


The President reported that David Daggett was taking over the surveying services that Mr. Evarts had been carrying out and the records that had been maintained.

In view of the Board vacancy the President appointed Mr. Healy to be a nominating committee to make ~~recomendations~~ recommendations for a replacement to the Board at its next meeting for the unexpired term ending June 30, 1980. Board members were asked to submit suggestions to Mr. Healy.

There being no further business the meeting was adjourned at 8:50 p.m.

Respectfully submitted



Robert B. Sherwood, Clerk

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

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

"Pine Orchard, Conn.  
February 7, 1980.

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 Pine Orchard Association Municipal Building, Pine Orchard, Connecticut at 8:00 p.m. on Thursday, February 21, 1980 to hear and act upon reports of Officers, Members and Committees; and to transact any business within the power of the Board which may come before the meeting.

Attest:

Robert B. Sherwood  
Clerk"

Those present were Buza, Fletcher, Gagge, Healy, Palisca, Reynolds, Sherk, Sherwood and Usher. Absent were Tweed and van Wilgen.

There being a quorum present the President called the meeting to order at 8:00 p.m.

Upon motion duly made the minutes of the meetings of August 23, 1979, October 25, 1979 and November 29, 1979 were approved as distributed.

The President called on Mr. Healy to report as the nominating committee as to nominations to fill the current vacancy. Mr. Healy submitted the names of Barbara Kimball and James Redden. After discussion it was moved and seconded that the secretary cast one ballot for Barbara Kimball.

Mr. Sherke reported on the meetings on CAM where he and Mr. Daggett had attended. It is apparent that there is still a great deal of confusion in Branford as to what procedures will be under the CAM regulations. A public hearing in Branford may be held in the near future. It was recommended that if there is to be a town CAM board or committee that steps be taken to see that the Association has representatives thereon.

Mr. Fletcher noted for the planning committee that zoning regulations were being studied re (1) outside heating and air conditioning units, (2) overhanging projections, (3) number of residents (non-family) residing in a house, and (4) parking of commercial vehicles. As to zoning conformance he suggested that a review be made to determine that plans for the Kimball house on Lands End are in conformity. Mr. Fletcher will follow up on this.

Mr. Reynolds mentioned briefly the possible foreclosure against the Wheeler property on Sunset Hill and steps taken to protect the Association's lien.

There being no further business, the meeting was adjourned at 8:26 p.m.

Respectfully submitted



Robert B. Sherwood, Clerk

Also approved was an increase to \$3,000 for the coming year for clerical fees and costs. Budgets will be discussed at the next meeting which will be at 8.00 p.m. Thursday May 22nd. Mr. Reynolds noted the increasing costs of gas, etc., in determining a police budget.

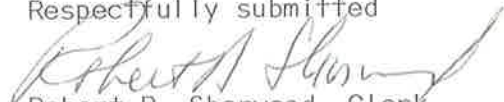
It was noted that early in the coming fiscal year a notice should be sent to the Town of Branford regarding an increase in the monies received for the firehouse - to at least \$3,000.

The annual meeting will be held on Monday, July 7, 1980. Mr. Usher was asked to serve as a nominating committee as to board members to be proposed, and to report at the next Board meeting.

Mr. Reynolds noted the redemption day regarding foreclosure proceedings on the Wheeler property on Sunset Hill was set for August 23rd. The Association's lien is being protected.

There being no further business, the meeting was adjourned at 8.30 p.m.

Respectfully submitted



Robert B. Sherwood, Clerk

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

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

"Pine Orchard, Conn.  
April 28, 1980

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 Pine Orchard Association Municipal Building, Pine Orchard, Connecticut at 8:00 p.m. on Thursday, May 8, 1980 to receive and act upon the assessment list as prepared and presented by the Clerk pursuant to law; to hear and act upon reports of Officers, Members and Committees; and to transact any business within the power of the Board which may come before the meeting.

Attest:

Robert B. Sherwood  
Clerk"

Those present were Buza, Fletcher, Gagge, Kimball, Palisca, Reynolds, Sherk, Sherwood, Tweed and Usher. Absent were Healy and van Wilgen.

There being a quorum present the meeting was called to order by the President at 8.04 p.m.

Upon motion duly made the minutes of the meeting of February 21, 1980 were approved as distributed.

The President officially welcomed Barbara Kimball to the Board.

The Assessment List as prepared, and presented, by the Clerk pursuant to law, was revised and discussed. The List was voted approved by all present.

Mr. Fletcher noted that the planning committee report on zoning regulation changes will be forthcoming. It was agreed that a zoning hearing at the same time as the annual meeting could not be practical, but will be held at some other time.

Mr. Usher queried about any penalty where there is not conformity with zoning regulations. Responsibility for conformity rests with the owner. Specific penalties are <sup>not</sup> set forth in the regulations.

The President raised the question of beach front repairs (including railings) and Mr. Buza indicated that the work will be done shortly.

An amount of \$125 (the balance of the Tilcon-Tomasso contribution in 1979) was authorized as a contribution to the Pine Orchard Chapel in support of their activities.

Also:

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

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

"Pine Orchard, Conn.  
May 16, 1980

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 Pine Orchard Association Municipal Building, Pine Orchard, Connecticut at 8:00 p.m. on Thursday, May 29th, 1980 (THE MEETING CALLED FOR MAY 22, 1980 HAS BEEN CANCELLED) to adopt a budget for the ensuing year, to lay a tax and arrange for the collection of the same; to hear and act upon reports of Officers, Members and Committees; and to transact any business within the power of the Board which may come before the meeting.

Attest:

Robert B. Sherwood  
Clerk"

Those present were Buza, Fletcher, Gagge, Healy, Kimball, Palisca, Reynolds, Sherk, Sherwood, Tweed, Usher and van Wilgen.

There being a quorum present the meeting was called to order by the President at 8:00 p.m.

Upon motion made the minutes of the meeting of May 8, 1980 were approved as distributed.

The President called upon the Treasurer, Phyllis van Wilgen for presentation of the budget for 1980-81. The various line items were discussed and reviewed.

A budget for 1980-81 was approved as follows:

Police	\$19,000
Audit	300
Insurance	350
Firehouse (net)	9,000
Waterfront repairs	2,000
Legal and Zoning	400
Fees	3,000
Postage & miscellaneous	<u>525</u>

34,575

Estimated cash June 30, 1980	\$12,000
Less bills payable	<u>6,328</u>
Net cash available for 1980-81	<u>5,713</u>
Funds needed for 1980-81	<u>\$28,862</u>

The budget represents a decrease of \$825 from the previous year, and there is an increase of \$1,697 in projected cash carryover.

Upon motion duly made and seconded the budget was approved and the mill rate set at 3 1/2 mills. Based on the grand list of \$9,004,662 the expected income from real estate taxes would approximate \$31,516.

A question was raised concerning the recent use of the Pine Orchard Chapel for a "business tag sale". It was the consensus that this is a use not permitted under zoning regulations. The Chapel's needs for funds is recognized - the Association having transferred \$250 itself to the Chapel for its activities. Mr. Healy, who is a member of the Chapel's Board will pass along the feeling of the Association on this matter.

Jane Palisca, speaking for the Public Relations Committee, indicates that a newsletter would be promulgated after the annual meeting, perhaps in September.

Mr. Reynolds spoke about the oxygen equipment in the police car and its potential usage. Training is important, there are certificate requirements (e.g. CRT, EMT) plus potential liabilities.

A brief discussion was held on control of the breakwater particularly at night time and the problems inherent therein.

A request has been received for use by the Scouts of the Municipal Building premises. In view of the Association's long standing policy ( November 18, 1975 minutes) this request was turned down.

The President in noting the upcoming annual meeting ~~on~~ July 7th asked Mr. Usher to report as the nominating committee on recommendations for Board members. Mr. Usher indicated that Gagge, Kimball, Sherwood and van Wilgen were up for reelection and had agreed to serve. Accordingly upon his recommendation they were approved for reelection.

Their names will appear at the top of the ballot (the same ballot to be used as in prior years) with spaces provided for nominations from the floor.

Mr. Fletcher pointed <sup>out</sup> the problems of controlling the Young pond and woods area and use of these by motorcyclists and motorbikes. Discussion was held on the responsibility for this area which is basically the town's. It was suggested that Mr. Donegan be asked to have the rules posted, and that the President send a letter on the problem to the Board of Selectmen, the Police Commissioners and Park Commissioners.

There being no further business the meeting was adjourned at 9:06 p.m.

Respectfully submitted



Robert B. Sherwood  
Clerk

MINUTES OF THE ANNUAL MEETING OF  
THE PINE ORCHARD ASSOCIATION

Held pursuant to notice duly mailed to all of the persons qualified to vote, of which the following is a copy:

"Pine Orchard, Conn.  
June 18, 1980

TO ALL PROPERTY OWNERS QUALIFIED  
TO VOTE AT THE ANNUAL MEETING OF  
THE PINE ORCHARD ASSOCIATION

The Annual Meeting of the Pine Orchard Association will be held at the Chapel, Pine Orchard, Branford, Connecticut on Monday, July 7, 1980 at 8:00 p.m. for the following purposes:

1. To elect by ballot 4 persons to serve on the Executive Board for a term of three years from the date of their election.
2. To transact any other business within the power of the Meeting which may be brought before it.

Attest:

A. Pharo Gagge, President  
Robert B. Sherwood, Clerk"

There being more than twelve members present, the Vice-President, Mr. Sherk, as Chairman, declared a quorum and called the meeting to order at 8:10 p.m. Mr. Sherk noted that he was serving as Chairman in the absence of Mr. Gagge, the Association's President, and expressed the President's regrets at not being present due to a commitment overseas made three years ago.

Mr. Sherk noted with thanks the kindness of the Pine Orchard Chapel and its President, Nancy Wheeler, in permitting the use of the building for the meeting. He also expressed great appreciation, on behalf of the Association, to Hazel Swanfelder, who serves as Assistant Treasurer, Tax Collector and Secretary, for her most commendable hard working efforts in handling the affairs of the Association.

Mr. Sherk thanked David L. Daggett and Barbara Collins for serving as checkers to identify qualified votes, and provide them with ballots. He then named Paul Ford and Amos Barnes as tellers for the election to follow.

The Clerk read the call of the meeting.

Upon a motion duly made, seconded and carried, the reading of the minutes of the previous annual meeting of July 9, 1979 was waived. Mr. Sherk noted that matters raised in last year's meeting had been reviewed and action taken where necessary.

The Chair declared the polls open for election by ballot of four persons to the Executive Board for a three year term. The nominees recommended by the Board in accordance with the by-laws were A. Pharo Gagge, Barbara M. Kimball, Robert B. Sherwood and Phyllis van Wilgen. In response to a question from the floor Mr. Sherk briefly explained the duties and responsibilities of the Board. He pointed out that voters were free to make nominations from the floor. There being none, upon motion duly made, seconded and carried, the polls were closed and the Clerk was instructed to cast one ballot for the above nominees as listed.

On behalf of the Treasurer, the Clerk reported on the year's fiscal activity. He read from the Seward & Monde audit report (copy attached) and their opinion as to the fiscal status. Receipts for the year were \$36,009 and disbursements were \$36,034 for a net excess of disbursements over receipts of \$25. As of June 30, 1980 the cash balance was \$5,399 compared to \$5,424 a year earlier. As of the fiscal year end there remained an unpaid balance of \$24,000 on the notes issued in connection with the municipal building. Upon a motion duly made and seconded the Treasurer's report was approved and accepted.

Mr. Reynolds, Chairman of the Police Committee summarized a statistical report (copy attached) of police activity for the Pine Orchard patrol. This report was prepared in succinct form by Ptl. William Hutchins. Mr. Reynolds reported that oxygen equipment had been obtained for the patrol car and that the officers were schooled in the proper use of the equipment or were in process of being trained. The town police department should be called first and if the P.O. car is on duty it will respond to the emergency. Lois Eschrich commented on the dangers of cars parking on the roadside in the Young's pond area. It was noted that this is a state highway with no parking permitted and that cars are to be tagged. Mr. Tweed also added that a call to the town police will bring a quick response to tag cars. Mr. Everson asked whether something might be done to have the police patrol the beaches.

Mr. Tweed in reporting for the Fire Protection Committee stated that P.O. Company #6 needs volunteers, particularly to help out in daytime emergencies. He asked that anyone interested, or who knew of those who might be (male or female) speak to Art McGow, the Chief. Mr. Tweed stated that persons with dial-a-tone systems should not be connected to the fire emergency number (488-2555) but should make sure they are connected to the business number (488-7266) which is manned 24 hours a day.



Mr. Sherk, speaking for the Firehouse/Municipal Building Committee, commented on the painting completed a year ago and on carpeting recently installed in the meeting room to help control noise levels. For the Planning Committee, he mentioned briefly the meetings held regarding refinements of existing ordinances and the two hearings on applications for subdivisions of property.

Mr. Sherk in reporting for the Roads Committee noted the excellent cooperation of the Town, the milder winter and repair of potholes, etc. He also stated that the condition of signs is reviewed at least twice a year and corrective action taken; a problem exists in the removal (or taking of signs) by persons unknown.

The Chairman expressed a few comments on his impressions of the quality of life in Pine Orchard. He noted from a review of an 1880's document that the area had at that time been laid out in lots that still exist today. As to the quality of life, he spoke of the friendliness of the neighborhood, the neatness of the homes and gardens, the cooperation from the Town of Branford, the effectiveness of Pine Orchard zoning, the quietness and good behavior exhibited on the beaches, the dedication and work of the Executive Committee who serve without pay - plus no increase in taxes again this year. Not many communities can offer, as Pine Orchard does, dense woods to walk in, tennis and golf courses, a quiet away from thoroughfares, a lovely country club, boat facilities, safe streets - plus all the excellent recreational facilities of Branford. The community didn't just happen. It took careful thought and planning from such as Alden M. Young and Milton Warner, carried on by relatives and others - plus the guiding hands of Milton W. Goss and Sidney W. Noyes, Jr. and the last three Presidents, Messes. Buza, Usher and Gagge. The Chairman concluded his remarks noting that Pine Orchard is a legacy to be proud of & to be nurtured. Thoughts and suggestions should be brought to the Board or Committee Chairmen at any time.

The Chairman opened the meeting for questions from the floor. Constance Tyson asked about the responsibility for mowing the vacant lot on Hart Avenue. In this instance the owner will be contacted to see that it is done. Mrs. Tyson also asked about a Spring or Fall trash cleanup. It was noted that there is nothing in the town contract for this, and with a permit residents can transport such to the town dump. It was emphasized in response to this query and one by Mrs. Moore on quantity of trash that could be picked up, that it is the town's responsibility for trash collection under a town contract. Those with questions should call Mr. Prusski at 488-0524 as he holds the town contract.

Carl Schmid commented on the trash can (and raccoons) conditions in the Sunset Hill area and asked what could be done to have residents solve this problem. Birch Hincks spoke of the danger inherent on the curve at Selden and Yowago and asked whether traffic could be made one way. David Daggett noted the sinking condition of the breakwater and suggested setting aside funds for major repairs. Florence Weiffenbach questioned the status of repairs to the Birch Road bridge. In response, Mr. Tweed noted the past history of the bridge and that now repairs would probably fall under a federal project; it will take time (another year perhaps). Mrs. Moore spoke of the speeding on Island View and need to control, and Mrs. Ehinger noted there were no signs marking Ozone Road.

The Chairman thanked those present for coming and for their comments and indicated that the points raised would be reviewed for necessary action.

He expressed his thanks also to the checkers (and tellers) and to the committee members. There being no further business the meeting was adjourned at 9:00 p.m.

Respectfully submitted



Robert B. Sherwood, Clerk

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

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

"Pine Orchard, Conn.  
July 11, 1980

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

At the call of the President there will be an Organizational Meeting of the Board at the Pine Orchard Association Municipal Building, Pine Orchard, Connecticut at 8:00 p.m. on Tuesday July 22, 1980 to elect officers and appoint committees and to transact any business within the power of the Board which may come before the meeting.

Attest:

Robert B. Sherwood  
Clerk"

Those present were Fletcher, Gagge, Healy, Kimball, Palisca, Sherker, Sherwood, Usher and van Wilgen.

There being a quorum the President called the meeting to order at 8:00 p.m.

Upon motion duly made the minutes of the previous meeting of May 29, 1980 were approved as distributed.

The President called for nominations for officers of the Association, and the reelection of the present officers was recommended. There being no further nominations the Clerk was instructed to cast one vote for the following slate:

President - A. Pharo Gagge  
 Vice President - F. Allen Sherk  
 Clerk - Robert B. Sherwood  
 Treasurer and Tax Collector - Phyllis W. van Wilgen  
 Assistant Treasurer, Tax Collector and Secretary - Hazel B. Swanfelder

A discussion followed on committee chairmen and Mr. Gagge announced the following who were then approved:

Health	Joseph P. Healy
Roads	Barbara M. Kimball
Planning	Richard H. Fletcher
Fire Protection	John H. Tweed, Jr.
Police	Edward L. Reynolds
Public Relations	Jane Palisca
Firehouse	Joseph E. Buza
By'Laws	Edward L. Reynolds

The work of the Roads Committee was briefly reviewed. Noted were the semi annual listing of signs needed, etc., the alternate parking for Crescent Bluff, and the breakwater pilings rental. David Daggett and Robert Dow will assist as committee members.

As to the Planning Committee, Mr. Fletcher will seek out a replacement for Barbara Kimball and report at the next meeting. For the Public Relations committee it was suggested that non-board volunteers be sought to assist Mrs. Palisca.

The President reviewed discussions and conversations he had regarding the Zoning Board of Appeals, and the comments from Sidney Noyes regarding the Board's makeup. Mr. Noyes has served for many years, particularly as Chairman and Secretary, and now is the time to appoint someone in the younger age category who can take over some of these duties. It was agreed that Elaine Littlehalls shall move up from the alternate category and serve the five year term ending in 1985. Other members are Bradley Prann (81) (who shall serve as Chairman), M. Thompson Dill (82), S.W. Noyes, Jr (83), (who will continue as secretary), and Charles Sturgess (84). Alternates are A.H. Welch, Robert Geier, with Peter Hugret to be added. It was noted that W.R. Compton's term has expired and a letter will be sent to him to thank him for his many years of service. A letter will also be sent to Mr. Noyes. Both their services will be recognized in the minutes of the next meeting.

Mr. Healy spoke briefly on the new trash pickup schedule regarding backyard collections. This is now being handled by Ozzie's on Monday and Thursday mornings throughout the Pine Orchard area.

Mr. Usher raised a question regarding volunteers for the Fire Company and what the Board might be able to do to help. This matter will be pursued with Messrs. Tweed, McGow and Peter van Wilgen to develop ideas for action.

The Treasurer, Phyllis van Wilgen reported on tax collections. As of the current date, 128 property owners have paid, and 138 have not. Numerically this is 14 behind last year at a comparable point.

Mrs. Palisca spoke of the need for news items for the newsletter which is scheduled for publication October 15.

Mr. Sherk queried about responsibility for the breakwater and the general need for its repair. This subject was discussed and it was agreed to ask Mr. Buza to inspect the area and report back to the Board.

There being no further business, the meeting was adjourned at 8:55 p.m.

Respectfully submitted

  
Robert B. Sherwood, Clerk

Minutes of a Special Meeting of the  
Executive Board of  
the Pine Orchard Association

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

"Pine Orchard, Conn.  
November 19, 1980

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 Pine Orchard Association Municipal Building, Pine Orchard, Connecticut at 8:00 P.M. on Monday, December 1, 1980, to hear and act upon reports of Officers, Members and Committees; and to transact any business within the power of the Board which may come before the meeting. Please come prepared with suggestions for the Mid-Winter News Bulletin

Attest:

Robert B. Sherwood  
Clerk"

Those present were Buza, Fletcher, Gagge, Kimball, Palisca, Sherk, Sherwood, Tweed, Usher and van Wilgen.

There being a quorum the President called the meeting to order at 8:00 P.M.

Upon motion duly made the minutes of the previous meeting of July 22, 1980 were approved as distributed.

Mr. Fletcher, in speaking for the Planning Committee reported that Michael Giordano was ready to serve as a member. Mr. Greenalch is the other member of this committee. Mr. Fletcher also commented on two potential applications re zoning - one by Michael Crossley for a subdivision on his property accessing on Blackstone Avenue, and another by the Pine Orchard Yacht and Country Club regarding a new tennis court. No action is required at this time.

The Zoning Enforcement Committee will be the same as the previous year with Mr. Gagge as Chairman, and Buza, Sherk, Usher and van Wilgen as members. The Zoning Board of Appeals comprises Bradley Prann (81) as Chairman, M. Thompson Dill (82), S.W. Noyes, Jr. (83), as Secretary, Charles Sturgess (84) Elaine Littlehales (85) with A.H. Welch, Robert Geier and Peter Hugret, *alternate*

Mr. Buza reported on repairs to the seawall at a cost of \$1,200. This was followed by a general discussion of seawall problems.

Barbara Kimball reported for the Roads Committee, indicating that the matter of signs was under control.

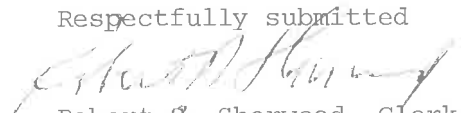
Mr. Gagge commented on recent articles on possible condominiums in the Hotchkiss Grove and Elizabeth Street area and the response made by Florence Prann. It was agreed that this was not a Pine Orchard problem but a personal one, and therefore no action was needed with regards to the Prann letter.

Jane Palisca reported for the Public Relations Committee and expressed the need for volunteers. A newsletter is scheduled for February 1 and will cover, among other things, the officers and committee members. It was agreed that the newsletter would be sent to all taxpayers.

Mr. Tweed spoke on repairs to bridges - Birch Road and the railroad overpass on Route 146 - and the delays to be encountered. There is a question of federal funds also, plus the possible closing of the road while the railroad overpass is repaired.

There being no further business the meeting was adjourned at 8:50 P.M.

Respectfully submitted



Robert G. Sherwood, Clerk