

MINUTES OF A SPECIAL MEETING OF THE EXECUTIVE COMMITTEE OF THE
PINE ORCHARD ASSOCIATION
MARCH 11, 1996

At the call of the President, by telephone, a special meeting of the Executive Committee of the Pine Orchard Association was held in the Municipal Building on Monday, March 11, 1996 at 8:00 PM, to discuss repairs to the seawall.

Present were: Dick Greenalch, Bob Valley, Ed Johnson, Earl Carlin, Jack McGrail, Bob Sherwood and Elaine Littlehales.

President Greenalch outlined the problem for the Board. The severe storms of this past winter have dangerously undermined the seawall at Brown's Point, particularly the angle where the walkway from the harbor and the approach from the beach meet the walkway out to the Breakwater proper. The steps to the beach have been torn loose and broken up, and large caverns have appeared under the seawall. Mr. DaRos is in the process of repairing Dr. Lee's portion of the seawall and has offered us a price of \$12,000 to repair the adjoining portion if we do it now while he's there. If we do it later, it will be more.

Using sketches and diagrams, the Board discussed the extent of the damage as well as reviewing the history of the breakwater which now belongs to the POY&C Club. It was agreed that the "Breakwater" refers to the rocky part only and not the the seawall topped with a cement walkway which leads out to it. The Board also reviewed our seawall maintenance history in other sections as well as this one. The Board was in agreement that the wall must be repaired. They also discussed how the repairs were to be done, and as Mr. DaRos was not with us, it was assumed that repairs would follow original construction, i.e. concrete footings backfilled with rock, and no pilings. He will be consulted before any work begins.

As the present budget does not contain funds for a repair of this magnitude, (the \$5,000 budgeted for this year has already been spent) the Board agreed to allocate \$13,000--\$12,000 for this repair and \$1,000 for repairs at Selden Ave. and Crescent Bluff Ave. Surplus funds which are earmarked for a new police car will be used if they are replaced in the next fiscal year, which will necessitate an increase in the mill rate for one year. A motion to this effect was made by Mr. McGrail and seconded by Mr. Carlin, and approved unanimously.

In other business, Bob Valley reported that the Branford Fire Chief indicated to him that since the Department no longer needs the downstairs room, he did not believe the Budget Committee would approve the \$5,000 rent for the coming year, but that they might agree to \$3,000 or \$3,500. They may store several small pieces of equipment in the firetruck bay. After some discussion which included the future necessity of moving the Association office into the Municipal Building, the Board charged Bob Valley to see if he could get the Budget Committee to agree to \$3,500.

Dick Greenalch agreed to speak to Gerry Crotty about checking insurance when issuing mooring permits, as people have already begun to show interest. Jack McGrail suggested we invite Mr. Crotty to our next meeting, Earl Carlin reminded the Board about Clean-Up Day later this spring.

The meeting was adjourned at 9:15 PM

Respectfully submitted,


Elaine Littlehales, Clerk

"May 16, 1996
Pine Orchard, CT

TO THE EXECUTIVE BOARD OF THE PINE ORCHARD ASSOCIATION:

At the call of the President, there will be a special meeting of the Board at the Municipal Building at 8:00 PM, Monday, June 3, 1996, to:

1. Consider and adopt a budget for 1996-1997, in accordance with recommendations of the Treasurer.
2. Recieve and act on the assessment list as prepared by the Clark, pursuant to law.
3. Levy a tax and arrange for its collection.
4. Receive and approve the slate of candidates submitted by the Nominating Committee for the four upcoming vacancies on the Executive Board.
5. Hear preliminary reports from committee chairmen, in preparation for the Annual Meeting, July 8, 1996.
6. Transact any other business which may come before the meeting.

Attest,
Richard K. Greenalch, President"

MINUTES OF A SPECIAL MEETING OF THE EXECUTIVE COMMITTEE OF THE
PINE ORCHARD ASSOCIATION
June 3, 1996

The meeting was called to order by the President at 8:07 PM. Present were: Dick Greenalch, Bob Valley, Ed Johnson, Earl Carlin, David Schaffer, Bob Sherwood, Jim McNeil, Linda Holmes, and Elaine Littlehales.

Treasurer Bob Sherwood distributed copies of the budget proposal for 1996-1997, which included updated expenditures for this past 10 months and the estimated for May and June. He noted that income this year is behind what was budgeted, due to several large properties which are delinquent in paying taxes. However, lawyers for these owners have indicated funds with be forthcoming soon.

Item by item breakdowns were given and questions asked and answered thusly:
POLICE. \$45,000 budgeted for police includes a sinking fund for a police car. Insurance money has been collected for the broken windshield which has not yet been repaired.

FIREHOUSE/MUNICIPAL BUILDING. This item shows no money from the Town because there is no indication yet if they will rent it again or not. If the Town does not use it, our operating expenses there should be less than previously. All indications are that the Fire Chief would like to house an emergency vehicle in the bay.

OFFICE/GENERAL. Expenses are close to budget and will probably remain so.

INSURANCE. This is general insurance which includes Directors' liability, and an increase is not anticipated.

LEGAL/ZONING. Money spent this year was for publication of hearings, etc. and no increase is anticipated. Ed Johnson suggested committees be formed to look into insurance coverage and fire house use. Jim McNeil said he would ask Mac Sturgess to make a small report on our present insurance instead.

WATERFRONT. We still owe \$16,000+ on repairs to seawalls and steps as bills for work done are slow coming in. Also, Paul Johnson is going to do some work on the wooden steps at Crescent Bluff. This item reflects the unanticipated increase in expenditure encountered this year.

There was some discussion about the sinking fund and how much was in it (\$15,000 earmarked for a police car) and that it should be called a contingency fund as funds therein can be used for emergencies. The discussion moved on to the police car and the possibility of trading it in for a new one every two years instead of keeping it longer. The best deal available is buying a car when the Town does, and then it is necessary to put an order in before Christmas. No decision was made.

Mr. Carlin moved we approve the budget as presented. Mr. Schaffer seconded and the motion was passed with one objection. Mr. Valley moved that we accept the Assessment List as presented by the Clerk; Mr. McNeil seconded and it was passed unanimously. Mr. Sherwood moved that we set the mill rate at 0.9; Mrs. Littlehales seconded the motion which was passed unanimously.

Mr. Greenalch gave a Nominating Committee report. The terms of Carlin, Giordano, McGrail and Valley expire this year, and all but Sheila Giordano have expressed a desire to serve another term. Suggestions were made for a nominee to fill the vacancy and Mr. Greenalch was charged to approach Lois Jacob, Linda Giordano, and/or Kathleen Kerrigan-Tivnan, in that order.

The firetruck is still housed in the municipal building and will stay until their lease expires the end of June. As already reported, the Chief would like to house an ambulance there. A committee of David Schaffer (Chairman), Ed Johnson and Bob Valley were appointed to investigate options for the future use of the building.

The date of the Annual Meeting was set for July 8, 1996 at 8:00 PM and Dick Greenalch will make arrangements for the use of the Pine Orchard Union Chapel. He reminded each Chairman to be prepared to give a brief report on the year's activities at that time.

Jim McNeil asked Elaine Littlehales to write a letter to Gail Moore Standish and her son Jonathan thanking them for the outstanding job they have done maintaining the right-of-way by their house. The meeting was adjourned at 9:50 PM and Board members then toured the Municipal Building.

Respectfully submitted,

PROPOSED BUDGET 1996-1997

Elaine Littlehales, Clerk

Police	\$45,000
Fire House	4,000
Office	5,200
Insurance	5,000
Legal/Zoning	1,000
Waterfront	12,000
	<u>\$72,200</u>

"June 18, 1996

TO ALL PROPERTY OWNERS QUALIFIED TO VOTE AT THE ANNUAL MEETING OF THE PINE ORCHARD ASSOCIATION ("Every member of the Association of the age of eighteen years or over, so long as he or she continues to own real estate within the limits of siad Association..." See Sec. 4 of By-Laws):

The Annual Meeting of the Pine Orchard Association will be held at the Pine Orchard Union Chapel, Pine Orchard, Connecticut on Monday, July 8, 1996 at 8:00 PM Promptly, for the following purposes:

1. To elect by ballot four persons to serve on the Executive Board for a term of three years from the date of their election. The Executive Board and its nominating committee proposes the following for a three-year term: Earl Carlin, Lois Jacob, John McGrail and Robert Valley. Other nominations will be accepted from the floor. However such nominees should have expressed to their nominators their willingness to serve.

2. Brief committee reports on activities of the past year.

3. To transact any other business within the power of the meeting which may be brought before it.

Attest: Richard Greenalch, President
Elaine Littlehales, Clerk "

FINANCIAL SUMMARY

	<u>1995-96</u>	<u>Budget</u>	<u>Est. Expenses</u>	<u>Proposed 1996-97</u>	<u>Budget</u>
Police		\$45,000	\$40,619	\$45,000	
Municipal Building			(935)	4,000	
Office/General		5,200	4,710	5,200	
Insurance		5,000	4,403	5,000	
Legal/Zoning		1,000	656	1,000	
Waterfront		5,000	10,984	12,000	
TOTALS		\$61,200	\$61,437	\$72,200	

Cash Balance extimated June 30, 1996 \$20,000
1995-96 Grand List \$77,961,654
1996-97 Grand List \$78,230,391
0.9 mill rate = \$70,407.35

MINUTES OF THE ANNUAL MEETING

OF THE PINE ORCHARD ASSOCIATION held July 8, 1996 Pine Orchard Union Chapel

Fifty-six residents attended the 94th Annual Meeting. Board members present were: Dick Greenalch, David Schaffer, Linda Holmes, Earl Carlin, Ed Johnson, Jack McGrail, Jim Redden, Bob Sherwood, Jim McNeil and Elaine Littlehales.

The Chapel bell was rung at 7:55 PM and the meeting called to order by the President, Dick Greenalch, at 8:04 PM. Residents new to the area in the last year were asked to identify themselves. Two did and were greeted with applause.

It was moved, seconded and passed to waive the reading of the minutes of the last Annual Meeting. It was noted that they were on the table for anyone to read after the meeting. There were no nominations from the floor, so it was moved that the Secretary cast one ballot for the slate as presented by the Nominating Committee. Elected for three-year terms were Earl Carlin, Lois Jacob, Bob Valley and Jack McGrail.

The President then called upon the following chairmen to give brief reports:

Ed Johnson, ZONING, Explained the job of Zoning Enforcing Officer and reported that there had been 17 applications for building permits made, 14 approved, 3 denied. All three appealed to the Zoning Board of Appeals which overturned 2 and has 1 pending. David Schaffer, PLANNING, reported that there had been just one special permit application made and accepted by the Board.

Jim Redden, POLICE, reported a quiet year and read the Police Activity list as supplied by officer Modzelewski (attached to and considered part of these minutes). He also said that in response to last year's complaints about speeders on Island View, three spot checks had been made and only one speeder, a resident, was discovered. He said that the police feel we need a new car, but as it is only three years old, he recommended we wait another year or two. A new radio will have to be bought in the near future to conform with the computerized equipment used by the Town, at a cost of about \$3,000. He suggested that the police car be housed in the fire truck bay of the Municipal Building if the Town is not going to use it. Dick Greenalch explained the Fire House situation to the meeting; i.e. the Town has no funding for rent and that the Board is in the process of studying long term use of the building.

Jack McGrail, BY-LAWS, DOGS, reported that he has received several complaints about dogs on the beach and he urged dog owners to be considerate of others. The question arose as to whether or not there was a Health Department rule against dogs on the beach at all. He will investigate and post signs and notify residents via the Newsletter.

Jim McNeil, WATERFRONT, MAINTAINENCE, gave a run-down of the major rennovations at Brown's Point and minor ones at Selden and Crescent Bluff. At present, all waterfront areas we are responsible for are in good repair. The Fire house/Municipal Building has needed only minor maintainence.

Bob Sherwood, TREASURER/TAX COLLECTOR, gave a brief financial report based on the July 1 Auditors report (also available to anyone interested) and reiterated that the slight rise in taxes was due to the very high cost of repairing the storm damaged sea wall and the uncertainty about the Town's use of the Municipal Building. The greater part of the budget, \$40,000, goes for extra police protection. Dick Greenalch added that the budget includes a contingency fund for a new police car so taxes will not have to be raised when that becomes a necessity.

Bob Valley will be the new chairman of ROADS & PUBLIC WORKS, and that all reports of signs missing, shrubbery blocking intersections, etc. be directed to him. Bob Sherwood reported that he had been asked about the feasibility of installing a mirror at Halstead Lane and Pine Orchard Road as it is very difficult to see approaching traffic from there.

President Greenalch explained to the meeting the necessity of producing insurance certificates to Gerry Crotty, MOORING MASTER, when requesting a mooring at the Breakwater.

The meeting was opened to questions and comments as follows:

Mrs. Straub questioned the rumor that the Municipal building was to be used as a drug rehabilitation facility. She was assured that this was not a possibility.

Bill Craig reported that the seawall and walkway in front of his house was deteriorating rapidly. He was told that as this is not at the end of a right-of-way, it is private property. He replied that it is not his by deed and that no one can determine who does own it, the last owner on record was back in the '20s. Joe Millerick said that he and his family before him have been maintaining that portion in front of his house for years but they, too, don't own it. Meanwhile, nothing is being done and they are fearful of the whole thing falling into the Sound. There was general discussion about adverse possession and the loss of property by default if an owner fails to maintain it and allows others to do so. Mr. Baldwin commented on an issue raised last year at the Annual Meeting, i.e. the large hole in the rip rap at the end of Crescent Bluff. He requested that it be filled in quickly and without further discussion. Residents of Crescent Bluff Ave. are reluctant to pour large amounts of money into property that isn't theirs, but are also fearful of injury.

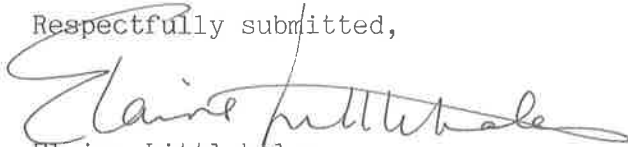
Mr. Coffey asked that something be done about the flooding that periodically afflicts

the lower end of Island View Ave. The Town installed a valve in 1993 which does not work and still lets 3 to 4 feet of salt water flood the road at extreme high tides. He asked for suggestions on where to obtain a valve that works. Dick Greenalch said he would talk to the Town Engineer to see if one similar to that installed on the creek near the Club could be found.

Another resident complained about the great number of dogs that are walked, but not policed, down Island View and across the beaches there. He cited the need for a pooper scooper law and enforcement of same. Judith Burke pointed out that if such a law worked in New York City it should work here. Several other residents agreed, having the same problem with excrement left on their properties. Suggestions were made about amending our zoning laws to include regulations about dogs, or perhaps putting such an ordinance under police powers, and to deputize someone to enforce the existing Town law. "Let's just DO it" was met with applause. David Schaffer pointed out that if the Town of Branford has a law on the books (which it does) prohibiting dogs from roaming, it is up to them to enforce it. The Dog Warden should respond, and we should take it up with the proper authorities. Mr. Greenalch assured the gathering that the Board had the feeling of the meeting and will investigate what avenues can be taken to ameliorate the problem.

There being no further business, the meeting was adjourned at 9:00 PM

Respectfully submitted,



Elaine Littlehales
Clerk

MINUTES OF A SPECIAL MEETING HELD BY THE EXECUTIVE COMMITTEE OF THE PINE ORCHARD ASSOCIATION immediately after the Annual Meeting, July 8, 1996 at 9:15 PM.

It being the first point of business of such meeting to appoint officers for the following year, according to the By-Laws, the Board approved the recommendation that present officers serve another term. Approved were: President, Dick Greenalch; Vice-President, Jim McNeil; Treasurer, Bob Sherwood; Clerk, Elaine Littlehales.

The Board agreed to table further discussion about the seawall ownership problem until our next meeting and some research has been done.

The Board then met with Bud Pilling and Ed Brandt, at their request, who presented a problem they are having with a neighbor not maintaining his property and renting a second house to more than one family at a time, citing noise, parking and possible health violations. Ed Johnson and Dick Greenalch will check the Regs, the assessors map, and the Board of Health, write a letter and pay this resident a visit. Greenery overhanging the road should be brought to the attention of the Town

The meeting was adjourned at 9:45 PM

Respectfully submitted,



Elaine Littlehales
Clerk

"August 15, 1966

TO THE EXECUTIVE BOARD OF THE PINE ORCHARD ASSOCIATION:

At the call of the President, there will be a special meeting of the Board on Monday, August 26, 1996 at 8:00 PM in the Municipal Building, 180 Pine Orchard Road, to:

1. Discuss Seawall and Sidewalk problems at the end of Crescent Bluff Ave as requested by the property owners.
2. Review status of the Firehouse/Municipal Building.
3. Discuss possible regulations regarding dogs.
4. Transact any other business which may come before the meeting.

Attest,
Elaine Littlehales, Clerk"

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

The meeting was called to order at 8:04 PM and it was moved that the minutes of the previous meeting be accepted as distributed. Present were: Dick Greenalch, Bob Valley, Earl Carlin, David Schaffer, Jim Redden, Bob Sherwood, Jim McNeil, Jack McGrail, Elaine Littlehales. Also present were: William Craig, Roger Lowlicht, Susan Cirillo, James Baldwin, Cynthia Swick, Robert Wheeler, of Crescent Bluff Ave., and James Monde and Ralph DeLuca of Pine Orchard Road.

President Dick Greenalch outlined the problem on the waterfront at Crescent Bluff, i.e. the seawall in front of the homes of Craig and Lowlicht is in need of immediate repair, and as the deeds to these two properties leave it unclear who owns the property from 7 feet out from the front of the house to the water, the residents gathered to seek help from the Association. The questions before the meeting were, 1. Does the Association want to take on the responsibility of the seawall and, 2. does the Association want to be involved in maintaining the walkway (cement walk with railings on top of seawall) from Crescent Bluff to Selden Avenue. Mr. Greenalch read an excerpt from the December, 1938 Minutes detailing the passways to the water that the Association assumed responsibility for after the hurricane of 1938 demolished most of the seawall along Pine Orchard's shore. He also said that the Town Engineer has looked at the drainpipe which extends out from the seawall and he felt it was not a cause of erosion.

Roger Lowlicht explained the confusing historical context of the seawall and the paucity of records on file in the Town Hall. He found no record of ownership of the parcel in question, only that the Town has not collected taxes on it since 1921. He and Mr. Craig are not willing to spend money repairing a wall which does not belong to them. His question: What do we own, what are we responsible for? If the Association repaired the seawall at Brown's Point why not at Crescent Bluff? Mr. Greenalch pointed out that Brown's Point (and Spring Rock Road) are access points which have been maintained since 1938.

Other comments made on the history of the seawall were that it once extended all the way from the Breakwater to Pawson Park. After the '38 hurricane, Lane Smith, owner of the house at Brown's Point, tried to have the seawall rebuilt uniformly. Only the homeowners from his house to the present Gagliardi house were interested. Others had independent ideas of how to rebuild which accounts for the large section of riprap between the seawalls proper. Seawalls were rebuilt at propertyowners expense. Also, the Town Hall shows an 1825 subdivision of 25 lots on Crescent Bluff which includes an area referred to as "The Lawn" in front of the homes in question.

Mr. Lowlicht asked that, since the wooden steps at Crescent Bluff are maintained by

The Association, would the Board consider paying for improved (concrete steps) at the Crescent Bluff access? There ensued a discussion about the walkway on top of the seawall and who should maintain it. It seems that as it has been used as a public walkway for more than 17 years, the homeowners are responsible to keep it safe and open, as sidewalks in Town are the responsibility of property owners. The question of taking this whole issue to court arose several times during the evening.

Mr. Greenalch said there had been an estimate of \$32,000 made to effect repairs. The homeowners have asked the Association for half to enable the full plan - rebuild seawall, including footings, install concrete steps at right of way to the west of the storm drain (relocation), and build a retaining wall where the concrete slab is now.

Discussion revealed that the Board saw this as establishing precedence, perhaps being responsible for this section of seawall (and others) forever. An expenditure of this kind would have to be put to the entire Association after an attorney had been hired to research the matter. The Board was asked to consider spending money for a legal opinion and then to hire someone to research the situation if it is not too expensive. Asked for a motion to expend money on the seawall, the Board declined to so move. It was moved, however, to contact the Town Attorney for his opinion. Mr. Lowlicht at this point asked if the Board would be willing to replace the wooden steps with concrete. This area impinges on the seawall and the entire project could be done at one time, saving money. He agreed to meet with Jim McNeil to look into that and get a fair bid on the work. The motion was then seconded and passed.

Other business: Bud Pilling and Ed Brandt were in attendance for a continuation of a problem they presented to the Board after the Annual Meeting in July re. the rental house on Bob Alling's property, the allegation being that it has been rented to more than one family at a time, and the nuisance so many people, their cars and their noise are to the neighbors was reiterated. Mr. Greenalch gave each Board member a copy of the certified letter to this end which was sent by the aforementioned neighbors shortly after the Annual Meeting and he handed out copies of his report, made after a visit to Mr. Alling and checking his standard lease and obtaining a copy of his marketing brochure. It appears Mr. Alling has done all that is required; his tenants sign a lease restricting occupancy to one family, no sublets and no rent sharing. Since Pine Orchard has no regulation concerning rentals other than restricting them to one family, there is not much more that can be done. Messrs. Pilling and Brandt were anxious for the Board to DO something about the alleged violations, but Mr. Greenalch reiterated that we cannot DO anything without concrete, legal evidence of wrongdoing.

The idea of tightening up our regulations was advanced, perhaps limiting the number of occupants allowed on a square foot basis. In order to amend our regulations, we need to determine just what we want to do (in limiting rentals there could be ramifications we have not imagined), advertise and hold a public hearing. In the meantime, since Mr. Alling has stated that he probably won't rent to known troublemakers again, it was suggested that a letter be sent him letting him know that this meeting was held and the the neighbors are aware of the zoning regulation. Thus the situation may resolve itself.

The neighbors also mentioned the problem at this same property of greenery spilling over onto the road, It was referred to the Town in July but nothing has been done to date. Bob Valley will ask the Town again to trim and also for a sign at the intersection of Pine Orchard Road and Elizabeth Street indicating which road goes which direction. David Schaffer and Ed Johnson*the the planning committee will review our regulations and make a recommendation about tightening them up. Mr. Alling will be invited to attend the next Board meeting if his health allows.

In other business, Mr. Greenalch asked if there was any firm decision by the Fire Department re. the Pine Orchard Firehouse/Municipal Building. The apparatus is still housed there although the lease ran out the end of June. Mr. Valley was instructed to contact the Fire Chief and offer to let them rent the facility on a monthly basis

for \$200 per month minimum.

About the dog problem Jack McGrail was asked to have signs made restricting dogs from the beach as proposed at the Annual Meeting. The motion was made, seconded and carried 8 to 1 that we adopt the Branford regulation on dogs as our own (§118-1). It was moved that a pooper scooper regulation be added. This motion was passed in a 5 to 4 vote. Mr. McGrail will present the Board with proper wording on such addendum at our next meeting.

The motion was made at 10:44 to adjourn the meeting. Mr. Sherwood gave a brief outline of the financial situation and tax collection, and the motion was seconded and passed shortly after.

Respectfully submitted,


Elaine Littlehales, Clerk

"September 24, 1996

TO THE EXECUTIVE BOARD OF THE PINE ORCHARD ASSOCIATION

At the call of the President, there will be a special meeting of the Board on Monday, September 30, 1996, at 8:00 PM in the Municipal Building, 180 Pine Orchard Road:

1. To consider and act on a proposal to construct a set of concrete steps at the end of Crescent Bluff Avenue.
2. To review wording for a dog ordinance.
3. To receive a report on the status of the Firehouse/Municipal Building.
4. Transact any other business which may come before the meeting.

Attest:

Elaine Littlehales
Clerk"

MINUTES OF A SPECIAL MEETING OF THE EXECUTIVE COMMITTEE
HELD SEPTEMBER 30, 1996

The meeting was called to order by the President at 8:02 PM. Present were: Dick Greenalch, Bob Valley, David Schaffer, Jack McGrail, Bob Sherwood, Lois Jacob Jim McNeil and Elaine Littlehales. It was moved and passed that the minutes of the previous meeting be accepted as presented.

Fourteen residents of Crescent Bluff Avenue were in attendance, concerned about the timing of the seawall repairs. The discussion centered on the unclaimed pieces of land and whether or not they were part of the right-of-way. (See Minutes, August 26) The residents were under the impression that the Pine Orchard Association would reimburse the seawall-adjacent property owners for their repairs in two years. This is not true. It was stressed that the Association will maintain the seawalls at the ends of the right-of-ways as we always have; nothing else. Any change in this itinerary would have to be voted on by the entire membership of the Association. Speaking for the residents, Mr. Baldwin said he was satisfied with the Board's decision.

The Board then addressed agenda item #1; replacing the wooden steps at Crescent Bluff with concrete ones. The proposal and estimate from the Connecticut Seawall Co. was discussed. Jim McNeil reported that he had asked Mr. DaRos for an estimate on this work, but it was never submitted. Mr. McNeil moved that the Executive Committee of the Pine Orchard Association approve the plans and estimate of the Connecticut Seawall Co. to install concrete steps and replace rip rap in conjunction with work being done now on adjacent private property in the amount of \$6,520. The motion was seconded and after discussion, voted upon. Six in favor, 1 abstention.

Linda Holmes has moved out of town, thereby vacating her position on the Board. Mr. Greenalch was charged with nominating someone to fill her position now, and to stand for election in July. Judith Burke was appointed to another 5-year term on the Zoning Board of Appeals.

Jack McGrail distributed copies of a proposed dog ordinance. Article II, Section IB was changed to read "any blind or handicapped person". The proposed ordinance was unanimously accepted as ammended (attached to and considered part of these minutes). It will be distributed to the membership.

There has been no response from the Fire Department about rent for the Municipal Building, although the fire apparatus is still housed there. The Board agreed to send Fire Commissioner Peter Buonome a bill, dated 9/30, for three month's rent @ \$250 a month.

Bob Valley reported that the Town Engineer is aware of the water which collects at the top of Spring Rock Road after a rain, and that they are working on it. He will keep after them.

The Zalia Group has asked for an extension of their special permit. Mr. Greenalch proposed that such an extension be granted on the condition that all back taxes be paid in full first. It was so moved, seconded and approved.

A letter from Bud Pilling, thanking us for our consideration of the Alling matter was read. Dick Greenalch felt that conversations with Mr. Alling have resolved the issue and Mr. Alling has asserted that he will make every effort not to rent to groups, which should lay the matter to rest.

The meeting was adjourned at 10:02 PM

Respectfully submitted,



Elaine Littlehales, Clerk

"Pine Orchard, May 14, 1997

TO THE EXECUTIVE BOARD OF THE PINE ORCHARD ASSOCIATION:

- At the call of the President, there will be a special meeting of the Baord on Monday, May 19, 1997, at 8:00 PM in the Municipal Building, 180 Pine Orchard Road, to:
1. Establish procedure for handling minor zoning changes for each lot owner relating to open space development at Juniper Point.
 2. Review status of Firehouse/Municipal Building.
 3. Review matters relating to police.
 4. Fill vacancy on Board, (replacing Linda Holmes).
 5. Appoint nominating committee for board members to be elected at Annual Meeting.
 6. Transact any other business which may come before the meeting.

Attest: Elaine Littlehales, Clerk"