

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:

"February 24, 1987

TO THE DIRECTORS OF THE PINE ORCHARD ASSOCIATION

As per agreement at our last meeting I have not called a meeting until we had some business to transact. Several items now need our attention so I am calling a meeting for Monday, March 9th, at 8:00 P.M. at the Firehouse to hear various chairmen's reports and to discuss the following:

1. Apartments above the Pine Orchard Market
 - a. Phone booth and ice machine
2. Breakwater repairs (we now have specific liability insurance for the breakwater)
3. Possibility of an early photograph and map show in the Chapel this summer
4. Reappointment of Vining Bigelow to be in charge of the harbor mooring and decision as to fee
5. Report on sewer status
6. Any other matters to come before the Board.

Probably all of you are aware that the Branford Planning and Zoning Commission will be holding a public hearing on the proposed "Pine Orchard Heights" Condominium at 7:30 P.M. Thursday, March 19 in the John S. Sliney School. It is important that Pine Orchard opinion be heard at this meeting and I hope that you and your friends can be there, as the commission is always heavily influenced by neighborhood wishes.

These 77 acres are located between the railroad tracks and the town dump and also between Pine Orchard Road and Tabor Drive and is currently zoned for industrial use (which could be worse than residential use). The proposal is for 396 condominiums which is more housing than can be found in all of Pine Orchard including Sunset Hill. 985 parking spaces are being proposed so you can imagine the effect on Pine Orchard Road traffic.

Respectfully submitted

Allen Sherk

Allen Sherk
President"

President Sherk called the meeting to order at 8:05 P.M. with the following members present: Buza, Crossley, Delfini, Healy, Littlehales, Reynolds, Sherwood, Tweed and Usher.

The minutes of the September 8, 1986 meeting were approved as circulated.

The treasurer reported that all taxes except for one person had been collected and that a balance of \$28,300 existed in our treasury to cover expenses for the remainder of the fiscal year.

It was moved, seconded and passed unanimously to reappoint Vining Bigelow to be in charge of the harbor moorings and the fee was raised from \$25 to \$50 to cover the cost of the additional liability insurance for the breakwater.

Mr. Buza reported on the deteriorating concrete portion of the breakwater and said that a contractor would be engaged to repair the broken section. Mr. Sherk has already written to the Town Engineer requesting repair to the dangerously caved in end of Island View Avenue.

The subject of the second non-conforming apartment over the Pine Orchard Market was discussed at length. The general opinion was that Mr. Bruzzese was maintaining a very neat operation that was of considerable neighborhood convenience and should be encouraged. The extra apartment was put in by previous owners and he had bought the building thinking that the second apartment was legal. It was voted to refer the matter to the Board of Zoning Appeals and clear up the matter for once and all. It was also voted to approve a wall mounted pay telephone but not to approve a table and chairs in front of the store since the cafe approach is not allowed in Branford.

At this point we were joined by Messrs Wendell Rice, Joseph Codespoti, and Henry Kaufman, principals in the proposed "Pine Orchard Heights" condominium consisting of 396 units on the 77 acres between Pine Orchard Road and Tabor Drive to be build in 4 phases over the next 5 years. Since none of the land is in Pine Orchard it was recognized that the Association had no control over the zoning of the parcel but was concerned about the use of the name. The principals quickly and thoughtfully agreed to change the name.

The other legitimate concern of the Association was the amount of traffic that the development would generate on the Pine Orchard Road and add to the problem already existing on the railroad bridge and the Damascus intersection. A traffic report is being circulated among the directors and it is to be hoped that Branford residents will express their opinions at the public hearing on March 19th. A good planning report on the architecture, landscaping, facilities and access was given and all our questions at the time were answered.

The principals then left and our regular meeting was resumed.

Mr. Healy reported that most of the engineering for the sewer system in Pine Orchard was complete and the next step would be the obtaining of the easements. Mr. Sherk was asked to put pressure on the town engineer to expedite the job. Putting the electrical and telephone service underground while the road is being dug up was discussed but no action taken.

Mr. Sherk reported that plans for an exhibit of old Pine Orchard photographs and maps this summer in the Chapel were underway. A sum not to exceed \$100 for expenses was voted.

Mr. Crossley called attention to the deteriorating condition of the Chapel and suggested a method of the association gaining control of the building for non payment of taxes since it is no longer used

for religious purposes. It is recognized that this is a very complicated matter and it was agreed to take the problem under advisement.

Respectfully submitted,

F. Allen Sherk

F. Allen Sherk
Secretary pro tem

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, CT.
May 26, 1987

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, June 8, 1987 to receive and act upon the assessment list as prepared and presented by the Clerk pursuant to law; to discuss the budget and adopt it 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 which may come before the meeting.

Attest

Robert O. Corley
Robert O. Corley
Clerk"

Pursuant to notice duly mailed to the Board May 26, 1987 the subject meeting was convened at the Pine Orchard Association Municipal building by President Sherk at 8:00 PM. The full board was present: Buza, Corley, Crossley, Delfini, Healy, Littlehales, Reynolds, Sherwood, Tweed and Usher.

The minutes of the March 9, 1987 meeting was approved as circulated.

The Treasurer reported all taxes have been paid; and the treasury contains a surplus of \$14,655 available for 1987-1988.

The Tax List was accepted as presented. The State of Connecticut has increased the Veterans' Exemption from \$1,000 to \$1,500.

A proposed budget for 1987-1988 was reviewed. A finalized budget, totaling \$49,370, was approved and adopted.

In light of the foregoing, it was deemed appropriate to reduce the tax rate from 1.7 to 1.3 mills. A tax rate for 1987-1988 of 1.3 mills was approved and attested to by the Board.

The Board approved and signed the Tax Warrant.

Mr. Buza reported that seawall repairs are completed except for one section which Mr. Sherk has volunteered to personally repair. Cost of repairs has been approximately \$3,000.

Mr. Sherk relayed Vining Bigelow's report on the moorings. \$700 has been collected for 14 moorings.

There was a consensus that the employment of two supernumerary police officers should be continued.

The Nominating Committee presented a slate of six candidates for four upcoming vacancies on the Executive Board. The proposed slate consisted for three incumbents and three new candidates. After due deliberation, it was decided by majority vote to continue the current practice of submitting to the membership a single candidate for each board vacancy, and to call upon the association membership to write-in any additional candidates.

The revised slate submitted by the Nomination Committee consists of Sheila Giordano and three incumbents, Messrs. Sherk, Reynolds, and Tweed. McNeil Sturgess was nominated alternate candidate.

Mr. Sherk reported on repeated offenses by certain real estate agents in listing properties in newspaper ads as being in Pine Orchard when they are not, and; in some cases, implying that the Pine Orchard Association is the seller. Direct appeal by Mr. Sherk to the offending advertisers has gone unheeded. The Board instructed Mr. Sherk to file formal complaints with the appropriate real estate boards.

The matter of deteriorated and missing street signs was brought up. It was agreed that a system of private signs, in the manner of Hotchkiss Grove, would not be desirable; however, an appeal to the Town of Branford to replace signs was requested, even though it is recognized that vandalism makes this a repetitive task.

Mr. Healy reported that he has been watching the lack of progress in the sewer program with increasing concern, and requested that Mr. Sherk write a letter to the Town urging action, as one move to keep up the pressure.

On the matter of The Fairways Condominium proposal, it was agreed that the Board will not take a position, the development being outside the boundaries of Pine Orchard.

Miscellaneous activity reported by Mr. Sherk

- a. The state highway department has resumed work at Pine Orchard Rd. and Crescent Bluff, drilling to determine the extent of the rock ledge.
- b. The previously reported cave-in at the end of Island View Ave. has been repaired.
- c. The Board of Zoning Appeals has recently issued two denials, one

of which may result in further appeal. The Board may then have to mount a legal defense.

The meeting was adjourned at 9:30 PM.

Respectfully submitted

Robert O. Corley
Robert O. Corley
Clerk

MINUTES OF THE ANNUAL MEETING OF
THE PINE ORCHARD ASSOCIATION

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

"June 19, 1987
Pine Orchard, CT

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

*

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.
3. Brief report on activities of past year.

Attest:

F. Allen Sherk, President
Robert O. Corley, Clerk"

The Executive Board nominated the persons listed below for a three year term:

Sheila Giordana
Edward L. Reynolds
F. Allen Sherk
John H. Tweed, Jr.

Other nominations will be accepted from the floor. Such nominees should express to nominators their willingness to serve.

	1986-1987		1987-88
	Budget	Est. Expenses	Budget
Police	\$32,880	\$27,100	\$31,500
Audit	450	460	470
Insurance (Excluding Firehouse and police)	5,500	3,857	4,500

*The Annual Meeting of the Pine Orchard Association will be held at the Chapel, Pine Orchard, Connecticut on Monday, July 6, 1987 at 8:00 P.M. for the following purposes:

Firehouse	5,500	2,410	5,500
Less payment by Town of	(3,500)	(3,500)	(3,500)
Fees Branford	5,000	5,000	6,000
Waterfront Repairs	3,000	3,610	3,000
Legal and Zoning	1,000	129	1,000
Postage and Miscellaneous	750	930	900
<u>Total</u>	\$50,580	\$39,996	\$49,370

Estimated Cash Position June 30, 1987 14,655

Funds necessary for 1987-1988--From Real Estate Taxes \$34,715

Grand List--Net \$27,372,116

The Board voted the mill rate @ 1.3 mills \$35,583.75

The 85th Annual Meeting convened at 8:05 P.M. by President Allen Sherk.

Mr. Sherk thanked the Pine Orchard Chapel Association for the use of the chapel for this meeting, and expressed his appreciation to Marcia Delfini and Elaine Littlehales for serving as checkers and tellers, and to the Executive Board for its contributions throughout the year. Particular thanks was relayed to Hazel Swanfelder for her services as assistant clerk and treasurer.

The Call To Meeting was read by the Clerk, stating the agenda:

1. to elect 4 persons to serve on the Executive Board for a term of three years.
2. to transact any other business within the power of the meeting.
3. to report on activities of the past year.

The minutes of the 84th annual meeting were accepted without reading, by motion from the floor.

A slate of four nominees to the Executive Board, presented by the chairman of the Nominating Committee, was accepted by a motion made from the floor, duly seconded and carried. Edward L. Reynolds, F. Allen Sherk, and John H. Tweed, Jr. were thereby reelected, and Shelia Giordano was newly elected.

The Treasurer summarized the Treasurer's Report which was accepted by motion from the floor.

Jack Tweed reported on the Fire and Police Departments. He made a plea for fire volunteers, and read into the minutes a report on police activity, copy attached.

Reporting for the Planning Committee, Erskine Crossley advised there have been major changes since last year, although there have been discussions working out details of the one cluster housing proposal before the committee.

Joe Healy reported on the status of the sewer project. Construction of the main lines and the pumping station are to commence this fall, and lateral streets in the spring of 1988.

Breakwater Report: (Sherk for absent Jos. Buza). The Board rejected an earlier proposal that the breakwater be turned over to the Pine Orchard Y. & C.C., having determined that the interests of the Asso-

ciation membership can be better served by keeping control. This decision necessitated the increase in insurance coverage, the cost of which has been wholly offset by increasing mooring fees.

Moorings: All 14 moorings have been leased. Thanks were expressed to Vining Bigelow for his work on this program.

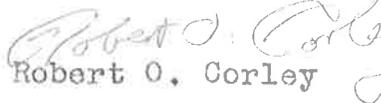
Questings and comments from the floor dealt mostly with concerns over sewer costs, financing, and delays. It was noted that Branford sewer contracts have never been subject to competitive bidding, and that their costs are rapidly escalating as construction moves from one community to the next. In response to this discussion, Mr. Sherk offered to join with Mr. Healy in meeting with First Selectman Judy Gott, on the matter of competitive bidding.

President's Report: Mr. Sherk reviewed the ways in which the Pine Orchard Association has benefited the community, citing in particular the disproportionate increase in real estate values in Pine Orchard relative to surrounding communities, traceable in part to successful efforts to keep this a community of single family homes with firm barriers against condominium development.

Plans for 1987-88 include expediting sewer construction, fine-tuning zoning ordinances, installation of proper street signs (through the town of Branford), and painting the firehouse.

Meeting adjourned at 8:50 P.M.

Respectfully submitted,


Robert O. Corley

MINUTES OF ORGANIZATION MEETING OF THE EXECUTIVE BOARD

Held immediately following adjournment.

Members present were Corley, Crossley, Delfini, Giordano, Healy, Littlehales, Reynolds, Sherk, Sherwood, Tweed, and Usher. The following were appointed to continue to serve in their present capacity:

President	Allen Sherk
Vice-President	Joseph Healy
Treasurer and Tax Collector	Robert Sherwood
Clerk	Robert Corley
Assistant Treasurer, Tax Collector and Secretary	Hazel Swanfelder

Respectfully submitted


Robert O. Corley, Clerk