



**PINE ORCHARD ASSOCIATION**  
Branford, Connecticut

**NOTICE: PINE ORCHARD ASSOCIATION  
EXECUTIVE BOARD MEETING  
MONDAY February 26TH 2024 AT 7PM  
AGENDA NOTED BELOW**

At the call of the President, The Pine Orchard Executive Board will hold its March 4th Executive Board Meeting on February 26th due to scheduling conflicts. The meeting will be held at the POA offices at 180 Pine Orchards Road and via Zoom on Monday Feb. 26th, 2024, at 7PM. All are welcome to attend.

- 1) Call to order**
- 2) Approve minutes from Jan, 8th, 2024 Executive Board Meeting**
- 3) Presentation by Eunice Mahler - Branford Clean Energy Committee**
- 4) Officers and Committee Reports**
  - **By Laws – David Scheer, bylaws draft presentation**
  - **Treasurer – John Grathwol**
  - **Tax Collection - John Grathwol**
  - **Zoning - Matt Barez & Thomas Roche**
  - **Nominating - Seth Hershman**
  - **Building - Andrew Ruff**
  - **Waterfront - David Silverstone, Karen Jubanyik**
  - **Office Manager - Peter Robinson**
  - **Other Issues**
- 5) Old Business – (1) Update on Little Free Library in Triangle Park (2) Update on Crescent Bluff Stair (DEEP Directive) (3) Update on Crescent Bluff appeal of the decision on the motion for summary judgment, Beachcroft v McBurney (4) Update on Rt 146 Corridor Management Planning.**

Rt 146 Corridor Mngt. Plan

RT 146 Supplement

- 6) New Business – (1) Wihbey Appeal hearing, March 27. (2) Pet owners are asked to clean-up after their dogs.**
- 6) Public Comments**
- 7) Executive Session - (optional) to discuss POA issue in above items**
- 8) Public Comments**
- 9) Adjournment.**

Meeting ID: 876 1932 9251  
Passcode: 176371

[Join Zoom Meeting HERE](#)

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Vincent Giordano  
President, POA Executive Board

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Pine Orchard Association | 180 Pine Orchard Road, Branford, CT 06405

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PINE ORCHARD ASSOCIATION  
MINUTES OF A REGULAR MEETING OF THE EXECUTIVE BOARD  
Monday, February 26, 2024, at 7:00 p.m.  
180 Pine Orchard Avenue and via the Zoom Application

Agenda Item 1: Call to order. The meeting of the Pine Orchard Executive Board was called to order at 7:03 p.m. The following members were present: Vincent Giordano, John Grathwol, Karen Jubanyik, Matt Barez, Andy Ruff, Tom Roche, Peggy Haering, David Silverstone, David Scheer, Seth Hershman, Niall Ferguson.

Agenda Item 2: Approval of Minutes. Upon motion and second, the board unanimously approved the minutes from the January 8, 2024, Executive Board Meeting.

Agenda Item 3, Presentation by Eunice Mahler, Branford Clean Energy Committee. Ms. Mahler discussed a program administered by the CT Greenbank whereby property owners could obtain incentive payments for installing batteries (energy storage solutions). The Inflation Reduction Act provides for a 30% Investment Tax Credit. The maximum incentive is \$16,000. Those participating in the program must allow for passive use of their battery to reduce reliance on the power grid. People can also receive compensation based on the usage of their batteries. The program started in 2022 with the goal of bringing down cost of electricity. People should consult with the CT Greenbank to participate in the program.

Agenda Item 4: Officer and Committee Reports

By Laws –David Scheer reported that there were no new developments with his committee.

Budget Report–John Grathwol presented the Association’s budget report and reviewed the budget process. The largest remaining budget items are shorefront maintenance and legal fees. We cannot be certain how much we will end the fiscal year with. shoreline maintenance.

Tax Collection: John Grathwol reported that Tax revenues have been fully collected.

Zoning - Matt Barez reported that the CT Supreme Court has scheduled oral argument in the Whibey matter for March 27, 2024. There will be two appeals of the Association’s issuance of notices of short term rental violations.

Nominating Committee: Seth has sent out an email requesting that Association members who want to run for Board membership should contact him. We will have four slots for directors this year. Terms have ended for Peggy, Seth and Matt, and we have an additional opening due to the death of Curtis O’Connor. The annual meeting will be on July 8, 2024. People who are interested in running should contact Seth by April 22<sup>nd</sup>.

Building Maintenance: Andy Ruff had nothing new to report. Power has been restored following an accident last week that knocked out power to the headquarters building.

Waterfront – David Silverstone reported that an additional repair to the seawall at the end of Island View Avenue is needed.

Office Manager: Peter Robinson reported that he installed the television and other equipment for Zoom meetings for a total cost of \$500. Peter will be out for the month of May due to scheduled surgery.

Agenda Item 5—Old Business (1) Susan Dahill, our 7<sup>th</sup> District RTM member said that she met with the First Selectman regarding the site for the Little Free Library. The Town Engineer recommended that library be sited in Triangle Park, approximately 25 feet from any sight line and outside the drip line of any trees. The location must still be approved by the Board of Selectman. Susan will represent the association at the meeting. (2) The DEEP Vin Giordano reported that DEEP as approved a license for new temporary stars at the end of Crescent Bluff Avenue. We hope to have metal stairs installed before the summer season approaches. Our temporary license is for one year, but we may be able to apply for an extension if the McBurney matter has not fully resolved by then. (3)The appeal of the matter of Beachcroft v. McBurney has been dismissed. The court determined that no appeal is possible until all remaining claims and counterclaims have been adjudicated. (4) Route 146 corridor management—The POA submitted comments to the State Department of Transportation (DOT). There has been no update thus far. We will seek to schedule a meeting with the First Selectman to discuss our requests for areas that require attention. am to discuss a site for the

Agenda Item 6, New Business. Peter Robinson reported that he had received a number of complaints about people failing to pick up after their dogs. Peggy Haering said that she had researched the issue and found that Branford has no ordinance on the books requiring pet owners to clean up after their dogs. Niall Ferguson suggested that the Association send out a notice as an initial matter. Peggy and Peter Robinson will work on a notice. There was also a discussion about the rules applicable to allowing dogs on the beach. Peggy said that a Branford ordinance prohibits allowing dogs on the beach.

Agenda Item 7—Executive Session: [None]

Agenda Item 8--Public Comments: None.

Agenda Item 9)--Adjournment. Upon motion and second the meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Margaret Haering, Clerk


Upcoming Board meetings

– Monday, May 6th, 2024

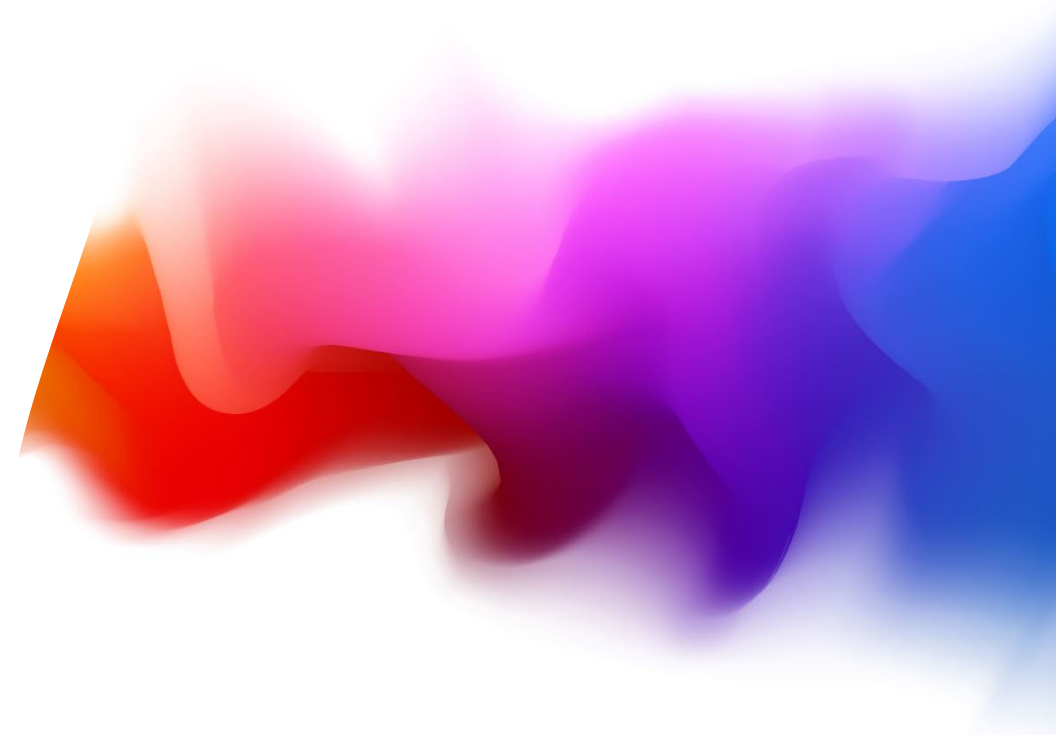
– POA Annual Meeting, Monday July 8, 2024

Documents received: Pine Orchard Association Budget and Treasurer’s Report;

Presentation by Branford Clean Energy Association



# Batteries: What are they good for?



Branford Clean Energy Committee, Ad Hoc.  
Eunice Mahler, Member  
February 26, 2024

# State of Connecticut Sanctioned Program

- CTGreenbank co-administers ESS (Energy Storage Solutions)
- CT Public Act (PA) 21-53, effective 2022 - 2030(eoy)
- Public Utility Regulatory Authority - 1,000 MW ESS by 2030(eoy)
- Paid for by Electric Rate Payers

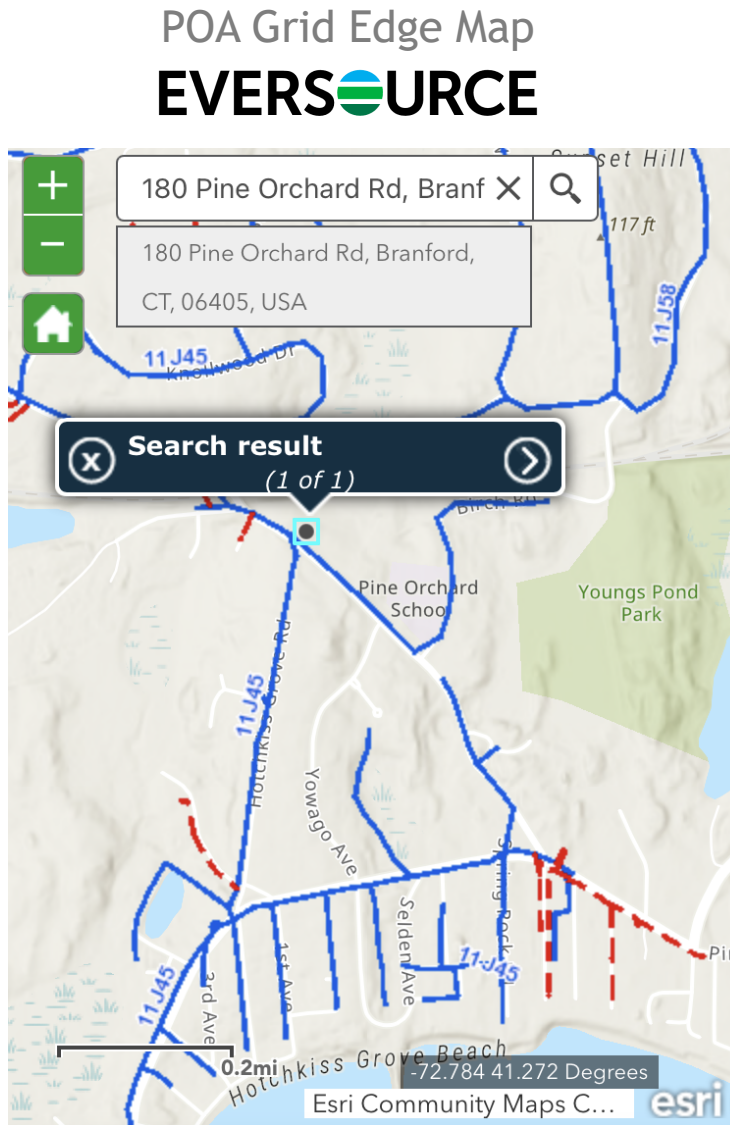
## Who Benefits?

- Homeowners
- Businesses (commercial buildings)
- Communities
- The Inflation Reduction Act includes
  - ✓ 30% ITC for cost of Batteries and installation with/without Connection to a Solar Array
  - ✓ Municipalities and Non-Profits also receive 30% refund (solar batteries)

# Pine Orchard

- Blue lines: Above Ground Service
- Red Lines: Underground Service

**Note:** Homes adjacent to noted service lines receive an 50% additional incentive.





# The Incentives in \$/KWh

## Standard

\$250/KWh + \$125/KWh (Grid Edge Adder)

## Low Income

\$600/KWh + \$300/KWh (Grid Edge Adder)

- If Purchasing Batteries with ESS
  - Up Front Incentive to battery Owner if ...
    - Agrees to 10 Year Commitment of passive use of batteries
    - Discharge down to 20%  
(Monday - Friday June, July and August 3 to 8PM)\*

**\* Note:** Helps the peak demand reduction. Also, most batterie have 10-year Warrantee

## The Incentives (continued)

- Maximum Residential Battery Incentive of \$16,000
- Incentive is upfront for battery purchases by owner
- Not to exceed 50% of total project cost (>\$16,000)

### Standard (only)

Purchase at least 60 kWh of battery capacity.

**Calculation:** \$250.00 per kWh times 60 kWh of batteries  $\leq$  \$16k incentive.

### Standard (on Grid Edge)

Purchase at least 43kWh of battery capacity.

**Calculation:** \$375.00 per kWh times 43 kWh of batteries  $\leq$  \$16K

### Low Income (only)

Purchase at least 27kWh battery capacity.

**Calculation:** \$600.00 per kWh times 27 kWh of batteries  $\leq$  \$16K

### Low Income (on Grid Edge)

Purchase at least 18kWh battery capacity.

**Calculation:** \$900.00 per kWh times 18kWh of batteries  $\leq$  \$16K

## Usage Incentives (batteries)

- Summer (June - September)
  - \$200/KW (1-5years) 30-60 times, 1 - 3 hours \$115/KW
- Winter (November - March)
  - \$25/KW (1 - 5 years) 1-5 times, 1 - 3 hours \$15/KW
- Averages to \$580/year
  - 18KWh w/5KW dispatch power
- Active incentive
  - 10-year program commitment

**Note:** If a *StormWatch*™ is called, both passive and active events would be cancelled

# Condition to Participate

- To participate Passive and/or Active programs
  - CT Greenbank Approved Contractor
  - CT Greenbank Approved Batteries and support equipment
- Consider obtaining three (3) quotes for your system
  - Same critical loads (no line power)
  - Same KWh design
  - Same location
  - Same load interface to home
- Ask neighbors, who have existing battery system, about their experience
  - Cost expectations
  - Quality of contractor (on time on budget?)
  - Concerns

Note: You can purchase any UL approved battery system.  
However, if it is not CTGreenbank's approved equipment, no incentives can be applied.

# Status of Incentive Programs

- **Residential** - 1<sup>st</sup> tranche, 25% filled
  - Each successive tranche has its incentive reduced
- **Commercial** (industrial, municipal and non-profit)
  - 2<sup>nd</sup> trench, ongoing will close on June 15<sup>th</sup>, 2024.
    - Start date for 3<sup>rd</sup> tranche for Commercial T.B.D.
    - Excellent response for down grid
    - System provides \$ incentives for
      - Lower demand charge
      - Demand response

Thank You for your Time

Questions?



## Pine Orchard Association Budgets - FY22/23 and FY 23/24

as of 6/26/2023

	FY 22/23		FY 23/24	
	Budget 4/10/2023		Budget 6/26/2023	
<b>RECEIPTS</b>				
Tax Collections	\$ 77,348		\$ 97,509	<< Reflects Mil rate 5
Rent	\$ 5,200		\$ 5,200	
Building & Permit Fees	\$ 8,800		\$ 8,800	
Other (Interest, Moorings)	\$ 55		\$ 55	
Use of Capital Savings	\$ 60,500		\$ 16,486	<< Transfer not yet made
<b>Total</b>	<b>\$ 151,903</b>		<b>\$ 128,050</b>	
<b>DISBURSEMENTS</b>				
Security	\$ -		\$ -	
Shorefront Maintenance	\$ 60,000		\$ 51,750	<< June -'23 estimates.
Building Maint/Utilities	\$ 9,000		\$ 9,000	
Property Improvements	\$ -		\$ -	
Office/General	\$ 18,000		\$ 18,000	
Insurance	\$ 7,800		\$ 7,800	
Legal**	\$ 50,500		\$ 28,900	<< Attorney estimate.
Zoning	\$ 6,000		\$ 6,000	
PO Web	\$ -		\$ -	
Acctg Annual Review	\$ 5,600		\$ 5,600	
Beautification Committee	\$ 1,000		\$ 1,000	<<< Lawn mowing, etc.
Sidewalks	\$ -		\$ -	Cresct. Bluff
<b>Total</b>	<b>\$ 157,900</b>		<b>\$ 128,050</b>	
<b>NET INCOME (LOSS)</b>	<b>\$ (5,997)</b>		<b>\$ -</b>	

Account Balance as of 2/22/2024*	
BOA checking	<b>\$72,808.95</b>
BOA Savings	<b>\$67,841.16</b>
<b>BOA total balance</b>	<b>\$140,650.11</b>

\* Transfer of \$16,486 from BOA saving, to BOA checking, remains to be made.  
The transfer, once made, will reduce BOA savings to \$51,355

**Pine Orchard Association Treasurer's Budget Report FY23-FY24**  
**Current Approved Budget vs. Expenditure Activity YTD**

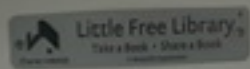
**as of 02/22/2024**

	Approved Budget 26-Jun-23	Budget Activity YTD	\$ Remain. YTD	% Remain. YTD	Activity Since Prior Report
<b>RECEIPTS</b>					
Tax Collections	\$ 97,509	\$ 96,222	\$ 1,287	1%	\$ -
Rent	\$ 5,200	\$ 4,000	\$ 1,200	23%	\$ 660.0
Building & Permit Fees	\$ 8,800	\$ 3,913	\$ 4,887	56%	\$ 550.0
Other (Int., Moorings)	\$ 55	\$ 16	\$ 39	71%	\$ 2.3
Use of Capital Savings	\$ 16,486	\$ -	\$ 16,486	100%	\$ -
<b>Total</b>	<b>\$ 128,050</b>	<b>\$ 104,151</b>	<b>\$ 23,899</b>	<b>19%</b>	<b>\$ 1,212.3</b>
<b>DISBURSEMENTS</b>					
Security	\$ -	\$ -	\$ -	-	N/A
Shorefront Maintenance	\$ 51,750	\$ 34,095	\$ 17,655	34%	<< \$ 9,565.00
Building Maint/Utilities	\$ 9,000	\$ 11,689	\$ (2,689)	-30%	\$ 700.00
Property Improvements	\$ -	\$ -	\$ -	-	(R- \$6,239)
Office/General	\$ 18,000	\$ 14,654	\$ 3,346	19%	\$ 2,699
Insurance	\$ 7,800	\$ 3,475	\$ 4,325	55%	\$ -
Legal**	\$ 28,900	\$ 6,549	\$ 22,351	77%	<< \$ -
Zoning	\$ 6,000	\$ 3,580	\$ 2,420	40%	\$ -
PO Web	\$ -	\$ -	\$ -	0%	N/A
Acctg Annual Review	\$ 5,600	\$ 2,620	\$ 2,980	53%	\$ -
Beautification Com.	\$ 1,000	\$ 327	\$ 673	67%	\$ -
Sidewalks	\$ -	\$ -	\$ -	-	N/A
<b>Total</b>	<b>\$ 128,050</b>	<b>\$ 76,989</b>	<b>\$ 51,061</b>	<b>40%</b>	<b>\$ 12,964.00</b>
<b>NET INCOME (LOSS)</b>	<b>\$ -</b>	<b>\$ 27,162</b>	<b>\$ (27,162)</b>		

Account Balance as of 2/22/2024*	
BOA checking	<b>\$72,808.95</b>
BOA Savings	<b>\$67,841.16</b>
<b>BOA total balance</b>	<b>\$140,650.11</b>

\* Transfer of \$16,486 from BOA saving, to BOA checking, remains to be made.  
The transfer, once made, will reduce BOA savings to \$51,355





# Route 146 Corridor Management Plan – Pine Orchard Association Response

January 11, 2024

## A - Flooding and Sea Level Rise Management

1. Connect storm drain dry wells on Totoket N of the intersection with Pleasant Point Road (PPR) to watercourse under Totoket south of PPR (see Don Ballou rpt.). Clear the watercourse from PPR across Totoket Road (Rt. 146) through to the Tilcon box culvert to Amtrak culvert to Youngs Pond watershed. Watershed travels across golf course via "Worlds End Creek" to Long Island Sound.
- 2.) In conjunction with item #1, correct flooding at the east side of property at 7 PPR. Flooding occurs adjacent to Totoket Road caused by water flowing down Totoket Road from Stony Creek Road (SCR).
3. Install catch basins on the corner of Fellsmere Rd. & Griffin Pond Roads to intercept water from SCR. Redirected to flow into the Griffin Pond Watershed.
4. Install catch basins on the corner of Fellsmere Rd. and Griffin Pond Roads to intercept water from SCR. Drains redirected to the existing outlets to the Griffin Pond Watershed.
5. Under the Amtrak bridge, increase the outlet from catch basin.

## B. Bicycle and Pedestrian Access & Safety

Proposed Sidewalks:

- 1.) From the Intersection of Elizabeth St at Pine Orchard Rd to Blackstone Ave.
- 2.) From the Intersection of Elizabeth St at Spring Rock Rd to Yowago Avenue.
- 3.) From the intersection of Pine Orchard Rd. at Blackstone Avenue to Young's Park.
- 4.) Youngs Park to Stony Creek Road

## C. Speed Management

Signage and Speed Table:

- 1.) Create a Speed Table with the existing crosswalk at the intersection of Spring Rock Road and on Elizabeth St.
- 2.) Create a Speed Table with the existing crosswalk approximately 100 feet east of the intersection of Pine Orchard Road and Elizabeth Street.
3. Reinstall stop signs at the Tilcon Rail Crossing on Totoket Road.

## D. Roadside Safety

Proposed Sidewalks:

- 1.) From the Intersection of Elizabeth St at Pine Orchard Rd to Blackstone Ave.
- 2.) From the Intersection of Elizabeth St at Spring Rock Rd to Yowago Avenue.
- 3.) From the intersection of Pine Orchard Rd. at Blackstone Avenue to Young's Park.
- 4.) Youngs Park to Stony Creek Road

Walking and Bike Paths: In addition to the identification of proposed sidewalks, the Pine Orchard Association supports walking and bike paths wherever appropriate.

## **E. Intersection Safety**

1 Reconfigure existing triangular intersection of Totoket Rd, Damascus Rd and Stony Creek Road to improve sight line up Stony Creek Road.

2 Reconfigure Triangular Intersection at Totoket Rd and Blackstone Ave to a single T.

3 Install traffic mirrors at Pleasant Point Rd/Totoket Rd. & Griffin Pond/Totoket Rd.

4 The Spring Rock Road/Pine Orchard Road segment.

FIRST, the section of Spring Rock Rd from Rt 146 (Elizabeth St) to Pine Orchard Road should become one way heading south.

SECOND, cars heading east on Elizabeth Street, wanting to go north on Pine Orchard Rd., would go to the intersection of Elizabeth Street and Pine Orchard Rd. and then turn north.

THIRDLY, this intersection, at Elizabeth Street and Pine Orchard Road should be modified in order to enable a smoother and safer transition turning north onto Pine Orchard Rd. when traveling east on Elizabeth Street.

## **F. Maintenance Enhancements**

The Intersection of Pleasant Point Road to Totoket Rd. Consider realignment and straightening of the two directional curves.

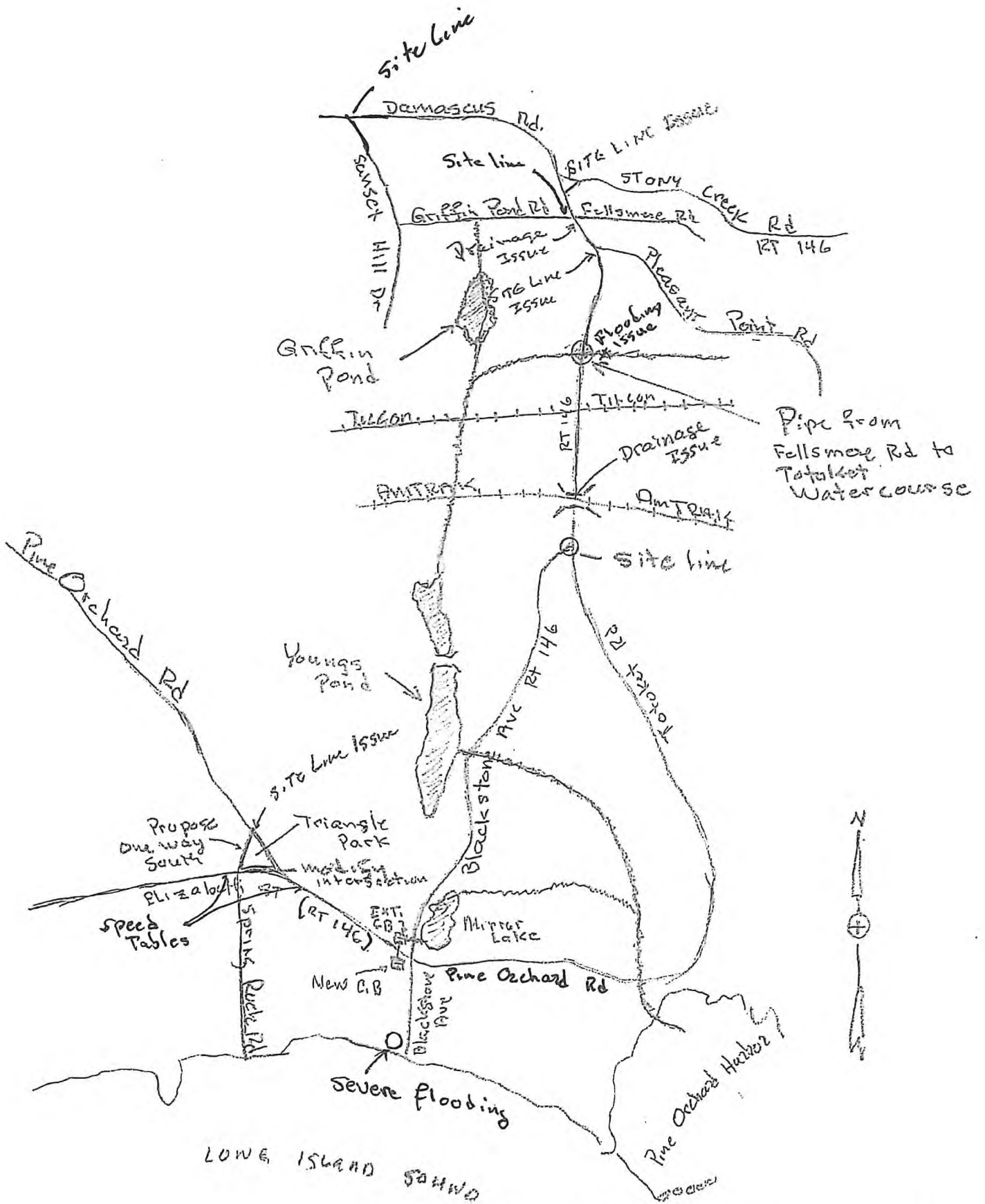
## **G. Environmental and Historic Preservation.**

It is suggested that any replanting should be with indigenous plants which also provide additional support to the ongoing pollinator pathway work we are doing.

## **H. other strategies that should be considered for the Route 146 CMP?**

Continued Sea Level Rise Management strategies:

6. Install a catch basin on the SW corner of Blackstone Ave. & Pine Orchard Road (POR). Catch basin can outlet across Rt. 146 to the existing structure on the northwest corner of Blackstone Avenue & POR. This would intercept water flowing from POR/146 heading south on Blackstone Avenue which exacerbates the flooding at the south end of Blackstone.



Pine Orchard Association  
 Rt. 146 Corridor Management Plan





PINE ORCHARD ASSOCIATION  
Branford, Connecticut

January 15, 2024

First Selectman  
1019 Main Street  
Branford, CT 06405

Dear Mr. Cosgrove

Rt. 146 Corridor Management Plan – Branford Supplement

The Pine Orchard Association (POA) has responded to the State Commission to develop the Route 146 Corridor Management Plan (copy attached).

Additionally, several POA residents have identified areas on or adjacent to Town Roads within the Association that require addressing in the case of flooding and serious consideration from the perspective of pedestrian safety.

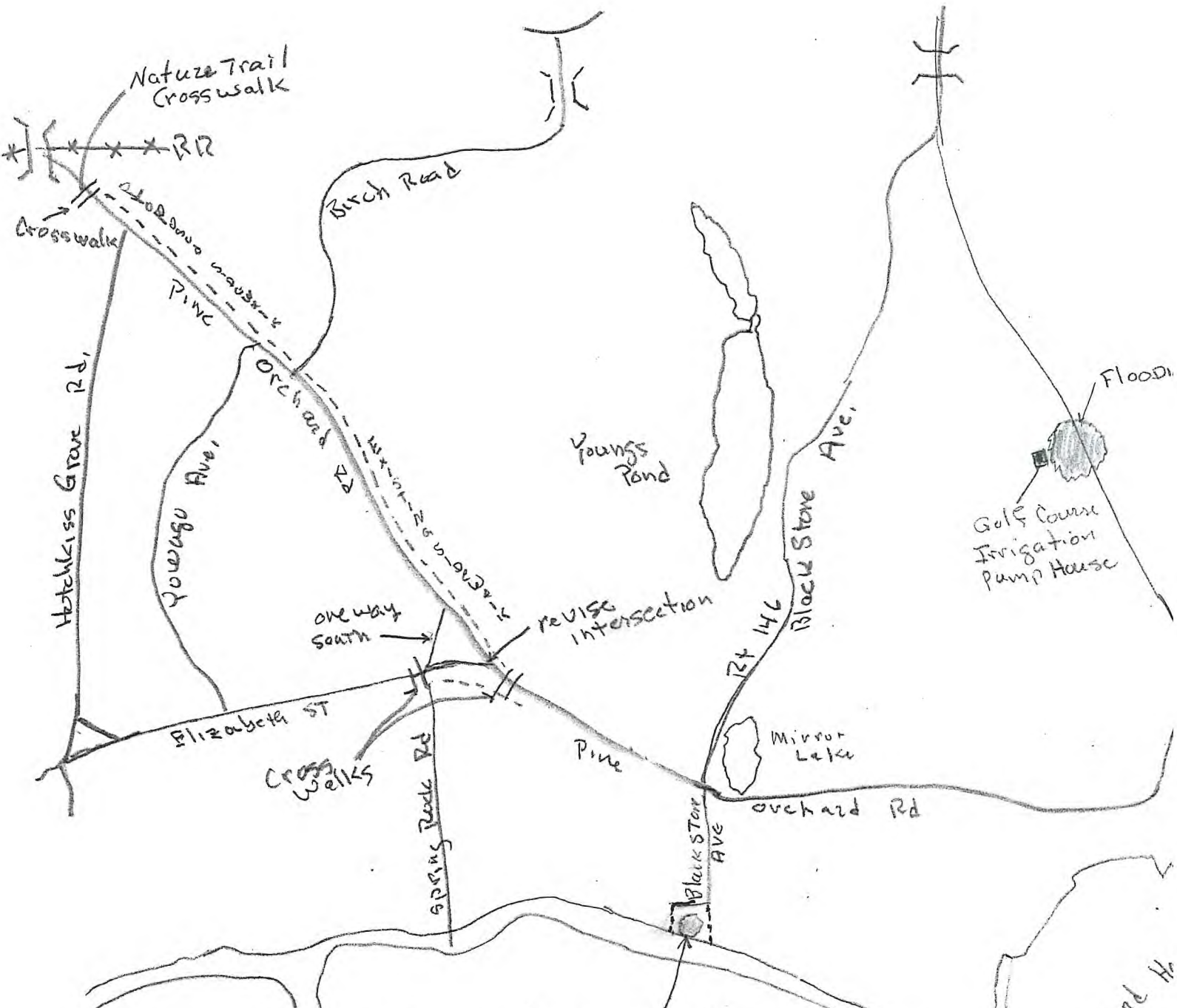
They include but are not limited to the following (see sketch):

- Residential flooding at the base of Blackstone Avenue.
- Flooding adjacent to the Pine Orchard Country Club Golf Course near the irrigation pump house and street area.
- One way south on the Spring Rock Road Extension between Elizabeth Street (RT. 146) and Pine Orchard Road.
- Intersection reconfiguration at the fork of Pine Orchard Rd and Elizabeth Street.
  - This intersection should be modified for cars traveling east on Elizabeth Street turning north on Pine Orchard Rd. Can negotiate the turn with a better site line.
- Addition of a sidewalk to connect the paved nature trail crossing just east to the Pine Orchard Rd railroad bridge to Birch Road. This would join the existing walk from Birch Road to Elizabeth Street.

POA Rt. 146 Committee

# PINE ORCHARD ASSOCIATION

## Rt. 146 Corridor Management Plan - Branford Supplement



The Pine Orchard Association  
Town of Branford Supplement  
Rt. 146 Corridor Management Plan

Key:  Flooding  
----- Sidewalk

## Office Manager Report for Jan/Feb 2024

- 1) **POA Tax Collection:** As of Dec. 31st, all POA property taxes are collected.
  - a. I will start the new TAX cycle after the MAY meeting - when the 2024/25 TAX rate is determined.
  - b. We will not support electronic payment beyond Electronic Bank Transfers (ABA #)

2) **Zoning: Defer to Matt Barez and Thomas Roche**

3) **POA Office:**

**Outreach:**

- a. We have 77% coverage via email for all POA residences (512 emails).
- b. I continue to get back to 90% of the POA inquiries within 24 hours.
- c. Sent out 2 welcome letters this period.

**Building:**

- a. Installed Wall mounted TV to support live Zoom meetings.
- b. Use old household Windows 7 Notebook to drive TV and video meeting
- c. MS changed their policy for OneDrive which screwed up all the POA files. Finally resolved.

**Community:**

Will continue to support the Union Chapel with email announcement of their 2024 events.