



PINE ORCHARD ASSOCIATION  
Branford, Connecticut

**NOTICE: PINE ORCHARD ASSOCIATION  
EXECUTIVE BOARD MEETING  
MONDAY JANUARY 8TH 2024 AT 7PM  
AGENDA NOTED BELOW**

At the call of the President, The Pine Orchard Executive Board will hold its January Executive Board Meeting at the POA offices at 180 Pine Orchards Road and via Zoom on Monday Jan. 8th, 2024, at 7PM. All are welcome to attend.

**1) Call to order**

**2) Approve minutes from Nov, 6th, 2023 Executive Board Meeting**

**3) Officers and Committee Reports**

- **By Laws** – David Scheer, bylaws draft presentation
- **Treasurer** – John Grathwol
- **Tax Collection** - John Grathwol
- **Zoning** - Matt Barez & Thomas Roche
- **Building** - Andrew Ruff
- **Waterfront** - David Silverstone, Karen Jubanyik, Vin Giordano: Crescent Bluff Stair Update (DEEP Directive).
- **Office Manager** - Peter Robinson
- **Other Issues**

**4) Old Business** – Crescent Bluff Update: Status of Motion for Summary Judgment (MSJ) Appeal.

**5) New Business** – (1) Rt.146 Corridor Management Committee report and approval to forward report. (View updated PDFs documents below). (2) Branford regulations impacting the POA. (3) Request for a Little Free Library in Triangle Park.

[POA Response](#)

[Sketch \(map\) of area](#)

**6) Public Comments**

**7) Executive Session** - (optional) to discuss POA issue in above items

**8) Public Comments**

**9) Adjournment.**

Meeting ID: 814 3645 2515

Passcode: 212233

PINE ORCHARD ASSOCIATION  
MINUTES OF THE REGULAR MEETING OF THE EXECUTIVE BOARD  
Monday, January 8, 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. Absent: Curtis O'Connor, David Scheer, Niall Ferguson, and Seth Hershman.

Agenda Item 2: Approval of Minutes. Upon motion and second, the board unanimously approved the minutes from the November 6, 2023, Executive Board Meeting.

Agenda Item 3: Officer and Committee Reports

By Laws –John Grathwol reported that the amendments to the bylaws were approved and posted on the Association's website.

Budget Report–John Grathwol presented the Association's budget report and reviewed the budget process. Tax revenues of approximately \$97,000 have been collected. Our anticipated rental income is \$5200 per year, with \$3600 collected to date. For shoreline maintenance, we budgeted \$51,750. Approximately 53% of the budgeted amount is remaining. Expenditures to date include the work on Island View Avenue and stabilization of beach access at Crescent Bluff Avenue. Building maintenance was budgeted at \$9000; however, a racoon got into the building and caused \$14610 in damage, of which \$8400 was covered by insurance. The remaining large items on the budget for the year are legal expenses and shoreline maintenance.

Tax Collection: John Grathwol reported that 99% of taxes have been fully collected. The slight variance between the budgeted amount and the final number is due to the fact that bills were based on assessments before application of exemptions.

Zoning - Matt Barez reported that there has been no activity in the Whibey matter. There has been no action on the appeal of the summary judgment decision in Beachcroft vs. McBurney. The Zoning Enforcement Officer (ZEO) sent out three notices for violation of the short term rental ordinance. The complaint affecting one of the properties has been resolved, and the remaining two property owners pursuing appeals. The POA received six zoning applications: two for generators, three for additions and one special permit application, which was approved on Dec. 11, 2023.

Building Maintenance. Andy Ruff provided a summary of the operating expenses for the POA headquarters building. The average annual operating cost for the premises is \$13,500, which works out to \$1125 per month. From that amount, we would subtract the \$5200 annual rent paid by the Town of Branford, leaving a balance of \$8300 for the year. Andy estimated that it would cost the Association \$250-300 per month to lease offsite storage of documents and files, The monthly cost of leasing office space for the office manager and ZEO would be approximately \$700. The cost of arranging space for meetings (for the Board and ZBA) has not been factored in. Vin Giordano observed that this investigation had been undertaken as part of an inquiry whether it made sense for the Association to

retain ownership of the headquarters building. Matt Barez observed that there did not appear to be any cost savings for getting rid of the headquarters building. Upon motion and second the board decided to curtail further consideration of this issue.

Waterfront - David Silverstone reported that the railing at the end of Island View Avenue has now been replaced. Vin Giordano reported that based upon the complaint of a neighbor the DEEP had sent a notice of violation about the temporary steps that that Association installed on the Crescent Bluff access point to make entry to the beach safer. The Association has asked DEEP for a meeting to address the complaint and to seek an extension of time until June 1<sup>st</sup> for removal of the steps.

Office Manager – Peter Robinson reported that he installed the television in the meeting room and will seek to repair the system for meetings.

Agenda Item 4--Old Business Crescent Bluff update previously covered by Matt Barez under zoning).

Agenda Item 5--New Business (1) Route 146 corridor management—the State has set aside funds to enhance Route 146 between Branford and Guilford. There have been two public hearings thus far. The POA will submit comments to the State Department of Transportation (DOT) and will share this with the Town of Branford. In addition, the Association emphasize other areas that require attention.

This will include a proposal for installation of sidewalks between:

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

The sightline issues to be addressed include: 1.) Reconfigure existing triangular intersection of Totoket Rd, Damascus Rd. and Stony Creek Road to improve difficult sightline up Stony Creek Road.

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

3.) At the Intersection of Pleasant Point Road and Totoket Rd., initially install parabolic mirrors in both directions. Additionally, consider realignment and straightening of the two directional curves.4.) The Intersection of Griffing Pond Road to Totoket Road.

We will propose reconfiguration of Totoket Rd. And Blackstone Avenue intersections and making Spring Rock Road near the Triangle one-way to improve turning onto Pine Orchard Road. We will also recommend addressing drainage issues that result in flooding in Pine Orchard. These would include repairing a pipe where Totoket Road meets Pleasant Point Road, installing new catch basins where Fillsmere Rd. meets Griffing Pond Road and at the foot of Blackstone Avenue to prevent flooding. We will also propose installation of cross walks at Spring Rock Road to address speeding.

Jean Miles, 22 Blackstone Avenue says that there is serious ponding at her house during storms. It is unknown whether the pipe that was installed to direct water away from her property is clogged or broken.

Neil Goodlad, 8 Pine Wood Avenue, says that he is a commissioner of Branford's Engineering and Conservation Committee. He is available to work with the Association on environmental issues arising from the work proposed.

Maura Sullivan, 7 Pleasant Point Road said that she has experienced water bubbling up from her basement during storms. The catch basins that were installed near her property do not appear to be

connected and her yard is filled with stagnant water following heavy rains. She has two sump pumps, and it has become intolerable to deal with all the water. .

(2) Branford regulations applicable to Pine Orchard. Vin Giordano read into the record Branford regulations applicable to dog owners who let their dogs roam at large.

(3) Stephanie Farber asked the Board to consider placement of a little free library in the Triangle. Stephanie said that she was willing to put up money for the structure and that she and others can provide books for the library. Peggy Haering said that she had researched the idea and that kits or fully built structures were available for as little as \$500. Board member Tom Roche offered to cover the cost of a structure and donate his services to build and install it. Peggy Haering asked whether we needed to seek any approval from the Town of Branford, as it is the owner of the park. Susan Dahill, the RTM member for the 7<sup>th</sup> District, volunteered to approach the Town of Branford to see whether permission might be needed. Upon motion and second the Board voted unanimously to proceed with the project.

Agenda Item 6, Public Comments. Neil Goodlad asked about recent arrests of children/adolescents involved in car thefts. Vin Giordano said that we asked the Police Chief about car thefts in Pine Orchard. The Chief said that there had been only one such theft in Pino Orchard during the prior year.

Agenda Item 7—Executive Session, Optional) [None]

Agenda Item 8--Public Comments Barbara Sagesse, 1 Crescent Bluff Ave. asked a question about dogs on the beach.

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, March 4th, 2024
- Monday, May 6th, 2024
- POA Annual Meeting, Monday July 8, 2024

Documents received: Pine Orchard Association Budget

## 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	<< Approval date
<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>	\$ 151,903		\$ 128,050	
<b>DISBURSEMENTS</b>				
Security	\$ -		\$ -	
Shorefront Maintenance	\$ 60,000		\$ 51,750	<< June-2023 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. Cresct. Bluff
Sidewalks	\$ -		\$ -	
<b>Total</b>	\$ 157,900		\$ 128,050	
<b>NET INCOME (LOSS)</b>	\$ (5,997)		\$ -	

Account Balance as of 12/31/2023*	
BOA checking	<b>\$84,623.58</b>
BOA Savings	<b>\$67,838.86</b>
<b>BOA total balance</b>	<b>\$152,462.44</b>

\* Transfer of \$16,486 from BOA saving, to BOA checking, remains to be made.  
The transfer, once made, will reduce BOA savings to \$51,352.86

**Pine Orchard Association Treasurer's Budget Report FY22-FY23**  
**Current Approved Budget vs. Expenditure Activity YTD**  
as of 12/31/2023

	Approved Budget 26-Jun-23	Budget Activity YTD	\$ Remain. YTD	% Remain. YTD
<b>RECEIPTS</b>				
Tax Collections	\$ 97,509	\$ 96,222	\$ 1,287	1%
Rent	\$ 5,200	\$ 3,400	\$ 1,800	35%
Building & Permit Fees	\$ 8,800	\$ 2,803	\$ 5,997	68%
Other (Int., Moorings)	\$ 55	\$ 14	\$ 41	75%
Use of Capital Savings	\$ 16,486	\$ -	\$ 16,486	100%
<b>Total</b>	<b>\$ 128,050</b>	<b>\$ 102,439</b>	<b>\$ 25,611</b>	<b>20%</b>

**DISBURSEMENTS**

Security	\$ -	\$ -	\$ -	-	
Shorefront Maintenance	\$ 51,750	\$ 24,530	\$ 27,220	53%	<< On pause
Building Maint/Utilities	\$ 9,000	\$ 10,988	\$ (1,988)	-22%	<< Tot. racoon net costs \$6,239
Property Improvements	\$ -	\$ -	\$ -	-	
Office/General	\$ 18,000	\$ 11,954	\$ 6,046	34%	<< Other one-time costs \$2,339
Insurance	\$ 7,800	\$ 3,475	\$ 4,325	55%	
Legal**	\$ 28,900	\$ 6,549	\$ 22,351	77%	<< Attorney estimate.
Zoning	\$ 6,000	\$ 3,580	\$ 2,420	40%	(Incl. - 11/3/23 Inv.)
PO Web	\$ -	\$ -	\$ -	0%	
Acctg Annual Review	\$ 5,600	\$ 2,620	\$ 2,980	53%	
Beautification Com.	\$ 1,000	\$ 327	\$ 673	67%	
Sidewalks	\$ -	\$ -	\$ -	-	
<b>Total</b>	<b>\$ 128,050</b>	<b>\$ 64,024</b>	<b>\$ 64,026</b>	<b>50%</b>	

**NET INCOME (LOSS)**     \$ -             \$ 38,415

Account Balance as of 12/31/2023*	
BOA checking	<b>\$84,623.58</b>
BOA Savings	<b>\$67,838.86</b>
<b>BOA total balance</b>	<b>\$152,462.44</b>

\* Transfer of \$16,486 from BOA saving, to BOA checking, remains to be made.  
The transfer, once made, will reduce BOA savings to \$51,352.86



**NOTICE OF NON-COMPLIANCE**  
**#LIS-2023-4736-V**

**Sent Via Certified Mail**

**To:** Vincent Giordano, President  
Pine Orchard Association  
180 Pine Orchard Road  
Branford, CT 06405

**Re:** Notice of Non-Compliance #LIS-2023-4736-V

**Site:** Terminus of Crescent Bluff Ave, Branford, CT

Dear Mr. Giordano:

On October 3, 2023, the Department of Energy & Environmental Protection ("DEEP") Land and Water Resources Division ("LWRD") conducted a site inspection at the above-subject property in response to a complaint. Based upon that inspection, LWRD staff identified that a new set of concrete steps with a rubber surface, measuring approximately 2' high by 4.5' long by 2.5' deep, were installed at the western side of an existing concrete landing and stairway. DEEP License #202303146-COP (copy attached) was issued on July 10, 2023 to the Pine Orchard Association to relocate the aforementioned concrete landing and stairway to the east, but did not authorize the new concrete stairs to the west. The associated plans show the new concrete steps were constructed below the Coastal Jurisdiction Line elevation of 4.3' NAVD88 and with the apparent littoral area of 2 Crescent Bluff Avenue. Therefore, the new steps were constructed out of compliance with DEEP License #202303146-COP and without authorization as required by Connecticut General Statutes Section 22a-361.



*Existing site conditions as shown in permit application  
202303146-COP*



*Unauthorized concrete steps with  
rubber surface*



We are seeking your cooperation in bringing the site into compliance by performing the following actions:

- (1) Within thirty (30) days of issuance of this Notice, please remove by hand the unauthorized concrete steps and relocate all materials to a location landward of the CJL. Within fifteen (15) days of removal, submit photographic evidence to [Katharine.Becker@ct.gov](mailto:Katharine.Becker@ct.gov) showing the concrete steps have been removed.
- (2) Within thirty (30) calendar days of issuance of this Notice, please sign and submit the enclosed Compliance Statement. Please send the Compliance Statement and supporting documentation by email to Katharine Becker at [Katharine.Becker@ct.gov](mailto:Katharine.Becker@ct.gov). Until DEEP has received such statement and documentation, the Department will presume the sites remains in violation.

**In addition, you should be aware that any work in tidal wetlands or waterward of the state's coastal jurisdiction line in tidal, coastal or navigable waters of the State without proper authorization is a violation of state law and is subject to enforcement actions by the Department of Energy and Environmental Protection and the Office of the Attorney General.**

**Failure to take these actions may result in further enforcement action by the Department, including, but not limited to the suspension of DEEP License #202303146-COP pursuant to Regulations of Connecticut State Agencies Section 22a-3a-5 (d).**

If you have any questions regarding this notice, **please contact Katharine Becker**, Environmental Analyst III of the Land and Water Resources Division at (860) 424-3763 or at [Katharine.Becker@ct.gov](mailto:Katharine.Becker@ct.gov).

Sincerely,

Jeffrey Caiola, Assistant Director  
Land and Water Resources Division  
Bureau of Water Protection and Land Reuse

Date of Issuance: 12/13/2023

**Enclosures:** Compliance Statement  
Guidance to Recipients of Notices

**cc:** Kevin Kotelly, USACE [Kevin.R.Kotelly@usace.army.mil](mailto:Kevin.R.Kotelly@usace.army.mil)  
John Lust, [johnblustjr@gmail.com](mailto:johnblustjr@gmail.com)  
Emily Herz, DEEPLWRD, [Emily.Herz@ct.gov](mailto:Emily.Herz@ct.gov)



**COMPLIANCE STATEMENT**

This Compliance Statement shall be signed by: (I) You (if an individual-the individual signs); (if a corporation or partnership-by a responsible corporate officer/general partner or a duly authorized representative of such person, as those terms are defined in Section 22a-430-3(b)(2) of the Regulations of Connecticut State Agencies); or (if a municipality-chief elected official or principal executive officer) and (II) if different, by the individual responsible for actually preparing such statement, each of whom shall read and sign the certification regarding false statements on the Compliance Statement.

Within fifteen days of the date you become aware of a change in any information in the Compliance Statement, or that any information was inaccurate or misleading or that any relevant information was omitted, submit the correct or omitted information to the staff contact identified on the Notice of Violation.

Notice of Non-Compliance No. LIS-2023-4736-V  
Land and Water Resources Division  
79 Elm Street  
Hartford, CT 06106-5127

In accordance with the directions in the above-referenced Notice of Non-Compliance, I certify that the noted violations have been corrected or will be corrected in the following manner:

Attach additional sheet(s) as needed  
(Enclose supporting documentation demonstrating compliance)

**Certificate of Accuracy**

I certify that the information in this Compliance Statement and any attachments thereto are true, accurate and complete, and I understand that any false statement may be punishable as a criminal offense under Connecticut General Statutes Section 22a-6 and 53a-157.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature: Vincent Giordano

\_\_\_\_\_  
Telephone

\_\_\_\_\_  
Address

\_\_\_\_\_  
Email

\_\_\_\_\_  
Date

\_\_\_\_\_  
Preparer's Signature, if different from above

\_\_\_\_\_  
Telephone

\_\_\_\_\_  
(Type name and Title)

\_\_\_\_\_  
Email

\_\_\_\_\_  
Address



## ADVICE TO RECIPIENTS OF NOTICES OF NON-COMPLIANCE

**Read the Notice of Non-Compliance:** It tells you:

- ! what activity you have conducted or what condition on your property is causing or may result in damage to the environment;
- ! the environmental laws you are not complying with;
- ! in some cases, what action you need to take to address the environmental problem;
- ! how quickly DEEP expects you to take action; and
- ! who to contact if you have a question or problem.

**Do Not Cause Additional Problems:** Make sure that you do not engage in activity that might result in further environmental harm.

**Follow the Deadlines:** If you can't meet the deadlines provided in the Notice of Non-Compliance, call the contact person. Explain why you can't meet the deadline. Staff will explore with you the feasibility of alternate deadlines.

**Cooperate with DEEP:** Generally, DEEP's first attempt to resolve the types of violations alleged in this case is through the issuance of a Notice of Non-Compliance. If you disregard this notice, it will be assumed you do not wish to cooperate and you should expect that DEEP will take more formal enforcement action. This can include issuing a notice of violation, administrative order, and/or filing suit to obtain an injunction and penalties as provided by law. The most important thing to remember is to call DEEP if you have any questions.

**Call if you don't Understand:** A DEEP staff name and telephone number are given at the end of the Notice of Non-Compliance. Staff is there to try to answer your questions and work with you to resolve the environmental compliance issue. In some cases you may need to obtain the services of a professional consultant to plan and implement effective corrective measures. DEEP staff can discuss with you the kind of professional help you may need to address the alleged violation cited in the notice.

Should you want to contact the Supervising Analyst of the Land and Water Resources Division about this matter, please contact Brian Golembiewski at (860) 424-3867 or [brian.golembiewski@ct.gov](mailto:brian.golembiewski@ct.gov).

**\*The Notice of Non-Compliance does not necessarily specify all environmental violations which may exist at your property regulated by the Department. Nothing in the Notice relieves you of other obligations under applicable federal, state and local law.**



PINE ORCHARD ASSOCIATION  
Branford, Connecticut

January 5, 2024

Connecticut  
Department of Energy & Environmental Protection  
79 Elm Street  
Hartford, CT 06106

Attn: Jeffrey Caiola, Assistant Director  
Land and Water Resource Division  
Bureau of Water Protection and Land Resources

Re: Response to DEEP directive to remove steps

Dear Mr. Caiola,

We are in receipt of the DEEP Compliance Issuance dated December 13, 23023 to remove the POA temporary steps to the beach and Long Island Sound at the end of Crescent Bluff.

Please note the explanation below:

Crescent Bluff access to the beach and Long Island Sound has been in litigation for over 20 years. In December of 2021 a significant aspect of the final judgment was ratified by all the residents party to the agreements put forth. There was one notable exception in that the resident at 2 Crescent Bluff refused to be party to the agreement.

- The resident at 2 Crescent Bluff refused to become party to the agreement and he continued separate litigation with the resident at 1 Crescent Bluff. The Pine Orchard Association (POA) was drawn into this litigation due to his claim to encumber a portion of the Pine Orchard Association 11' access to the beach.
- One of the significant mandates to the judgment is that the POA as owner of the accessway including the stairs, repair and maintain the stairs as safe access to the beach at all times.
- The Association takes this mandate very seriously and retained consultant, John Lust, to design and permit new stairs to the beach. This was completed late last summer and for the following reasons, the installation has been deferred.
  - Our contractor was committed to the fall and could not commit to this project until this spring.
  - Litigation with the adjacent residents at 1 and 2 Crescent Bluff was still ongoing. We assumed this would have been concluded last year with the Motion for Summary Judgment (MSJ) determination but the resident at 2 Crescent Bluff filed for appeal.

- The rail and steps in question are intended as a temporary measure for safe access until the permanent permitted stair can be installed.
- There was a dangerous 30" step off to the eroded beach which caused a very unsafe situation.
- Since the execution of the Judgment, the POA now owns the stairs and is liable for any claim for injury resulting from the condition present. Our insurance company covers all of our access points and the POA is obligated to keep them repaired and safe.
- The actions then taken by the POA to ensure safe access until the new stair project were completed are as follows:
  - Temporary safe handrail access was provided by replacing the deteriorated rail with a temporary rail.
  - The dangerous 30" step off from the last step to the eroded beach was initially mitigated by providing a large boulder step offs to the beach. These measures were continually dislodged by the tidal action causing a more dangerous step off conditions.
  - The POA interpreted a quick temporary fix by encapsulating the stones with concrete to ensure more permanency to the step off access.
  - It was intended that these temporary measures could be undertaken to keep the access safe until replacement without jeopardizing our permit.

Please understand that these measures were intended as temporary but necessary for safety until the permanent stairs can get built. It is also important to note the following:

- The steps do not extend further than the existing step into LIS.
- Additionally, our permit allows for new construction within the same tidal reach as the temporary stairs.

Conclusion:

With the letter compliance directive from DEEP and with further consultation with John Lust, we understand that the temporary stairs should have been permitted separately.

- The POA requests a stay of the temporary steps or some reasonable alternative to them be approved for continued safe access. **The POA is requesting an extension of the deadline for compliance.**
- We would appreciate **administrative consideration** for any agreeable safe measures to assure safe access until new stairs are built.
- We believe that the DEEP is equally vested in safe access to LIS as well as proper permitting, so **we request a meeting on site** to best ascertain an agreeable method to provide safe access until the stairs are rebuilt.

Please let us know when representatives from DEEP can meet us on site. I am out of the office from January 20<sup>th</sup> and back on February 5<sup>th</sup>.

Sincerely,



Vinent S. Giordano, Jr.  
President, Pine Orchard Association

CC: (by email) Karen Jubanyik, David Silverstone (Waterfront Committee), John Lust, Attorney, Peter Berdon, Katherine Becker, Kevin Kotelly, Emily Herz



**Town of Branford – Town Clerk**  
**Town Hall- 1019 Main Street- Branford, CT 06405**  
**Phone (203) 315-0678**

## **Dog Licensing Information**

### **License Regulations**

- All resident dog owners are required to license their dog(s).
- All dogs six months or over must be licensed and wear collar and tag at all times.
- A dog without a tag is presumed to be unlicensed and is not protected by law.
- A tag must not be used on any dog other than the dog described in the license bearing corresponding number
- You are liable for damage done by your dog, including damage to shrubs, flowers or trees.
- Owners of roaming dogs are liable to prosecution.
- When a spayed or neutered dog is licensed for the first time, a certificate from a licensed veterinarian must be presented.
- All dogs must be vaccinated against Rabies and owners submit a certificate to the Town Clerk when licensing their dog.
- Dog licenses expire on June 30<sup>th</sup> each year.

### **Licensing Fees**

Neutered male, spayed female	\$8.00 (of which \$2.00 is sent to the State Animal Population Control Fund)
Male, Female	\$19.00 (of which \$6.00 is sent to the State Animal Population Control Fund)
Late Licensing Penalty	\$1.00 per month or fraction thereof
Transfer of ownership	\$1.00 for new license/tag if already licensed
Lost Tag	.50¢
Change of residence	.50¢ for new license/tag
Kennel license	\$50.00 plus .10¢ per tag for 10 tags \$100.00 plus .10¢ per tag for more than 10 tags
Guide Dog	FREE



## Article I Dogs

### § 118-1 Licensing of dogs six months or older by new owners; fees.

#### § 118-1.1 **Dogs roaming at large restricted.**

No owner or keeper of any dog shall allow such dog to roam at large upon the land of another and not under control of the owner or keeper or the agent of the owner or keeper, nor allow such dog to roam at large on any portion of any public highway and not attended or under control of such owner or keeper or his agent, provided nothing in this section shall be construed to limit or prohibit the use of hunting dogs during the open hunting or training season. The unauthorized presence of any dog on the land of any person other than the owner or keeper of such dog or on any portion of a public highway when such dog is not attended by or under the control of such owner or keeper shall be prima facie evidence of a violation of the provisions of this section. Violation of any provision of this section shall be an infraction.

**§ 189-5. Noise levels; exceptions.**

A. It shall be unlawful for any person to emit or cause to be emitted any noise beyond the boundaries of his/her premises in excess of the noise levels established in these regulations.

B. Noise level standards.

(1) No person in a residential zone shall emit noise beyond the boundaries of his/her premises exceeding the levels stated herein and applicable to adjacent residential, commercial and industrial zones:

Emitter's Zone	Receptor's Zone			
	Industrial	Commercial	Residential/Day	Residential/Night
Residential	62 dBA	55 dBA	55 dBA	45 dBA

(2) No person in a commercial zone shall emit noise beyond the boundary of his/her premises exceeding the levels stated herein and applicable to adjacent residential, commercial or industrial zones:

Emitter's Zone	Receptor's Zone			
	Industrial	Commercial	Residential/Day	Residential/Night
Commercial	62 dBA	62 dBA	55 dBA	45 dBA

(3) No person in an industrial zone shall emit noise beyond the boundary of his/her premises exceeding the levels stated herein and applicable to adjacent residential, commercial or industrial zones:

Emitter's Zone	Receptor's Zone			
	Industrial	Commercial	Residential/Day	Residential/Night
Industrial	70 dBA	66 dBA	61 dBA	51 dBA

C. High background noise levels and impulse noise.

(1) In those individual cases where the background noise levels caused by sources not subject to these regulations exceed the standards contained herein, a source shall be considered to cause excessive noise if the noise emitted by such source exceeds the background noise levels by five dBA, provided that no source subject to the provisions of this chapter shall emit noise in excess of 80 dBA at any time and provided that this section does not decrease the permissible levels of other sections of this chapter.

- (2) No person shall cause or allow the emission of impulse noise in excess of 80 dB peak sound pressure level during the nighttime to any residential noise zone.
  - (3) No person shall cause or allow the emission of impulse noise in excess of 100 dB peak sound pressure level at any time to any zone.
- D. Exclusions. These levels shall not apply to noise emitted by or related to:
- (1) Natural phenomena.
  - (2) Any bell or chime from any building clock, school or church.
  - (3) Any siren, whistle or bell lawfully used by emergency vehicles or any other alarm systems used in an emergency situation; provided, however, that burglar alarms not terminating within 30 minutes after being activated shall be unlawful.
  - (4) Warning devices required by the Occupational Safety and Health Administration or other state or federal safety regulations.
  - (5) Farming equipment or farming activity.
- E. Exemptions. The following shall be exempt from these regulations subject to special conditions as spelled out:
- (1) Noise generated by any construction equipment which is operated during daytime hours, provided that the operation of construction equipment during nighttime hours shall not exceed the maximum noise levels as specified in § 189-5B.
  - (2) Noise created as a result of or relating to an emergency.
  - (3) Noise from domestic power equipment such as but not limited to power saws, sanders, grinders, lawn and garden tools or similar devices operated during daytime hours.
  - (4) Noise from snow removal equipment.
  - (5) Noise from demolition work conducted during daytime hours, provided that when considered emergency work, demolition shall be exempted at all times from the noise levels set in this regulation.
  - (6) Noise created by any aircraft flight operations which are specifically preempted by the Federal Aviation Administration.

- (7) Noise created by any recreational activities which are permitted by law and for which a license or permit has been granted by the Town, including but not limited to parades, sporting events, concerts and firework displays.
- (8) Noise created by blasting other than that conducted in connection with construction activities shall be exempted, provided that the blasting is conducted between 8:00 a.m. and 5:00 p.m. local time at specified hours previously announced to the local public or provided that a permit for such blasting obtained from local authorities.
- (9) Noise created by refuse and solid waste collection, provided that the activity is conducted during daytime hours.



POA Executive Board,

Below is a summary of a response intended to be sent by the Association to the Rt. 146 Corridor Management Commission. To date they have had two public meetings and based on feedback from the various stakeholders along the 146 Corridor, they will be formulating responses as well as plans for some levels of implementation. Implementation was described as the “low hanging fruit” which could be acted on rather quickly and then the more extensively identified work that would be subject to a more rigorous process in preparation for some level of implementation.

These items will be on the agenda for the January 8<sup>th</sup> Executive Board Meeting. Board approval will be sought to forward them on to the Rt 146 Commission as well as the Town and State Representatives.

### **Rt 146 Corridor Management Plan**

Pine Orchard Association items related to public safety concerns.

#### **Proposed Sidewalks:**

1. From the Intersection of Elizabeth St at Pine Orchard Rd to Blackstone Ave.
2. Pine Orchard Rd at Blackstone Avenue to Young’s Park.
3. Intersection of Elizabeth St at Spring Rock Rd to Yowago Avenue.

#### **Site Lines:**

1. Reconfigure existing triangular intersection of Totoket Rd, Damascus Rd and Stony Creek Rd to improve sight lines for safety.
2. Reconfigure Triangular Intersection at Totoket Rd and Blackstone Ave to a Tee Intersection.
3. At the Intersection of Totoket Rd and Pleasant Point Road. Initially, Install parabolic mirrors in both directions. Additionally, consider realignment and straightening of the two directional curves.
4. At the intersection of the Spring Rock Road segment and Pine Orchard Road. When traveling north on this Spring Rock Road segment to the intersection of Pine Orchard Rd., the site line looking to the east is extremely awkward. That coupled with occasional simultaneous speeding vehicles heading south on Pine Orchard Road, makes this intersection hazardous.

The recommendation for correction is threefold:

**First**, the section of Spring Rock Road from Rt 146 (Elizabeth Street) 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.

#### **Correct Drainage Issues:**

1. Connect storm drain dry wells on Totoket just north of the intersection with Pleasant Point Road to watercourse under Totoket south of Pleasant Point Road (at low point). See Don Ballou report.
2. Install catch basins on the corner of Fellsmere Rd. and Griffin Pond Roads to intercept water from Stony Creek Road. These drains can be directed to the existing outlets to the Griffin Pond watershed.

3. Under the Amtrak bridge, maintain outlet of double catch basin to alleviate flooding. This drainage system outlets to the Youngs Pond watershed.

4. Install a catch basin on the southwest corner of Blackstone Avenue and Elizabeth Street. This new catch basin can outlet directly across Rt. 146 to the existing structure on the northwest corner of Blackstone Avenue and Elizabeth Street. This installation would intercept water flowing from Elizabeth St. south on Blackstone Avenue which currently exacerbates flooding at the south end of Blackstone.

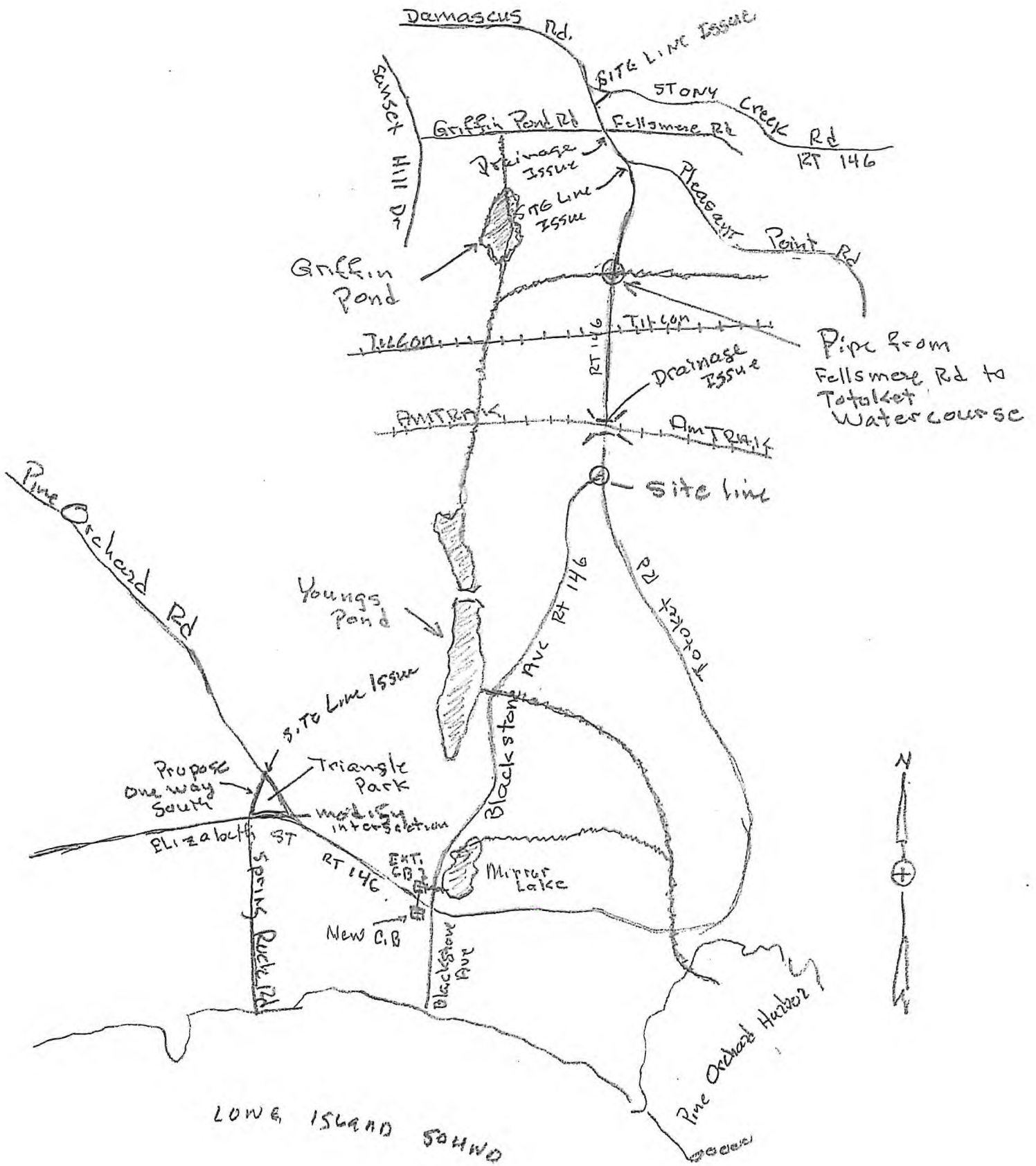
**Signage and Speed Table:**

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.

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

Thanks, The POA Committee



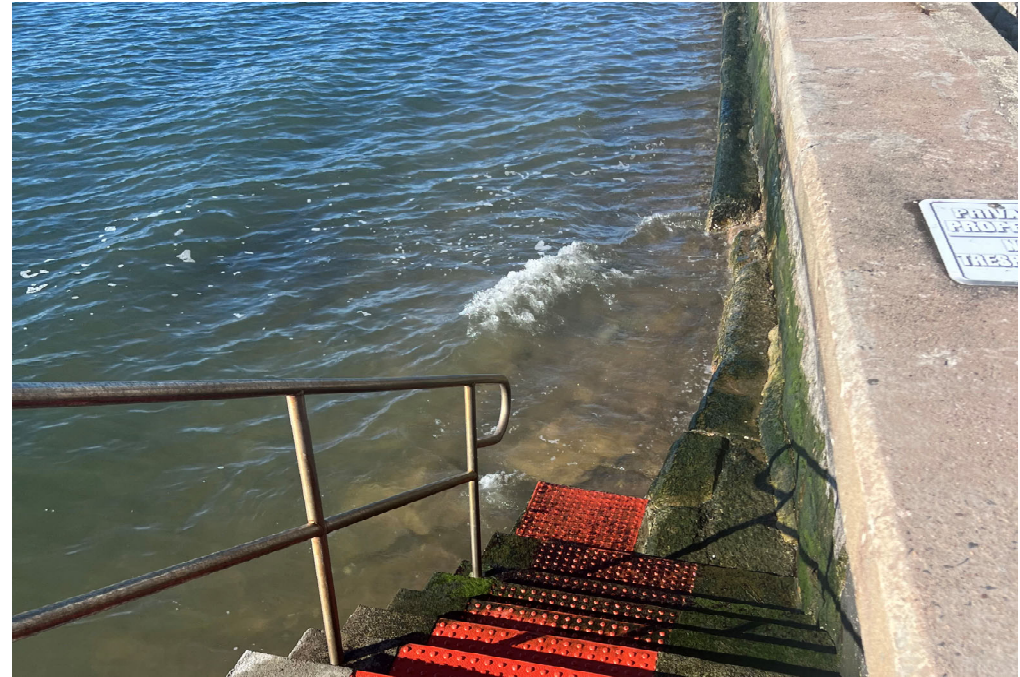
# Crescent Bluff 1/8/2024



# Crescent Bluff 1/8/2024



# Island View 1/8/2024





**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](#)

---

Vincent Giordano  
President, POA Executive Board

---

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

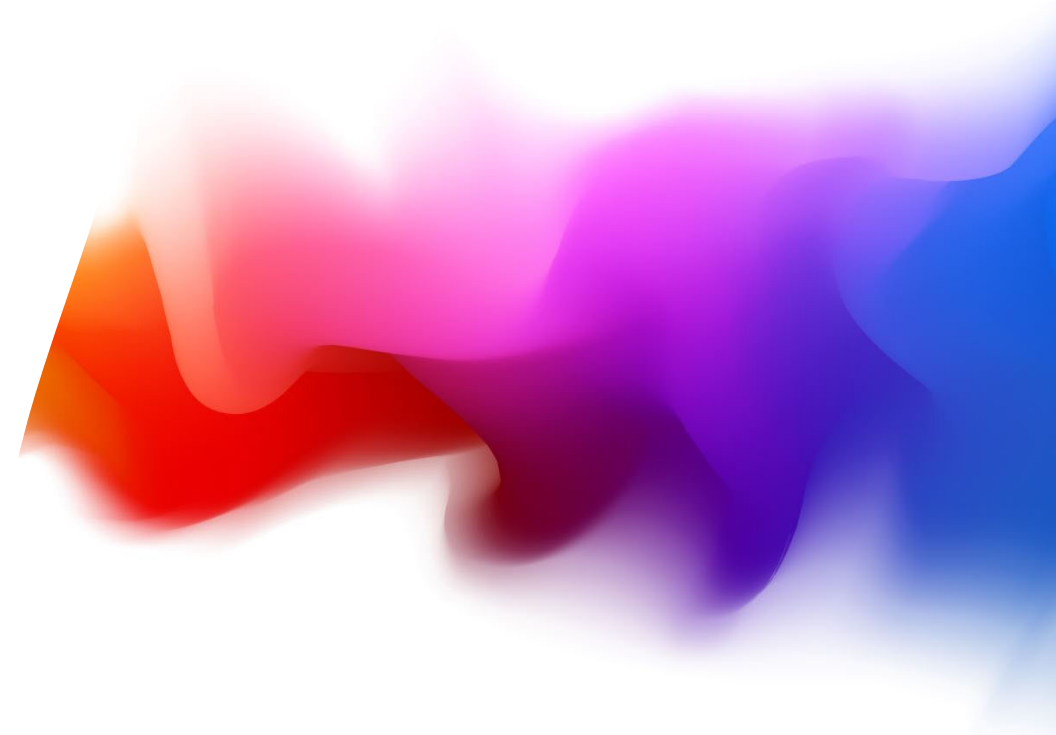
– POA Annual Meeting, Monday July 8, 2024

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

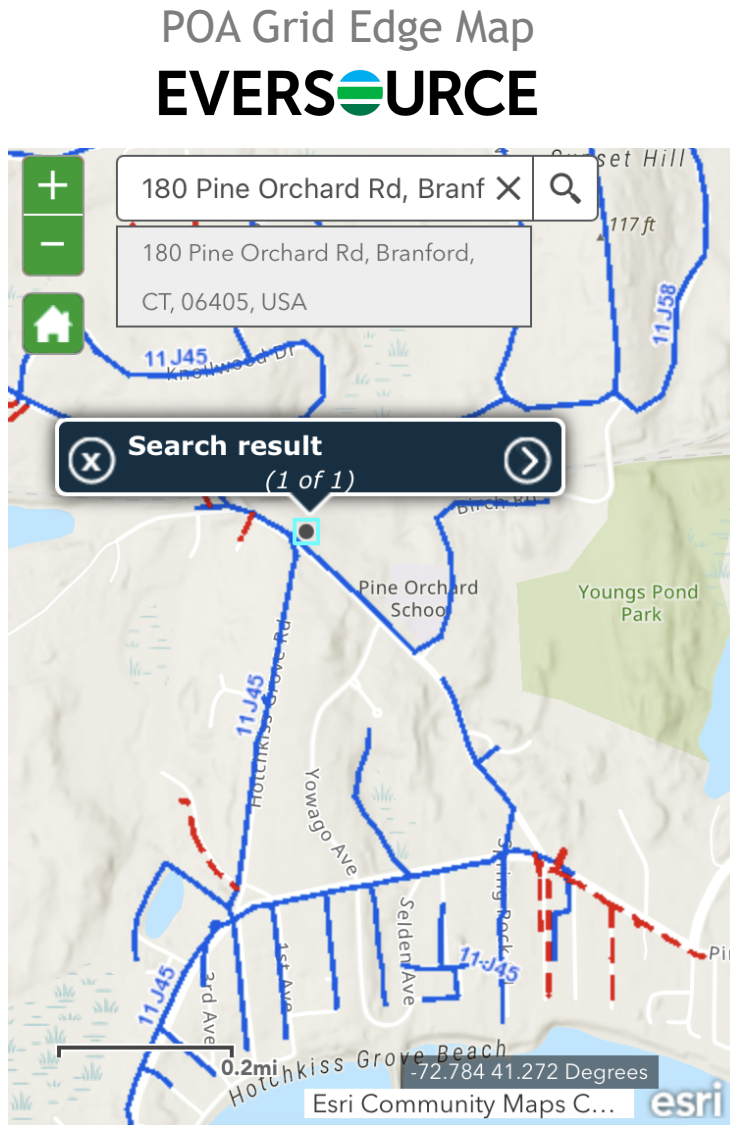
## Who Benefits?

- 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		
	Budget 4/10/2023		Budget 6/26/2023
<b>RECEIPTS</b>			<< Approval date
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



Little Free Library  
Take a Book • Share a Book

## **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.

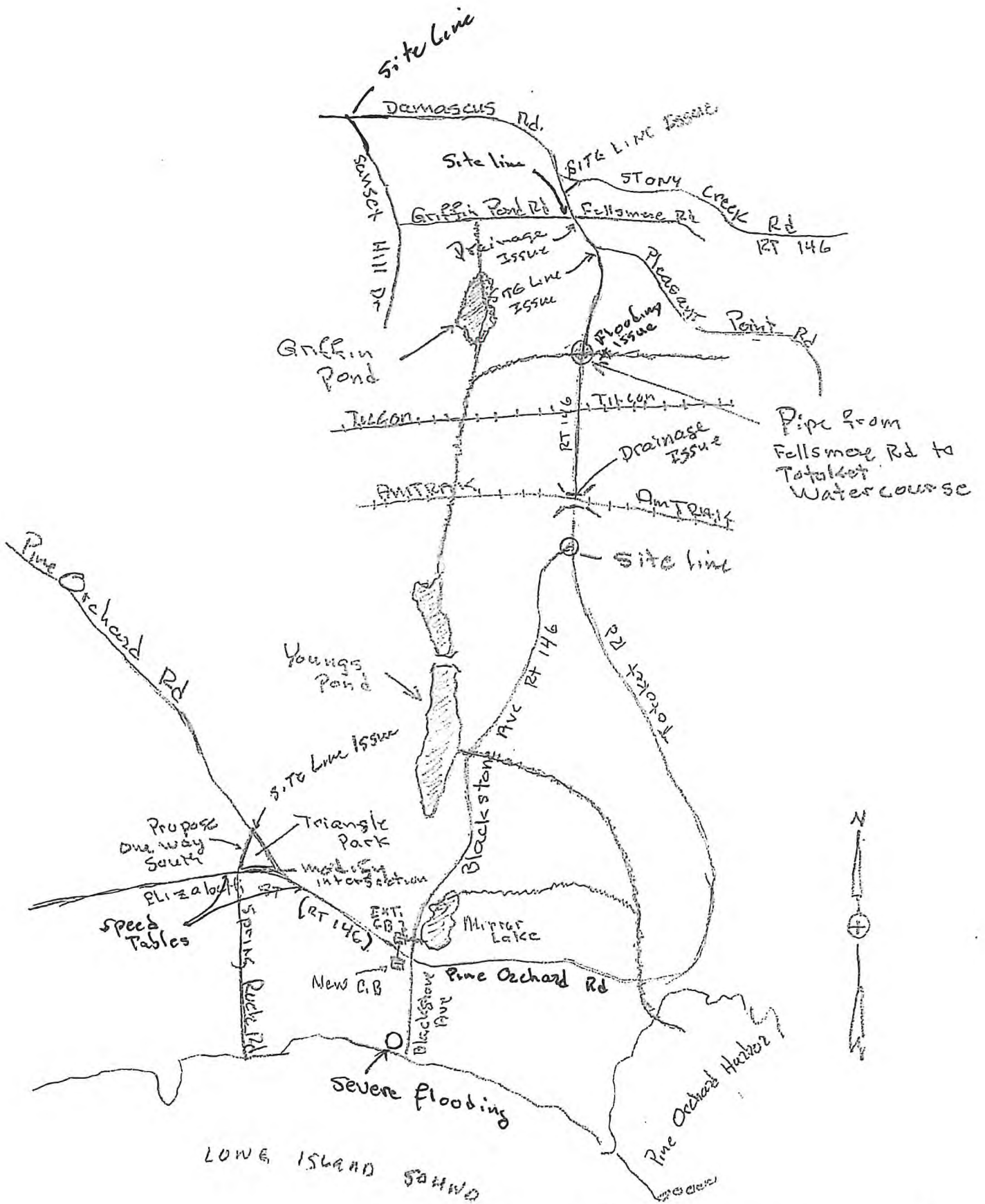
## **G. Environmental and Historic Preservation.**

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.

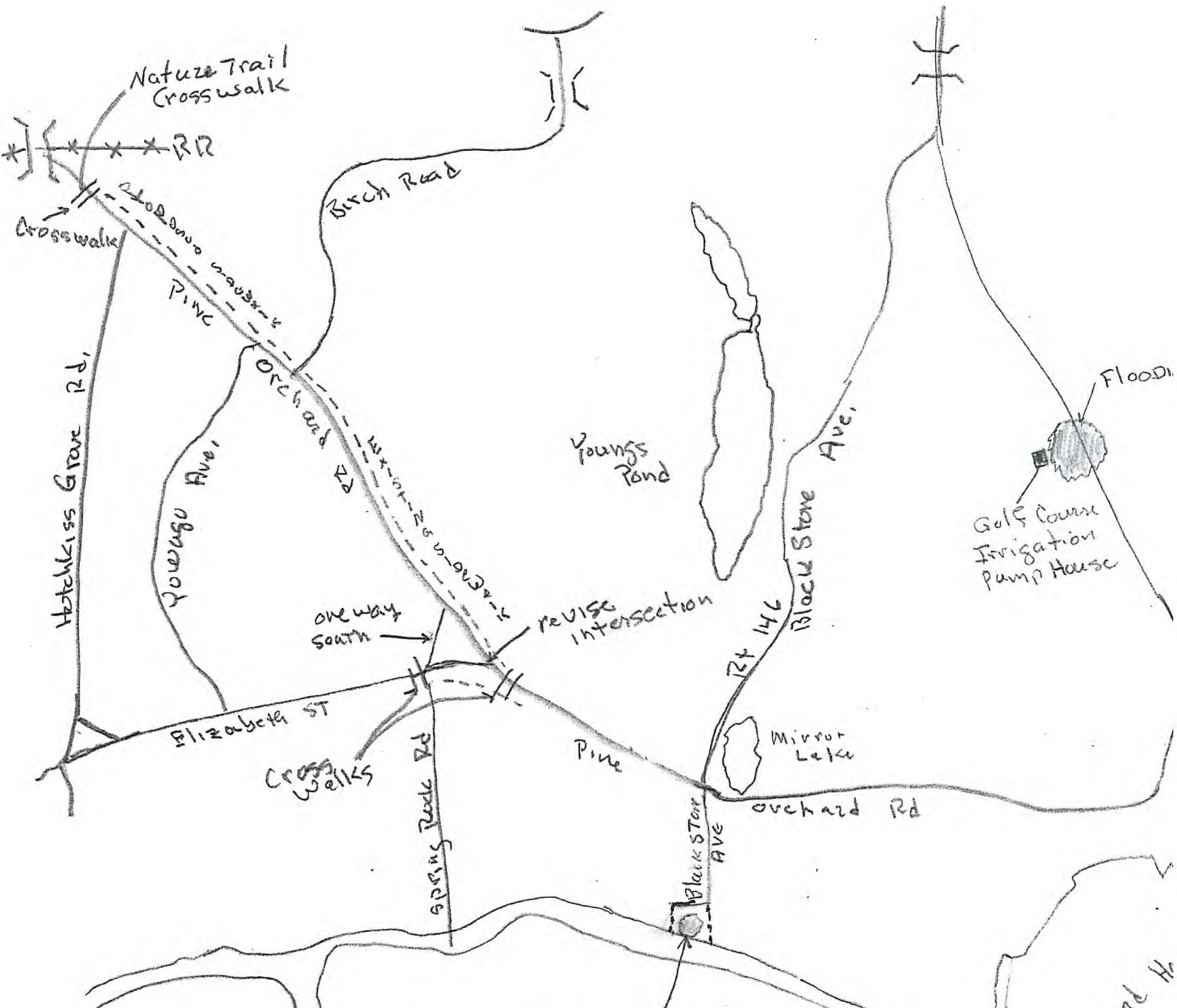
They include but are not limited to the following (see sketch):

- 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.

**NOTICE: PINE ORCHARD ASSOCIATION  
EXECUTIVE BOARD MEETING  
MONDAY May 13TH 2024 AT 7PM  
AGENDA NOTED BELOW**

At the call of the President, The Pine Orchard Executive Board will hold its May 6th Executive Board Meeting on May 13th due to scheduling conflicts. The meeting will be held at the POA offices at 180 Pine Orchards Road and via Zoom on Monday May. 13th, 2024, at 7PM. All are welcome to attend.

- 1) Call to order**
- 2) Approve minutes from Feb, 26th, 2024 Executive Board Meeting**
- 3) Officers and Committee Reports**
  - **By Laws – David Scheer, bylaws**
  - **Treasurer – John Grathwol, Budget Report**
  - **Tax Collection - John Grathwol**
  - **Zoning - Matt Barez & Thomas Roche**
  - **Nominating - Seth Hershman**
  - **Building - Andrew Ruff**
  - **Waterfront - David Silverstone, Karen Jubanyik**
  - **Assign Beautification Committee Members**
  - **Office Manager - Peter Robinson**
  - **Other Issues**
- 4) Old Business – (1) Litigation Status update; (2) RT146 Corridor Management Plan update.**
- 5) New Business – Set mill rate for 2024/25 TAX season**
- 6) Public Comments**
- 7) Executive Session - (optional) to discuss POA issue in above items**
- 8) Public Comments**
- 9) Adjournment.**

Vincent Giordano  
President, POA Executive Board



PINE ORCHARD ASSOCIATION  
MINUTES OF A REGULAR MEETING OF THE EXECUTIVE BOARD  
Monday, May 13, 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 7:05 p.m. The following members were present: Vincent Giordano, John Grathwol, Matt Barez, , Tom Roche, Peggy Haering, David Silverstone, David Scheer, Seth Hershman, Niall Ferguson. Absent: Karen Jubanyik, Andy Ruff.

Agenda Item 2: Approval of Minutes. Upon motion and second, the board unanimously approved the minutes from the February 26, 2024, Executive Board Meeting.

Agenda Item 3: Officer and Committee Reports

By Laws –David Scheer reported no new developments with By-laws.

Budget Report–John Grathwol presented the Treasure’s budget report as of May 2024. The Association did not make the budgeted transfer of \$16,486 from the savings account this year this year due to the fact that the anticipated expenditures for shorefront maintenance and legal fees were lower than budgeted this year. It is recommended to budget a proposed transfer of \$17,000 from the savings account for shorefront maintenance and legal expenses anticipated for the next fiscal year. David Scheer asked about proposed work for beachfront repairs. Vin Giordano said that more pointing will be required on the stairs on Island View Avenue and that the area is very vulnerable. The sidewalk to the Chapel Drive beach access point is crumbling and needs to be replaced. Also, the Association needs to replace the stairs on Crescent Bluff Avenue but will hold off that work until the litigation with the McBurneys is finished. The anticipated cost of replacing the stairs is \$40,000 and the replacement of the railing will be another \$10,000. David Scheer asked whether it made sense to budget for a higher mil rate. Niall Ferguson pointed out that the Association has approximately \$120,000 combined in checking and savings accounts and felt that this amount should be sufficient for now.

Tax Collection: John Grathwol reported that a mil rate of 5 was used for 2023/2024 fiscal year and recommended that the same amount be retained for the upcoming year. He presented the estimated expenses and receipts based on those numbers. Upon motion and second the Board voted unanimously to set the tax rate for the Association’s 2024/2025 year at 5 mils.

Zoning - Matt Barez reported that we are awaiting the CT Supreme Court’s decision in the Whibey matter. Our revenues from zoning permits are lower than last year’s. A second notice has been issued for violation of the zoning ordinance’s ban on short term rentals. If the property owner appeals, the matter will go before the ZBA. If a citation issues, the dispute will go to the Hearing Officer for resolution.

Nominating Committee: Seth reported that we have four open 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 take place on July 8, 2024. Matt Barez will be running for a second

term. The following individuals have expressed interest in serving on the Board: George O-Dowd, 17 Island View Avenue, Frank Telo, 196 Totoket Road, and Kerri Costigan Beckert, 21 Selden Avenue.

Seth will circulate the resumes of those candidates. Vin Giordano said that he is willing to continue on as President for an additional year and wants the Board to consider others to fill that role in the future.

Building Maintenance: Andy Ruff was absent; no report.

Waterfront – David Silverstone reported as he was inspecting the stairs near 2 Crescent Bluff, a large dog charged at him. It is believed that the dog belongs to the tenants of the McBurneys.

Beautification Committee: Vin is looking for a volunteer to head up this committee. There is an interest in improving the appearance of the grassy area at the end of Spring Rock Road, which is owned by the Town of Branford. A meeting was held with the First Selectman. The Town will continue with mowing the grass at Spring Rock Road, but it will not undertake to weed or improve the quality of the grass. Niall added that the Town also committed to grinding stumps, installing sea grass and creating a curb and concrete pad at the top of the stairs. Vin said that we have budgeted \$3500 for beautification in the next year. Vin reported that some community members have offered to assist with this effort. David Scheer volunteered to serve as lead on this committee.

Office Manager: Peter Robinson reported he will begin working on sending out 2024/2025 tax bills. The Association has 76% email coverage for its members. The Association will continue to support the Union Chapel by sending out email notices of its events. The grass on the path leading to the Crescent Bluff access point has been a struggle to maintain. There is no way to water it and its appearance has suffered during droughts.

Agenda Item 4—Old Business (1) Litigation status update was addressed above in the zoning report and developments in the McBurney litigation will be discussed in executive session; (2) Route 146 corridor management—Bob Dahill reported that the Transportation Department conducted a 2-hour meeting at the Branford Firehouse. There are no firm plans; the priorities for the project appear to be providing a framework for future work, taking into account safety and line of sight. We will follow up with the Town on addressing desired improvements to Route 146 and surrounding roads. One recommendation would be to make the north end of Spring Rock Road one-way as it intersects with Elizabeth Street.

Agenda Item 5, New Business. As noted above, the tax rate has been set at 5 mils for the upcoming year.

Agenda Item 6--Public Comments: Bob Dahill asked about candidates for the Board of Directors. Seth said that information on candidates would be sent out. Peggy said that it is customary for the Board to prepare the ballot and send out the list of candidates in advance of the Annual Meeting. Niall observed that candidates for board membership could also be proposed from the floor at the Annual Meeting.

Agenda Item 7—Executive Session. Upon motion and second, the Board voted to go into executive session at 8:35 p.m. The Board came out of executive session at 9:34 p.m. Vin Giordano reported that the Board was not taking any action at this time. He added that no votes were taking during the executive session.

Agenda Item 8—Public Comment. None

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

Respectfully submitted,

Margaret Haering, Clerk

Upcoming Board meetings

– POA Annual Meeting, Monday July 8, 2024

Documents received:

Pine Orchard Association Budget and Treasurer's Report;

# Pine Orchard Association Treasurer's Budget Report May 2024

## Pine Orchard Association - Proposed FY 24/25 Budget

as of 5/13/2024

	FY 22/23	FY 23/24	FY 23/24	FY 24/25	
	Budget	Budget	Est. Act.	Proposed Budget	
	4/10/2023	6/26/2023	5/11/2024	7/11/2024	
	Mil rate 4	Mil rate 5	Mil rate 5	Mil rate 5	
<b>RECEIPTS</b>					
Tax Collections	\$ 77,348	\$ 97,509	\$ 96,222	\$ 96,878	
Rent	\$ 5,200	\$ 5,200	\$ 5,200	\$ 5,200	
Building & Permit Fees	\$ 8,800	\$ 8,800	\$ 5,700	\$ 5,700	
Other (Interest, Moorings)	\$ 55	\$ 55	\$ 27	\$ 55	
Use of Capital Savings	\$ 60,500	\$ 16,486	\$ -	\$ 17,000	<< 23/24 stop 24/25 add
<b>Total</b>	\$ 151,903	\$ 128,050	\$ 107,149	\$ 124,833	
<b>DISBURSEMENTS</b>					
Security	\$ -	\$ -	\$ -	\$ -	
Shorefront Maintenance	\$ 60,000	\$ 51,750	\$ 42,095	\$ 60,000	<< 5/24 est.
Building Maint/Utilities	\$ 9,000	\$ 9,000	\$ 13,634	\$ 9,000	
Property Improvement	\$ -	\$ -	\$ -	\$ -	
Office/General	\$ 18,000	\$ 18,000	\$ 18,397	\$ 18,000	
Insurance	\$ 7,800	\$ 7,800	\$ 7,800	\$ 7,800	
Legal**	\$ 50,500	\$ 28,900	\$ 19,444	\$ 17,750	<< Attn. est.
Zoning	\$ 6,000	\$ 6,000	\$ 4,780	\$ 5,000	
PO Web	\$ -	\$ -	\$ -	\$ -	
Acctg Annual Review	\$ 5,600	\$ 5,600	\$ 4,350	\$ 4,400	
Beautification Comm	\$ 1,000	\$ 1,000	\$ 327	\$ 3,500	<< 5/24 est.
Sidewalks	\$ -	\$ -	\$ -	\$ -	
<b>Total</b>	\$ 157,900	\$ 128,050	\$ 110,827	\$ 125,450	
<b>NET INCOME (LOSS)</b>	\$ (5,997)	\$ -	\$ (3,678)	\$ (617)	

Account Balances		
	Act. 4/30*	Est. 6/30
BOA checking	\$58,299.52	\$51,243.30
BOA Savings	\$67,847.83	\$67,852.35
<b>BOA total balance</b>	<b>\$126,147.35</b>	<b>\$119,095.65</b>

\* The planned transfer of \$16,486 from BOA saving, to BOA checking, was not made in  
A similar transfer is now budgeted for FY 24/25.

# Pine Orchard Association Treasurer's Budget Report May 2024

## Current Approved Budget vs. Expenditure Activity YTD

as of 04/30/2024

	Approved Budget 26-Jun-23	Budget Activity YTD	\$ Remain. Budget	% Remain. Budget	Expected Remain. Activity
<b>RECEIPTS</b>					
Tax Collections	\$ 97,509	\$ 96,222	\$ 1,287	1%	\$ -
Rent	\$ 5,200	\$ 4,600	\$ 600	12%	\$ 600
Building & Permit Fees	\$ 8,800	\$ 4,738	\$ 4,062	46%	\$ 963
Other (Int., Moorings)	\$ 55	\$ 23	\$ 32	59%	\$ 5
Use of Capital Savings	\$ 16,486	\$ -	\$ 16,486	100%	\$ -
<b>Total</b>	<b>\$ 128,050</b>	<b>\$ 105,583</b>	<b>\$ 22,468</b>	<b>18%</b>	<b>\$ 1,212</b>
<b>DISBURSEMENTS</b>					
Security	\$ -	\$ -	\$ -	-	-
Shorefront Maintenance	\$ 51,750	\$ 37,095	\$ 14,655	28%	\$ 5,000
Building Maint/Utilities	\$ 9,000	\$ 12,811	\$ (3,811)	-42%	\$ 823
Property Improvements	\$ -	\$ -	\$ -	-	-
Office/General	\$ 18,000	\$ 15,956	\$ 2,044	11%	\$ 2,441
Insurance	\$ 7,800	\$ 3,475	\$ 4,325	55%	\$ 4,325
Legal**	\$ 28,900	\$ 15,544	\$ 13,356	46%	\$ 3,900
Zoning	\$ 6,000	\$ 3,580	\$ 2,420	40%	\$ 1,200
PO Web	\$ -	\$ -	\$ -	0%	-
Acctg Annual Review	\$ 5,600	\$ 4,135	\$ 1,465	26%	\$ 215
Beautification Com.	\$ 1,000	\$ 327	\$ 673	67%	\$ -
Sidewalks	\$ -	\$ -	\$ -	-	-
<b>Total</b>	<b>\$ 128,050</b>	<b>\$ 92,922</b>	<b>\$ 35,128</b>	<b>27%</b>	<b>\$ 8,264</b>
<b>NET INCOME (LOSS)</b>	<b>\$ -</b>	<b>\$ 12,660</b>	<b>\$ (12,660)</b>		<b>\$ (7,052)</b>

Account Balances		
	Act. 4/30*	Est. 6/30
BOA checking	<b>\$58,299.52</b>	\$51,243.30
BOA Savings	<b>\$67,847.83</b>	\$67,852.35
<b>BOA total balance</b>	<b>\$126,147.35</b>	<b>\$119,095.65</b>

\* The planned transfer of \$16,486 from BOA saving, to BOA checking, was not made.  
A similar transfer is now budgeted for FY 24/25.

## Office Manager Report for March April 2024

- 1) **POA Tax Collection:** As of Dec. 31<sup>st</sup> 2023, all POA property taxes are collected.
  - a. Once the 2024/25 TAX rate is determined:
    - i. Instruct QDS to close out the current TAX year.
    - ii. Instruct QDS to created 2024/25 TAX bills.
    - iii. File with the State of CT our M2 filing.
  - 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 76% coverage via email for all POA residences (510 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. Turned on the exterior water supply.
    - b. Will fertilize and seed the POA lawn.
- 4) **Community:**
  - a. Will continue to support the Union Chapel with email announcement of their 2024/25 events.
  - b. Need assistance to clean-up the path at Crescent Bluff.



PINE ORCHARD ASSOCIATION  
Branford, Connecticut

**ANNUAL MEETING NOTICE  
AND AGENDA  
MONDAY, July 8, 2024 @ 7:00 PM**

At the call of the President, The Pine Orchard Executive Board will hold its' annual meeting at the *Union Chapel* on Monday July 8th 2024 at 7PM. There *will not* be a Zoom broadcast of the meeting. All are welcomed.

1. **Call to order**
2. **Approval of Minutes from previous annual meeting**
3. **President's Report.**
4. **Treasurers' Report**
5. **Committee Reports**
6. **Nominating Committee**

Below are buttons to download/view the CV's for the proposed three new members of the POA Executive Board. Ballots will be available to all to vote for these three candidate or for a write in candidate of your choosing.

Frank Telo

Kerri Beckert

George O'Dowd

7. **Election of New Executive Board Members**
8. **Public Comments**
9. **Adjournment.**

**Public Comment Rules:**

- Individual public comments are limited to 3 minutes.
- Individuals shall identify themselves by name and address.
- The public portion of the meeting shall be limited to 15 minutes in total.
- Proper and respectful conduct is expected from any speaker during the public comment section of the meeting. Those not adhering to such guidelines will be given a verbal warning. If they persist, they will be asked to leave.

**2024/2025 POA meeting Schedule held at the POA office and on Zoom**

- Monday September 2nd 2024
  - Monday November 4th 2024
  - Monday January 6th 2025
  - Monday March 3rd 2025
  - Monday May 5th 2025
- 

Vincent Giordano Jr.  
President, POA Executive Board

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

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PINE ORCHARD ASSOCIATION  
ANNUAL MEETING  
Monday, July 8, 2024, at 7:00 p.m.  
Pine Orchard Union Chapel, 25 Chapel Drive

Agenda Item 1: Call to order. The annual meeting of the Pine Orchard Association was called to order at 7:05 p.m. by President, Vin Giordano. There was a quorum of Association members present. The following executive board members were present: Vincent Giordano, John Grathwol, Matt Barez, Tom Roche, Peggy Haering, David Silverstone, David Scheer, Seth Hershman, Niall Ferguson, Karen Jubanyik, and Andy Ruff.

Agenda Item 2: Approval of Minutes. Upon motion and second, the board unanimously approved the minutes from the Association's last Annual Meeting, held July 10, 2023.

Agenda Item 3: President's Report. Vin Giordano reviewed the status of various pieces of litigation in which the Association was engaged. The litigation involving beach access on Crescent Bluff Avenue has now been concluded. The Association is still awaiting a decision from the Connecticut Supreme Court on the validity of a homeowner's claim that his use of property as a short-term rental property is a valid non-conforming use predating the Association's 2018 zoning ordinance regarding short-term rentals. Vin said that his goal was to restore peace and harmony to the neighborhood. The Association will revive its landscape initiatives throughout the area. The state has announced a plan for improvement of State Route 146, which runs through Pine Orchard. We have participated in State and Town meetings regarding that project. The Association is continuing to monitor short term rental activity and is in the process of issuing a citation to the owner of one property. The Board's zoning committee has issued a guide to compliance with the Pine Orchard zoning ordinance. Vin said that he would like to continue on as President of the board for the upcoming year but planned to step down after that.

Agenda Item 4: Treasurer's Report—John Grathwol said that approximately one-third of the taxes for the 2024-25 year have already been paid. John reviewed certain items that varied from the past year's budget. A planned transfer from the Association's savings did not occur in the prior year, but that a \$17,000 transfer from the savings account had been budgeted for the coming year. John noted that the headquarters maintenance budget was exceeded by \$6500, due to uninsured repair costs to restore damage caused by a raccoon that got into the building. The Association also incurred one-time costs for purchase of equipment to run meetings on Zoom. Legal expenses for last year were lower than estimated. The Association's revenues for 2023-24 were \$22,000 lower than anticipated because there was no need to make the contemplated transfer from savings due to lower than expected expenditures for legal fees and shorefront maintenance and a decline in revenue from zoning applications..

Agenda Item 5, Committee Reports:

Zoning - Matt Barez reported that revenues from zoning/building permits were lower than the preceding year's. His committee had issued a reminder to residents of the need to follow Pine Orchard's zoning process before applying to the Town of Branford for a building permit or before starting any construction.

Waterfront –David Silverstone reported that the repairs at the end of Island View Avenue are holding up. We do need to fix cracks on the seawall, but it should not be a massive reconstruction. The sidewalk to the Chapel Drive beach access point is crumbling and needs to be redone. The Association also needs to replace the stairs on Crescent Bluff Avenue. Access to the beach on Crescent Bluff is still hazardous, but we have been awaiting the conclusion of the McBurney litigation before proceeding with a permanent solution. The issue of enforcing restriction of beach access to Pine Orchard residents will be tricky. Karen Jubanyik said that the end of Island View Avenue has become known as a good fishing spot. Individuals using the rocks for fishing have left trash, cigarette butts and alcoholic beverage bottles behind. It was suggested that signage be improved at the access point and that Pine Orchard members may need to call the police if they suspect that unauthorized persons are using the access point. Vin Giordano commented that the platform and stairs at the Selden Avenue access point are also in need of repair but that we should hold off getting estimates until the fall. There is additional beach access at Juniper Point and adjacent to the Pine Orchard Club.

Bylaws: David Scheer said that his committee had completed an update of the Association’s bylaws in the past year. His committee determined not to pursue a charter revision.

Beautification Committee: David Scheer will head up this committee. There is an interest in improving the appearance of the grassy area at the end of Spring Rock Road, which is owned by the Town of Branford, Young’s Pond and the Triangle Park. A meeting will be scheduled with community members who offered to assist with this project.

Building Maintenance: Andy Ruff reported that a raccoon invaded the Association’s headquarters and caused a surprising amount of damage. We repaired the damage (some of which was covered by insurance) and replaced the flooring so that we could return to in-person meetings. The Board performed an analysis to determine whether it made sense to keep the building; following that process, the Board decided to retain the headquarters. Vin offered to make the building available for Pine Orchard members who needed a space for meetings.

Agenda Item 6: Nominating Committee: Seth Hershman reported that there are three open slots for new directors, and a fourth slot for Matt Barez, who finished his first term was running for re-election to the Board. Executive Board terms have ended for Peggy Haering and Seth Hershman. . In addition to Matt Barez, the nominees for the Board are George O-Dowd, 17 Island View Avenue: Frank Telo, 196 Totoket Road, and Kerri Costigan Beckert, 21 Selden Avenue. Vin asked whether any Association members wanted to run for a Board seat. Hearing none, upon motion and second the nominations for Board positions were closed.

Agenda Item 7: Election of New Executive Board Members Ballots were distributed, and the results were tallied by the Office Manager and the Clerk of the Association. Peggy Haering announced that all four nominees were elected and that there had been no write-in candidates.

Agenda Item 8: Public Comments. There was discussion of a proposal to make the north end of Spring Rock Road one-way as it intersects with Elizabeth Street. Vin Giordano noted that any such project would like to be subject to both Town and State approvals. Vin wants to get a community plan set up to explore this issue.

Agenda Item 9--Adjournment. Upon motion and second the meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Margaret Haering, Clerk



PINE ORCHARD ASSOCIATION  
Branford, Connecticut

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July 2, 2024

Subject: 2024 Annual Meeting

Dear Members of the Pine Orchard Association,

As we approach our Annual Meeting at 7PM on Monday July 8th at the Pine Orchard Union Chapel, on behalf of the Executive Board I would like to review some of the notable activities over the past year.

Neighborhood Safety continues to be a focus for the POA and the Branford Police. Please report all incidents to the office manager (om@poa-ct.org) as well as to the Branford Police. Car thefts continue in flurries but can be largely prevented by diligence to locking cars, securing keys and homes. The POA office Manager will remain diligent in reporting incidents and the use of the community notification system as appropriate. Please submit your email to om@poa-ct.org and inform new neighbors of the same if they do not receive POA communications.

**Triangle Park and Spring Rock Road Park** maintenance has been recently reviewed with the first selectman and the department of public works. Routine maintenance will continue but additional landscape features and lawn improvements will be the responsibility of the landscape and beautification committee to facilitate.

**Beach Access Improvements:** We have had rather modest demands on our waterfront this past year. Repairs will continue at the Island View Sea Wall and sidewalk repair at Chapel Drive Access. We completed a new stair access to Crescent Bluff beach.

**Short Term Rentals:** The Association continues to enforce the prohibition on "Short Term Rentals." The Zoning Regulations only permit rentals which exceed 30 days. Rentals of a lesser period are prohibited. Complaints should be made directly to the zoning enforcement officer. In one enforcement action a property owner challenged the enforcement action as to his property, asserting his prior rental of the property was "grandfathered." The POA ZBA denied his claims and the matter has worked its way through the courts. This spring the Connecticut Supreme Court heard arguments on the case and a decision is expected this summer.

Please note that the rules and ordinances committee of the RTM is now conducting

hearings on the possible adoption of a Short-Term Rental prohibition town-wide.

**Zoning:** The Pine Orchard Association has independent zoning regulations that must be adhered to with approval prior to permit issuance by the Town of Branford. All work to premises in the POA must meet POA zoning compliance requirements prior to the issuance of a town of Branford permit. .No work should commence without verification of zoning compliance and a subsequent issuance of the town of Branford building permit.

**The Pine Orchard Association Executive Board** [through its Charter, By-Laws, and Ordinances] seeks to 'provide for the *"...health, comfort, protection, and convenience of persons..."* who have chosen to make Pine Orchard their home. The board is made up entirely of your neighbors in the community. Please let us know if you have community concerns that you feel should be addressed by the Board.

Looking forward to continuing to serve (for one more year),



President  
Pine Orchard Association Executive Board

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

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President's Report  
2024 Annual Meeting  
July 8, 2024

Gentlemen and Ladies,

This meeting marks 21/2 years of my service on the POA board and 2 years of president. Mark Law was president before me, and he and Robin Sandler encouraged me to consider the role of president.

Having been a 70-year resident of Pine Orchard, there was no doubt where my sentiments lie. With the turmoil that had been created by the ongoing 20-year legal dispute at Crescent Bluff, the waterfront issues pertaining to access and landscape viewing issues, and the lawsuit over the short-term rental ordinance, I questioned if a board that I would be part of could help.

In pursuing solutions, we kept the board engaged and updated on what was transpiring on Crescent Bluff as well as all issues confronting the Association. What has transpired in the past two years is a cooperative team effort on the issues before us that has enabled progress towards the board's stated goal of achieving "peace and harmony" among our association's residents.

So, what do we see before us:

- Our neighborhood is sporadically threatened by petty car break-ins and theft. Through the efforts of our community liaison officer, Seth Hershman, we met with the police chief and his assistants on several occasions on this issue. They respond to incidents and occasionally are able to apprehend the perpetrators but are limited in pursuing and detaining the suspects. With their guidance and the communications from our business manager, Peter Robinson, we all must be more proactive in securing our possessions.
- We are reviving our Landscape and Beautification initiatives in order to maintain and further develop our natural assets such as Triangle Park, Spring Rock Road "Park" and Youngs Park. We get much needed assistance for the town's public works at these locations.  
You are likely aware that the State is embarking on the 13-mile Rt.146 Corridor Management Plan that includes the stretch of 146 through our association.

Their goal is to identify ways to preserve and enhance the assets in this corridor. As an association, we have submitted to the state and town our suggestions for preservation and improvements of the assets along the POA portion of the corridor.

Our town representative, Susan Dahill, as well as the committee are attending public sessions on this plan.

- In the earlier letter to the Association, I mentioned ongoing efforts to maintain beach access. This has been achieved on Crescent Bluff will continue to be one of the primary focuses of our board.
- Additionally, we updated the status of our continued focus on the disruptive nature of short-term rentals. This practice has been deterred since the 2018 ordinance preventing rentals for less than 30 days. This type of action is now before the RTM “Ways and Means” committee for consideration town wide.

We do have occasional misinterpretations of this ordinance and at any point in time our zoning enforcement officer may be dealing with this issue.

Lastly, on this issue, we are in the midst of deliberations by the State Supreme Court Justices who will rule on a challenge to the ordinance related to the “grandfather” claim of a resident who allegedly was short-term renting under the 1994 zoning ordinance and therefore should be able to continue to do so. This interpretation has been challenged by the POA and is now before the State Supreme Court for ruling.

- Our zoning committee had previously circulated a letter emphasizing the POA zoning authority with requirements to pursue property modifications. As stated, the zoning enforcement officer and the committee will assist with any questions pertaining to the regulations.

In closing, I have informed the board that, at the pleasure of the board, I will continue to serve this coming year. As always, I am grateful for the opportunity to serve this very special community and look forward to the continuation of the quest for “peace and harmony” among our citizens.

Vincent S. Giordano Jr.  
President, Pine Orchard Association

**POA Treasurer Report - FY 23/24**  
**Approved Budget vs. YTD Expenditures**  
**Annual Meeting - 7/08/24**

**Current 23/24 Approved Budget vs. Expenditure Activity YTD**

	<b>Approved 23/24 Budget June 2023</b>	<b>Budget Activity YTD</b>	<b>\$ Surplus/ Shortfall</b>	<b>Comments</b>
<b>RECEIPTS</b>				
Tax Collections	\$ 97,509	\$ 96,860	\$ (649)	<< Only reflects 23/24 taxes*
Rent	\$ 5,200	\$ 4,600	\$ (600)	
Building & Permit Fees	\$ 8,800	\$ 4,675	\$ (4,125)	
Other (Int., Moorings)	\$ 55	\$ 25	\$ (30)	
Use of Capital Savings	\$ 16,486	\$ -	\$ (16,486)	<< 23/24 transfer postponed
<b>Total</b>	<b>\$ 128,050</b>	<b>\$ 106,160</b>	<b>\$ 21,890</b>	
<b>DISBURSEMENTS</b>				
Security	\$ -	\$ -	\$ -	
Shorefront Maintenance	\$ 51,750	\$ 42,408	\$ 9,342	<< Less than planned.
Building Maint/Utilities	\$ 9,000	\$ 15,450	\$ (6,450)	<< Raccoon damage over ins.
Property Improvements	\$ -	\$ -	\$ -	
Office/General	\$ 18,000	\$ 19,218	\$ (1,218)	
Insurance	\$ 7,800	\$ 7,862	\$ (62)	
Legal**	\$ 28,900	\$ 15,544	\$ 13,356	<< Less than planned.
Zoning	\$ 6,000	\$ 4,580	\$ 1,420	
PO Web	\$ -	\$ -	\$ -	
Acctg Annual Review	\$ 5,600	\$ 4,135	\$ 1,465	
Beautification Com.	\$ 1,000	\$ 327	\$ 673	
Sidewalks	\$ -	\$ -	\$ -	
<b>Total</b>	<b>\$ 128,050</b>	<b>\$ 109,523</b>	<b>\$ 18,527</b>	
<b>NET INCOME (LOSS)</b>	<b>\$ -</b>	<b>\$ (3,363)</b>	<b>\$ 3,363</b>	

<b>Account Balances</b>			
	<b>Act. 6/30/23</b>	<b>Act. 6/30/24</b>	<b>Adjusted 6/30/24 *</b>
<b>BOA checking</b>	\$45,662	\$52,517	\$41,757
<b>BOA Savings</b>	\$67,825	\$67,852	\$67,852
<b>BOA total balance</b>	<b>\$113,488</b>	<b>\$120,369</b>	<b>\$109,609</b>

\* The June balance in checking was reduced for FY 24/25 taxes deposited before 7/01/24.  
This early deposit of \$10,759.98 should be reflected in next year's budget analysis.

	<b>FY 22/23</b>	<b>FY 23/24</b>	<b>FY 24/25</b>	<b>Comments</b>
	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	
	<b>4/10/2023</b>	<b>6/26/2023</b>	<b>5/13/2024</b>	
	Mil rate 4	Mil rate 5	Mil rate 5	
<b>RECEIPTS</b>				
Tax Collections	\$ 77,348	\$ 97,509 *	\$ 96,878	<< Reflects Mil rate 5*
Rent	\$ 5,200	\$ 5,200	\$ 5,200	
Building & Permit Fees	\$ 8,800	\$ 8,800	\$ 5,700	
Other (Interest, Moorings)	\$ 55	\$ 55	\$ 55	
Use of Capital Savings	\$ 60,500	\$ 16,486	\$ 17,000	<< 24/25 transfer not yet made
<b>Total</b>	<b>\$ 151,903</b>	<b>\$ 128,050</b>	<b>\$ 124,833</b>	
<b>DISBURSEMENTS</b>				
Security	\$ -	\$ -	\$ -	
Shorefront Maintenance	\$ 60,000	\$ 51,750	\$ 60,000	<< June -'24 estimates.
Building Maint/Utilities	\$ 9,000	\$ 9,000	\$ 9,000	
Property Improvements	\$ -	\$ -	\$ -	
Office/General	\$ 18,000	\$ 18,000	\$ 18,000	
Insurance	\$ 7,800	\$ 7,800	\$ 7,800	
Legal**	\$ 50,500	\$ 28,900	\$ 17,750	<< June -'24 estimates.
Zoning	\$ 6,000	\$ 6,000	\$ 5,000	
PO Web	\$ -	\$ -	\$ -	
Acctg Annual Review	\$ 5,600	\$ 5,600	\$ 4,400	
Beautification Committee	\$ 1,000	\$ 1,000	\$ 3,500	<<< Lawn care, etc.:
Sidewalks	\$ -	\$ -	\$ -	Triangle Park, Cr . Bluff
<b>Total</b>	<b>\$ 157,900</b>	<b>\$ 128,050</b>	<b>\$ 125,450</b>	
<b>NET INCOME (LOSS)</b>	<b>\$ (5,997)</b>	<b>\$ -</b>	<b>\$ (617)</b>	

<b>Account Balances</b>			
	<b>Act. 6/30/23</b>	<b>Act. 6/30/24</b>	<b>Adjusted 6/30/24 *</b>
<b>BOA checking</b>	<b>\$45,662</b>	<b>\$52,517</b>	<b>\$41,757</b>
<b>BOA Savings</b>	<b>\$67,825</b>	<b>\$67,852</b>	<b>\$67,852</b>
<b>BOA total balance</b>	<b>\$113,488</b>	<b>\$120,369</b>	<b>\$109,609</b>

\* The June balance in checking was reduced for FY 24/25 taxes deposited before 7/01/24.

Date	Check	Address	Generator	Addition	Pool	New Construction	Paito	Out Building	
7/5/2023	\$275.00	2 Pasadena		x					
7/5/2023	\$275.00	35 Griffing Pond				x			
8/4/2023	\$275.00	14 Griffing Pond					x		
8/22/2023	\$275.00	13 Crescent Bluff	x						
9/8/2023	\$275.00	55 Meadow Wood				x			
9/15/2023	\$275.00	54 Thimble Farm						x	
10/20/2023	\$275.00	35 Griffen Pond			x				
11/2/2023	\$275.00	17 Yowago	x						
11/24/2023	\$275.00	20 Ozone		x					
12/1/2023	\$275.00	21 Selden]	x						
12/7/2023	\$275.00	Tweed Road				x			
1/5/2024	\$275.00	14 Waterside		x					
1/12/2024	\$275.00	5 Crescent Bluff	x						
3/15/2024	\$275.00	218 Pine Orchard Rd		x					
3/29/2024	\$275.00	17 Selden				x			
4/5/2024	\$275.00	38 Blackstone	x						
6/7/2024	\$275.00	58 Spring Roack Road						x	
	\$4,675.00		17	4	5	2	3	1	2

# Pine Orchard Zoning Summary – 7/8/24

## Revenue/Expenditure Summary

<u>Zoning</u>		<u>19/20</u>	<u>20/21</u>	<u>21/22</u>	<u>22/23</u>	<u>23/24</u>	<u>24/25</u>
Revenue	Budget	\$5,000	\$4,000	\$10,000	\$8,800	\$8,800	\$5,700
Revenue	Actual	\$3,950	\$14,500	\$7,200	\$7,850	\$4,738	\$0
Expense	Budget	\$5,000	\$5,500	\$10,000	\$6,000	\$6,000	\$5,000
Expense	Actual	\$5,215	\$7,826	\$5,023	\$4,960	\$4,580	\$0

<u>Application Category:</u>	<u>21/22</u>	<u>22/23</u>	<u>23/24</u>	<u>24/25</u>
Additions	5	6	5	0
Garage	1	3	0	0
Generator	10	6	3	0
New Construction	1	1	3	0
Pool/HT/Deck	3	4	2	0
Shed/GH	3	0	2	0
Solar	4	6	1	0
Subdivision	0	0	1	0
Unknown	<u>4</u>	<u>3</u>	<u>0</u>	<u>0</u>
FY Totals	31	29	17	0



PINE ORCHARD ASSOCIATION  
Branford, Connecticut

May 15, 2024

David Scheer  
2 Spring Rock Road  
Branford, CT 06405

Dear David,

I want to thank you on behalf of the Pine Orchard Association for your willingness to facilitate the newly formed POA Landscape and Beautification Committee. You will be working in conjunction with our Office Manager, Peter Robinson. You are encouraged to solicit local neighborhood assistance in the execution of the tasks. Additionally, there is about \$600 remaining in this year's budget and \$3,500 designated for next year to spend as necessary. Peter Robinson can purchase for the POA, and John Grathwol is available to write checks as necessary.

From a landscape and beautification perspective, the scope of the committee's work is to supplement the Town Public Works' current commitments to the Town owned grass areas within our Association. Additionally, the POA owned grass access to the beach off Crescent Bluff. We currently have a private contractor cutting the lawn there, however, the committee should treat and restore the lawn as appropriate. In all areas, our minimum scope should be lawn maintenance, weed control, and enhancements as well as minor landscape upgrades as appropriate.

This committee should also coordinate beach cleanup as appropriate. As example, it has been recently reported that several telephone poles, logs, and the like have washed up on the beach between Selden Avenue and Spring Rock Road.

Suggestions for other Committee Members:

POA Board: John Grathwol and Niall Ferguson

Local Residents at large:

Current expression of interest:

- Susan Dahill
- Karen Seligson

Prospective Board Members:

- George O-Dowd
- Kerri Beckert
- Frank Telo

Local Residents:

- David Levine
- Paul Gavejian
- Harrison Levy
- Howard Sachs

Thank you and please do not hesitate to be in touch with any special needs.

Vincent Giordano  
POA President

**Minutes of the September 3rd Board Meeting  
Pine Orchard Association**

**Time** : 7 pm

**Location** : Pine Orchard Association Offices 180 Pine Orchard Rd

**Chair** : Vincent Giordano, President ( attending)

**Attendees** :

Frank Telo ( Community Liaison)

George O'Dowd ( Nominating)

David Silverstone (Vice President)

John Grathwol (Treasurer)

David Scheer (By-laws and Beautification)

Niall Ferguson (Long Range Planning)

Peter Robinson (Office manager)

Karen Jubanyik ( Waterfront maintenance and Access, Community Liaison)

Thomas Roche (Zoning)

Matt Barez (Zoning)

Andrew Ruff ( Building)

Kerri Beckert (Clerk)

**Quorum** : Yes, with 12 board members present.

**1. Call to Order**

The meeting was called to order by Vincent Giordano at 7 pm.

**2. Approval of Previous Meeting Minutes**

Motion : Approval of minutes from the July 7th Executive Board Meeting- John Grathwol  
Seconded by Thomas Roche.

Result : Approved unanimously.

**3. Housekeeping Issue, Vincent Giordano, re: Zoning Board of Appeals Vacancy**

There is one vacancy on the Zoning Board of Appeals as an alternate. Two candidates were proposed: Christian Bing Miller and Dr. Richard Young.

Decision Method : Coin flip.

Outcome : Dr. Richard Young was selected to fill the vacancy.

**4. Treasurer's and Tax Collector's Reports : John Grathwol**

Treasurer presented a summary of receipts and expenditures for the first few months of the year.

Key Points

- Approved Budget: \$96,790.
- Tax revenues collected: \$89,463 (92% of the total expected).

- Disbursements are within expected ranges.
- Account Balances as of 8-31-2024:
- Checking: \$129,000.
- Savings: \$67,856.

Discussion : No significant deviations; everything is on plan.

## **5. Zoning Report :Matt Barez and Tom Roche.**

Key Updates :

- Two applications processed: one for a generator, one for a deck.
- The Connecticut Supreme Court upheld a decision regarding a rental case, remanding it back to the Zoning Board of Appeals (ZBA). Executive Session : Planned for further discussion on the court decision.

## **6. Bylaws and Beautification Committees Reports: David Scheer**

Bylaws :

- No activity since the previous updates; modest changes were made earlier this year.

Beautification:

Three areas of focus: Spring Walk common area, Triangle Park, and Crescent Bluff Path.

Action Items :

- Evaluate town vs. POA responsibilities.
- Discuss potential budget needs.
- Review contractor proposals for necessary maintenance.

Discussion : Interaction with the 146 Plan was mentioned, with further details to be discussed in the next meeting. The plan under discussion is more of a strategic document to guide future repairs and upgrades rather than an immediate action plan.

## **New Business**

(Vincent Giordano asked to place this item out of order in deference to Officer John Abby's attendance.)

Neighborhood Watch Program:

7. Bob Dahill, chair of the ad hoc committee investigating the possibility of a Pine Orchard Association neighborhood Watch summarized the findings of his committee:

The idea is to create a system where residents can report suspicious or criminal behaviors or acts to designated captains in their zones, who would then aggregate this information and share it with the community. This aims to increase awareness and possibly deter crime. This would be after any activity is reported to the police. There was some skepticism about the effectiveness of such programs, particularly in how much they truly deter criminal activities versus simple measures like locking doors.

Law Enforcement Perspective:

John Aply, a 20 yr veteran of the Branford Police Dept emphasized that while neighborhood watches might have some deterrent effect, criminals often do not care about signs or community efforts. The real deterrents are practical actions like locking homes and cars and ensuring that valuables are out of sight.

The group seems to be weighing the benefits of a neighborhood watch program against the practical realities of criminal behavior and law enforcement capabilities. While community cohesion and proactive measures are encouraged, there's an understanding that these alone may not be enough to significantly reduce crime without other supporting measures.

There was discussion concerning various security measures, including educating residents on how to protect themselves and their property. This includes potentially setting up seminars or distributing informational materials.

The idea of revisiting the hiring private security was discussed, with concerns about the cost and effectiveness.

There was also a discussion about the possibility of setting up a database or communication system to alert residents when incidents occur, potentially using text or voice alerts.

Some members feel that the most productive action might be a focus on prevention through education rather than implementing additional security measures.

Vincent asked a board member to make recommendations to the ad hoc committee, Kerri Beckert volunteered.

#### **8. Waterfront Maintenance: Karen Jubanyik, David Silverstone**

Reports that 4 areas are being addressed:

- Sea wall at the end of Island View Avenue where the beach is has been repaired.
- The pathway leading to the beach off Chapel is in need of repair and is estimated at approx \$5600.
- The temporary repairs which lead directly onto the beach via the Crescent Bluff access are great quality and are in excellent condition, therefore a repair estimate for the connecting stairs at the top of the access which lead to the temporary stairs would cost \$16000. This would not include a railing which would cost an additional \$10,000 approx.
- The east and west steps and landing which grant access to the beach from the Selden Avenue access are a hazard and need repairing. There is uncertainty about who owns certain parts of the access points (pathways and stairs) leading to the beach. The town of Branford may have a right of way, but some property owners believe they own portions of these areas. It was suggested that the POA work with the town attorney to gain clarification. There is a proposal to repair the steps, with estimated costs between \$35,000 and \$39,000.

#### **9. Dog Issues :**

The presence of 2 aggressive dogs within the association has raised safety concerns among residents. Although the dogs are contained within their property by a radio fence, their behavior is intimidating, especially for other dog walkers.

#### **10. Recognition of Contributions :**

There was a discussion about recognizing Dr. Wheeler, a resident who significantly contributed to resolving a recent issue on Crescent Bluff. Suggestions include dedicating a walkway or installing a plaque in his honor.

#### **11. Executive session commenced.**

**12. Motion for Adjournment** was made by David Scheer, and seconded by Thomas Roche :  
The meeting was adjourned at 9:11 pm

**Next Meeting** : [Date and Time of the Next Meeting]

Respectfully Submitted,

Kerri Beckert  
Clerk, The Pine Orchard Association

-



PINE ORCHARD ASSOCIATION  
Branford, Connecticut

**PINE ORCHARD ASSOCIATION  
EXECUTIVE BOARD MEETING NOTICE  
AND AGENDA  
MONDAY, Nov. 4th, 2024**

At the call of the President, The Pine Orchard Executive Board will hold its' November board meeting at the POA office at 180 Pine Orchard Road and via Zoom on Monday Nov. 4th, 2024, at 7PM. All are welcomed to attend.

- 1) Call to order
- 2) Approve minutes from Sept. 3rd, 2024, Executive Board Meeting
- 3) Officers and Committee Reports:
  - Treasurer – John Grathwol
  - Tax Collection - John Grathwol
  - Zoning - Matt Barez & Thomas Roche
  - Nominating - George O'Dowd
  - Building - Andrew Ruff
  - Waterfront - David Silverstone, Karen Jubanyik
  - By Laws & Beautification – David Scheer
  - Office Manager - Peter Robinson
- 4) New Business
  - Neighborhood Security
  - Spring Rock Road safety traffic issue
  - Cutback program to improve sightlines
- 5) Old Business – ZBA hearing outcome - Wihbey v. POA- ZBA
- 6) The Executive Board reserves the right to move to Executive Session related to any of the subjects brought before the Board.

**Public Comment Rules:**

1. Individual public comments are limited to 3 minutes.
2. Individuals shall identify themselves by name and address.
3. The public portion of the meeting shall be limited to 15 minutes in total.
4. Proper and respectful conduct is expected from any speaker during the public comment section of the meeting. Those not adhering to such guidelines will be given a warning, and absent restoration of orderly questions and/or comments the speaker's privilege to participate in the public comment via this meeting site will be terminated.

**Zoom meeting info**

Click on the button below to Join Zoom Meeting

Meeting ID: 849 1637 7635

Passcode: 977003

Join Zoom Meeting [HERE](#)

---

Vincent Giordano  
President, POA Executive Board

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

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## **Pine Orchard Association**

### **Executive Board Meeting Minutes**

**Date:** November 4, 2024

**Location:** POA Office and via Zoom

**Time:** 7:00 PM

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#### 1) Call to Order

The meeting was called to order at 7:00 PM by President Vincent Giordano. A quorum was confirmed. Present for the meeting were: David Scheer, Niall Ferguson, Vincent Giordano, Matt Barez, Kerri Beckert, Thomas Roche, George O'Dowd, John Grathwohl, Karen Jubanyik, and Andrew Ruff (virtually) and OM Peter Robinson. Absent were David Silverstone and Frank Telo.

#### 2) Approval of Minutes from September 3rd, 2024, Executive Board Meeting

A motion was made (Thomas Roche) and seconded (Niall Ferguson) to approve the minutes from the September 3rd, 2024, Executive Board meeting. The minutes were unanimously approved.

#### 3) Officers and Committee Reports

- **Treasurer/Tax Collection:**

John Grathwol provided the Treasurer's report. Tax receipts of \$94,592 have been collected, which is slightly under the budgeted amount of \$96,878. Rent collections stand at \$3,400, with an expected \$5,200 for the year. Building permits and other fees have generated \$1,925, with a target of \$5,000.

- **Disbursements:**

- Shorefront maintenance expenses remain at \$0 (budgeted: \$60,000).
- Building maintenance has been \$2,819 (about 1/3 of budgeted amount).
- Office expenses and utilities are on track.
- Legal expenditures are expected to stay within budget.
- Beautification and zoning budgets remain unspent as of the end of the reporting period.

John noted that there have been no unexpected or significant expenses. Questions from Board members were addressed,

particularly regarding the insurance payment, which had been a slight delay in processing due to bank clearing issues.

- A full report is available as an attachment to these minutes.
- Zoning Report:  
Matt Barez and Thomas Roche reported that the zoning matters mainly pertain to a few permits issued, including for two pools, a generator, and various remodeling work.
  - Short-Term Rentals: The ongoing issue with short-term rentals It was noted that the zoning officer is awaiting language from the association's attorney before proceeding further with enforcement. The Board expressed concern about the lack of follow-up on this matter and suggested a separate meeting to clarify the next steps.
- Nominating Committee:  
George O'Dowd reminded the Board that nominations for open positions must be in place by the May meeting. He will work with Peter Robinson to ensure the nominating committee is formed and active.

The Board also discussed the ZBA alternate position, with a second candidate to be contacted.

- Building Committee:  
Andrew Ruff had no specific updates but mentioned that seasonal preparations, such as draining pipes for winter, had been completed.
- Waterfront Committee:  
Karen Jubanyik reported on several ongoing projects:
  - Island View Seawall: Repairs are planned for a deteriorating section of the seawall.
  - Sidewalk Repairs: Work will be done to address uneven sections of sidewalk across from Chapel.
  - Crescent Bluff Stairway: The railing on the stairway will be replaced, but the stairs themselves are in good condition.

The Board also discussed the access rights for Selden Avenue and Juniper Point. A letter has been sent to the Town Selectman and attorney to clarify ownership of the right-of-way and the responsibilities of the association for maintenance. The legal opinion suggests that

the Town of Branford has shared ownership of the western half of the walkway, but the current landowner disagrees. A resolution is pending.

- **Bylaws & Beautification:**

David Scheer reported no new activity on bylaws.

The Beautification Committee, led by David Scheer, including Niall Ferguson and John Grathwohl, had several meetings, including with Gary Zolinsky from the Town.

The committee focused on three main areas:

- Crescent Bluff Path (now owned by POA)
- Triangle Park
- Spring Rock Common Area (town-owned)

Improvements are underway, with the town committing to handle some of the work, including tree removal, brush clearing, and planting. The association's financial burden will be reduced as a result. The committee also discussed curb restoration at the end of Spring Rock, which is expected to occur after gas company work is finished.

#### 4) New Business

##### Neighborhood Security:

Peter Robinson provided an update on the progress of the Neighborhood Security initiative. He explained that the committee had reviewed various recommendations, with the overarching message continuing to emphasize the importance of securing homes through basic precautions, such as locking doors and windows.

- To further this initiative, the website has been updated with a new feature under "Neighborhood Secure". This page aims to provide the community with key information about neighborhood security, such as:
- **Security Tips & Recommendations:** An overview of actions residents should take to enhance security.
- **Incident Reporting:** A table detailing recent neighborhood security incidents, including location, description, and outcomes. This will be regularly updated with data sourced from residents.
- **Discounts for Security Products:** Potential future opportunities for residents to access discounts on security products, such as motion-sensor lights or video doorbells.

- Additionally, Robinson emphasized the plan to send out a bi-monthly email update summarizing all activities, incidents, and updates to keep the community informed. This will be sent a few days before each board meeting to ensure the information remains current.
- The Neighborhood Secure platform will also encourage input from residents, and an email will be sent out to solicit feedback regarding any additional features or information they feel should be included.
- Discussion Points:
- Repetition of Information: A question was raised about the potential for similar platforms, like "Citizen" and "Safer," which also provide security updates and incident data. Robinson explained that these platforms can be cluttered with irrelevant information, such as ads or posts unrelated to security. The committee's platform will remain focused on the Pine Orchard neighborhood specifically, providing a streamlined, moderated experience.
- Moderation and Verification: Robinson will moderate the platform to ensure that only verified, relevant information is shared. Any reports submitted will be reviewed for legitimacy before being posted to the website. If the platform is self-reported, there may be a slight delay in data entry, but all information will be verified before publication.
- Incident Reporting Guidelines: It was clarified that only certain types of criminal activities would be logged, such as property crimes (e.g., burglaries, thefts, etc.). Sensitive personal matters, such as domestic disputes, would not be included in the report.
- Feedback & Further Improvements: The committee will continue to seek feedback from residents and explore further improvements.

### Spring Rock Road Safety & Traffic Issues

An ad hoc committee was formed to address specific safety concerns related to Spring Rock Road. The committee conducted a survey within the community to gather feedback, which was then analyzed and distilled into concrete recommendations.

- The committee met with Jamie Cosgrove and the town engineer to discuss possible improvements, particularly focusing on site line obstructions and traffic flow.
- Site Line Obstruction:

- The primary issue raised was the site line obstruction at the intersection of Spring Rock Road and Pine Orchard Road. The town engineer suggested two potential actions to improve visibility:
    - Relocate the sign that is partially obstructing the site line.
    - Trim back pine trees and shrubs (located on private property) to improve the sight line..
- The committee also explored options to reduce speeding and improve traffic flow, including
- A suggestion to make the section of Spring Rock Road one-way, though this idea has mixed support from the community.
  - A proposal to change the intersection design from a fork to a T-intersection. This would involve reconfiguring the intersection so that vehicles coming from Spring Rock Road would turn more sharply onto Pine Orchard Road. The town engineer agreed to assess this option, though it would require significant engineering work.
- Speeding on Pine Orchard Road:

A major concern raised was the speeding issue on Pine Orchard Road, particularly as vehicles approach from Hutchins Grove Road. The committee recommended the installation of an electronic speed indicator sign in the vicinity of Birch Road. This sign would display drivers' speeds and act as a reminder to slow down.

- Ongoing Discussion and Follow-Up:

There was some disagreement about the most effective approach to addressing speeding and traffic safety. One suggestion was to install stop signs at the Spring Rock Road/Pine Orchard Road intersection to ensure vehicles slow down before entering the neighborhood. While this idea was discussed, it has not been widely embraced by the town engineer.

The committee plans to follow up with the town to push for additional stop signs, particularly at key intersections, and to further discuss the T-intersection redesign.

## 5) Old Business

- ZBA Hearing Outcome – Wihbey v. POA:  
There were no new developments or further discussion on the Wihbey v. POA case, pending further updates.

On October 22, 2024, the POA Zoning Board of Appeals (ZBA) ruled that Mr. Whitby of Three Crescent Bluff failed to provide sufficient evidence to prove a preexisting nonconforming use for his short-term rental. As a result, the ZBA's

decision upheld the restriction, meaning that Mr. Whitby will no longer be able to rent his property on a short-term basis unless future court proceedings allow otherwise.

- This decision reinforces the town's short-term rental policies, specifically addressing claims of grandfathering in properties that were allegedly in use before the 2018 zoning changes. The ruling clarifies that short-term rentals are prohibited unless they meet the 30-day minimum rental requirement.
- Peter has sent a community notice to inform residents about the ZBA ruling. The notice includes a link to the POA website, where you can access the full ZBA decision, along with additional documents and the official zoning ordinance.
- For now, residents are reminded to comply with the town's existing short-term rental regulations, which require a 30-day minimum for any rentals. This restriction applies to all current short-term rental activities, and advertising or renting for shorter periods remains prohibited.
- The case may proceed to court for further review, and the POA will continue to monitor the situation. The notice that Peter distributed should provide clarity on the current rules, and the website link allows residents to review the full details of the ruling and zoning policies.

#### 6) Public Comments

The President opened the floor for public comments:

- Ryan Smith, a homeowner at 5 Waterside, addressed the board regarding the ongoing short-term rental issue, particularly highlighting concerns from the 2018 discussions. Mr. Smith noted that his own short term rental property has been the subject of legal notices due to his continued rental regardless of association rules against such rentals. He also pointed out the historical context of rental signs as a collector of old postcards from the shoreline of Connecticut. . He expressed concerns that the board may not have fully considered the long-term impact on property value and rights for homeowners.

- 7) Executive Session

No motion to move to Executive Session was made.

#### 8) Adjournment

The motion to adjourn was made by Matt Barez and seconded by John Grathwohl. The meeting was adjourned at 8:50 PM.

---

**Minutes submitted by:** Kerri Costigan Beckert, Clerk

**Date:** 5 November 2024

**Pine Orchard Association Treasurer's Budget Report November 2024**  
**Current Approved Budget vs. Expenditure Activity YTD**  
as of 10/31/2024

	Approved Budget 13-May-25	Budget Activity YTD	\$ Remain. Budget	% Remain. Budget	
<b>RECEIPTS</b>					
Tax Collections	\$ 96,878	\$ 94,592	\$ 2,286	2%	<<< Includes #1 -
Rent	\$ 5,200	\$ 3,400	\$ 1,800	35%	received 6/21
Building & Permit Fees	\$ 5,700	\$ 1,925	\$ 3,775	66%	
Other (Int., Moorings)	\$ 55	\$ 29	\$ 26	47%	
Use of Capital Savings	\$ 17,000	\$ -	\$ 17,000	100%	
<b>Total</b>	<b>\$ 124,833</b>	<b>\$ 99,946</b>	<b>\$ 24,887</b>	<b>20%</b>	
<b>DISBURSEMENTS</b>					
Security	\$ -	\$ -	\$ -	-	
Shorefront Maintenance	\$ 60,000	\$ -	\$ 60,000	100%	
Building Maint/Utilities	\$ 9,000	\$ 2,819	\$ 6,181	69%	
Property Improvements	\$ -	\$ -	\$ -	-	
Office/General	\$ 18,000	\$ 5,962	\$ 12,038	67%	
Insurance	\$ 7,800	\$ 740	\$ 7,061	91%	
Legal**	\$ 17,750	\$ -	\$ 17,750	100%	
Zoning	\$ 5,000	\$ -	\$ 5,000	100%	
PO Web	\$ -	\$ -	\$ -	0%	
Acctg Annual Review	\$ 4,400	\$ 4,973	\$ (573)	-13%	
Beautification Com.	\$ 3,500	\$ -	\$ 3,500	100%	
Sidewalks	\$ -	\$ -	\$ -	-	
<b>Total</b>	<b>\$ 125,450</b>	<b>\$ 14,493</b>	<b>\$ 110,957</b>	<b>88%</b>	
<b>NET INCOME (LOSS)</b>	<b>\$ (617)</b>	<b>\$ 85,452</b>	<b>N/A</b>		

<b>Account Balances</b>	
<b>As of 10/31/2024</b>	
BOA checking	\$127,475.10
BOA Savings	\$67,861.47
<b>BOA total balance</b>	<b>\$195,336.57</b>

\* The planned transfer of \$17,000 from BOA saving, to BOA checking, has not yet been made.

## Office Manager Report for Sept and Oct 2024

1) **POA Tax Collection: Defer to John.**

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

3) **POA Office:**

**Outreach:**

- a. We have 76% coverage via email for all POA residences (510 emails).
- b. I continue to get back to 90% of the POA inquiries within 24 hours.
- c. Sent out 2 welcome letters this period.

4) **Building:** Winter preparation done.

- a. **Water turned off**
- b. **Furnace cleaning scheduled for November**
- c. **Generator maintenance scheduled for November**

**Community:**

- d. Will continue to support the Union Chapel with email announcement of their 2024/25 events.
- e. Added a web page dedicated to *Neighborhood Safe*
- f. Added a web page dedicated to *Short Term Rental under Zoning*.
- g. Set out notice to cut back vegetation with follow-up planed for the week of 11/11