANCE OF PROPOSAL- The above prices, specifications and conditions are satisfactory are herby accepted. You are authorized to do the work as specified, Payment will be made as outlined above.

Authorized Signature of Extreme Paving _____ Date 3/14/21

Authorized Customer Signature _____ Date _____

