

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

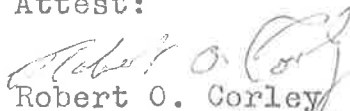
Held pursuant to notice duly mailed to all of the Board of which the following is a copy:

"Pine Orchard, Ct  
May 18, 1988

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 Tuesday, May 31, 1988 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  
Clerk"

The meeting was convened at the Pine Orchard Association Municipal Building by President Sherk at 8:00 PM. Board members present were: Corley, Crossley, Delfini, Healy, Reynolds, Sherk, Sherwood, Tweed, and Usher.

Two members of the Board of Governors of the Pine Orchard Yacht and Country Club, Messrs. Robert Geier and Richard Greenalch, made a presentation of plans for the Clubhouse renovation, accompanied by application for zoning approval by the Association.

It was represented that the present perimeters of the ground floor will not be exceeded in any manner. The ballroom roof is presently 35 feet above the ground, and the new roof over the Marine Lounge will be a maximum of 30 feet, topped by a proposed 2 foot high ornamental railing. The walls of the Marine Lounge are to be extended outwards towards the ground floor perimeter to provide an additional 850 square feet of floor space. Two air conditioning units, equipped with proper sound baffling, are to be concealed between the ballroom and Marine Lounge roofs. No changes beyond those outlined for the main building are planned at this time, with the exception of possible changes in ground level walkways, to be determined.

The Executive Board, acting in its dual capacity as Pine Orchard Association Zoning Authority, voted on and approved the POYCC application: eight votes in favor and one abstention.

The Treasurer reported all 1987-1988 property taxes have been collected. Total expense for 1987-1988 were \$45,905, against a budget of \$49,370. There is a balance of \$7,378 available for 1988-1989.

A salary increase of \$500 per year was approved for Hazel Swannfelder. A budget for 1988-1989, revised to reflect this increase, was approved in the amount of \$47,090.

A mil rate increase to 1.5 mils for 1988-1989, from 1.3 mils last year, was approved.

The Town of Branford Tax list was accepted as presented. The Board approved and signed the Tax Warrant.

The application for zoning approval submitted by Matthew D. Gailey was tabled pending submission of all required supporting documents.

Sewer Committee Report - Joe Healy: The low bid of North Haven Construction of \$1,478,000 for Phase I (pumping station and area around POYCC) was approved May 18. The Branford Sewer Commission has 60 days to award a contract. Time for completion is estimated at 500 calendar days (16 months):

Planning & Zoning - Erskine Crossley: One new application in progress (not yet submitted). The Wies family desires to divide one 19,000 square foot lot into two at Thimble Farms.

Police Commission - Jack Tweed: Plan to replace privately posted "No Parking" signs on property adjacent to the POYCC with appropriate town signs: also review the parking signs in the POYCC parking areas.

Grounds - Sherk for absent Buza: Firehouse painting complete. Sea wall repair complete.

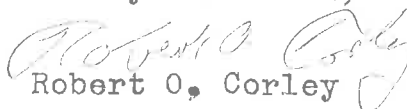
The offer by the Branford Savings Bank/ Town of Branford to place a park bench and refuse container in the "Triangle" was put before the Board. A motion was made and carried to decline the offer. Mr. Sherk was requested to appeal to the Town, however, to repair and clean up the "Triangle" and the town property adjacent to Mirror Lake.

Allen Sherk and Sheila Giordano will survey Pine Orchard street signs as first step towards replacements.

The following Board members' terms expire this year: Buza, Crossley, Healy and Usher. A Nominating committee, made up of Tweed and Delfini, was appointed to draw up a slate of candidates.

The meeting was adjourned at 9:00 PM.

Respectfully submitted,

  
Robert O. Corley

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 14, 1988  
Pine Orchard, CT

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, Connecticut on Monday July 11, 1988 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.
3. Brief report on activities of past year.

Attest:

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

The Executive Board nominates the persons listed below for a three year term.

Joseph E. Buza  
F. Erskine Crossley  
Joseph Healy  
John C. Usher

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

|  | 1987-1988     |                 | 1988-1989     |
|--|---------------|-----------------|---------------|
|  | <u>Budget</u> | <u>Expenses</u> | <u>Budget</u> |
| Police   | \$31,500      | \$31,400        | \$31,500      |
| Audit  | 470           | 480             | 490           |
| Insurance (Excluding Fire-<br>house and police | 4,500         | 4,058           | 4,500         |
| Firehouse                                      | 5,500         | 5,525           | 3,500         |
| Less payment by Town of<br>Branford            | (3,500)       | (3,500)         | (4,500)       |
| Fees   | 6,000         | 6,000           | 6,500         |
| Postage and Miscellaneous                      | 900           | 870             | 1,100         |
| Legal and Zoning                               | 1,000         | -0-             | 1,000         |
| Waterfront Repairs                             | <u>3,000</u>  | <u>1,072</u>    | <u>3,000</u>  |
| <u>Total</u>                                   | \$49,370      | \$45,905        | \$47,090      |

Estimated Cash Position June 30, 1988

7,378

Funds necessary for 1988-1989---From Real Estate Taxes  
Grand List--Net \$27,772,116  
The Board voted the mill rate @ 1.5 mills \$41,658.17

The 86th Annual Meeting convened by Vice\*President Joseph Healy, in the absence of vacationing President Sherk, at 8:00 PM. Mr. Healy paid special tribute to the Sherk family for the wonderful job they have done, and the many hours they have contributed, in renovating the chapel. The assemblage applauded with a vigour reflective of the relief from the heat derived from having all chapel windows operating properly for first time in modern memory.

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

1. to elect four 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 previously distributed minutes of the 85th annual meeting were accepted without reading, by motion from the floor.

Treasurer Robert Sherwood summarized the previously distributed Treasurer's Report, which was accepted by motion from the floor.

A slate of four nominees for re-election to the Executive Board, Joseph E. Buza, F. Erskine Crossley, Joseph P. Healy and John C. Usher, was presented and accepted by motion from the floor, duly seconded and carried.

Mr. Healy read President Sherk's "President's Report".

Jack Tweed reported on the Fire and Police Departments. He repeated his plea of a year ago for Fire Department volunteers, stressing the urgent need. Mr. Tweed read the annual report on police activity, copy attached. He noted that the report reflected a relatively quiet year, with complaints down in most categories.

Several complaints of speeding and late night traffic noise were voiced from the floor, which Mr. Tweed promised to relay to the police patrol. He reminded members to make use of "911" for specific complaints.

Joe Healy reported on the sewer project. It is expected that the contract for Phase I will be let within the week, with construction commencing shortly thereafter.

Mr. Healy also reported for Committee Chairman, Joe Buza, on the year's maintenance activities. The Firehouse has been painted, seawall repairs completed, and beach access gates refurbished. A reminder to encourage civic responsibility among family members in the policing of beach access routes was made in response to a complaint from the floor regarding trash accumulation in these areas.

Vining Bigelow reported on the small boat moorings maintained by the Association in the Pine Orchard harbor. There are presently four moorings available, out of a total of nineteen.

Marcia Delfini reported for the P. O. Zoning Authority. All twenty zoning conformance applications which were filed over the year met standards and were approved. Forty-three conferences were held, wherein many prospective applications were discouraged as

being non-conforming. Residents contemplating exterior construction were encouraged to confer with a zoning board member, Joe Buza, Marcia Delfini, Allen Sherk or Jack Usher, before finalizing their plans.

One special exception application at Juniper Point is being held pending receipt of completed documentation.

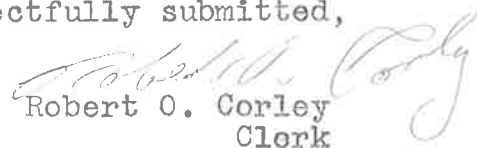
Erskine Crussley presented the Planning Committee report. He explained that this committee is charged with making recommendations regarding large scale developments, road layout, and similar broad programs. One such program, the 25 unit cluster housing proposal for Juniper Point, has been approved by the Planning Committee, and is now before the Zoning Authority.

Mr. Crossley asked for opinions concerning a proposal that a sidewalk be incorporated in the upcoming repaving of the Blackstone Avenue portion of State Route 146, out of consideration for the number of joggers and walkers using this stretch of road. The consensus was that the suggestion is a good one; and a motion was made and carried that an appeal be made to the State for this sidewalk.

Florence Prann requested permission to read into the minutes a statement expressing her concern for her safety arising from the plan for a new driveway on property adjacent to hers on Selden Avenue. Her statement will be referred to the Zoning Authority, and a copy filed with these minutes.

The meeting adjourned at 8:45 PM.

Respectfully submitted,

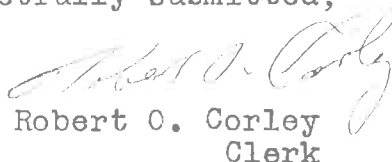
  
Robert O. Corley  
Clerk

MINUTES OF THE ORGANIZATION MEETING OF THE EXECUTIVE BOARD,  
held immediately following adjournment.

Members present were Buza, Corley, Crossley, Delfini, Healy, Littlehales, Reynolds, Sherwood, Tweed and Usher. The following were appointed to continue in their present capacities:

|                           |                     |
|---------------------------|---------------------|
| President                 | Allen Sherk         |
| Vice-President            | Joseph Healy        |
| Treasurer / tax collector | Robert Sherwood     |
| Clerk                     | Robert Corley       |
| Assistant Treasurer,      |                     |
| Assistant Tax Collector,  |                     |
| Secretary                 | Hazel B. Swanfelder |

Respectfully submitted,

  
Robert O. Corley  
Clerk

MINUTES OF A SPECIAL BOARD MEETING OF THE  
EXECUTIVE BOARD OF THE PINE ORCHARD ASSOCIATION  
OCTOBER 17, 1988

20206

(see notice of call of meeting published in the Branford Review October 5th and 12th, 1988) and attached to these minutes.

The meeting was convened as a public hearing conducted by the Zoning Authority of the Borough of Pine Orchard to consider a Special Petition of Matthew D. Gailey to establish a Planned Community of twenty-five single family, free-standing houses on twenty-five acres off Juniper Point Road. The agenda also included other business of the Executive Board, to be conducted after the public hearing, and recorded below.

The meeting, held in the Pine Orchard Chapel, was called to order by President Sherk at 8:00 P.M.

All board members were present: Buza, Corley, Crossley, Delfini, Giordano, Healy, Littlehales, Reynolds, Sherk, Sherwood, Tweed, and Usher.

Mr. Gailey introduced his associates and made a presentation of their plans for the development. Mr. Crossley, speaking for the Pine Orchard Planning Commission, reported on that group's work with Mr. Gailey to help him bring his plans into conformance with zoning regulations. Mr. Crossley advised that, except for one zoning boundary which needed approval by the Board (see below), the Planning Commission believes the plans are in conformance.

The meeting was then opened to questions regarding the proposed development from members of the Board and the public. All of the public hearing portion of the meeting was tape recorded, so that a complete audio record is on file at the Pine Orchard Association office.

An Executive Board meeting was scheduled for November 7, 1988 at the Pine Orchard Association Municipal Building to vote on Mr. Gailey's petition; and the Public Hearing was adjourned.

The Board then addressed the following items of business:

1. Regarding the Gailey proposal, a motion was made and carried to designate Juniper Point Road, as shown on the ZONING MAP OF PINE ORCHARD, Revision of January 9, 1961, to be the boundary line between zones AA-1 and A-1.
2. Charges of zoning violations in progress in the construction of a garage at 205 Damascus Road were brought against Mr. Kurt Schwanfelder by President Sherk. After a defense presented by Mr. Schwanfelder and some discussion of remedy options, a motion was made and carried to defer a decision until the November 7th meeting. Mr. Reynolds volunteered to obtain an additional legal opinion regarding proposed remedies for presentation to the Board at that time.
3. Mr. Tweed related to the Board a complaint he had received concerning the operation of golf carts on public roads. It was the consensus of the board members that there is adequate municipal and state supervision of our roadways; and no Board action is warranted.

# The Pine Orchard Association

PINE ORCHARD, CONNECTICUT 06405

Pine Orchard Zoning Authority  
Branford, Connecticut

Notice of Public Hearing  
Monday, October 17, 1988 - 8:00 P.M.  
Pine Orchard Chapel  
Chapel Drive, Branford

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The Zoning Authority of the Borough of Pine Orchard, Connecticut hereby gives notice of a Public Hearing to be held on Monday, October 17, 1988 at 8 P.M. in the Pine Orchard Chapel, Chapel Drive, Branford to consider the following:

The Special Permit Petition of Matthew D. Gailey representing the Zalia Group, Inc. to establish a Planned Community of 25 units on the 25 acres at 3 Juniper Point Road, Branford. The property involved is generally described as follows: The northern border is an undedicated town road (Goss Lane) serving as Tilcon Tomasso's access. The eastern side is Tilcon Tomasso's property. Long Island Sound forms the southern boundary and the houses of the Thimble Farms Association form the western boundary.

Complete copies of the above petition are on file for public inspection in the office of the Pine Orchard Association.

At said hearing all persons will have the right to be heard and written communications will be received.

Dated at Branford, Connecticut this 27th day of September, 1988.

Pine Orchard Zoning Authority

By: F. Allen Sherk

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Note: The foregoing Legal Notice to be published two (2) times in the Branford Review on Wednesday, October 5, 1988 and Wednesday, October 12, 1988.

Received at the office of the Branford Review  
on 9-27-88, by Doris Madden  
Legal Notice

The meeting was adjourned at 9:30 P.M.

Respectfully submitted,  
*Robert O. Corley*  
Robert O. Corley  
Clerk

MINUTES OF A SPECIAL BOARD MEETING OF THE  
EXECUTIVE BOARD OF THE PINE ORCHARD ASSOCIATION  
November 7, 1988

The meeting was convened at the Pine Orchard Association Municipal Building by President Sherk at 8:00 PM. Board members present were: Buza, Corley, Crossley, Delfini, Giordano, Healy, Littlehales, Reynolds, Sherk, Tweed and Usher.

The first item on the agenda was the matter of the zoning violations being perpetrated on the construction of a garage at 205 Damascus Road. This matter had been tabled at the October 17th board meeting pending further study.

After some discussion, a motion was made and unanimously carried that the property owner, Kurt Schwanfelder, be required to bring his building into conformance with the specifics of his original application to the Zoning Board for a "lawn equipment and storage garage." It was anticipated that the following steps would need to be taken to accomplish this: comply with the area specification of 576 square feet (vs. 1152 square feet reported), lower the building's height to 24 feet (vs. 26 feet reported), removal of the second floor, and removal of the plumbing equipment.

The second item on the agenda was the Zalia Group's Special Use Permit Application for the Gailey Juniper Point property.

First, the Board considered the request by Mr. J. L. Pottinger, Jr., representing Thimble Farms Association, for a second public hearing on Zalia's application. (Letter - Pottinger to Sherk, 11/4/88). After due deliberation, a motion was made and unanimously carried not to call a second public hearing.

Next, Mr. Sherk proposed that the Board's approval of Zalia's application be contingent on the following conditions:

1. Approval by the Branford Planning and Zoning Board, based on the DEP's Coastal Management recommendations.
2. Inland Wetlands Commission approval.
3. Public utilities committment for installation of water and sewer lines.
4. Agreement by Tilcon - Tomaso to moving its right-of-way as called for in the application.



5. Approval by the Branford Town Engineer of the town road specifications for the property.
6. Agreement on the mix of individual lots and cluster housing lots.

Mr. Crossley reported that the Planning Committee has not yet had the opportunity to vote on the latest changes in lot sizes and combinations submitted by the Zalia Group. It was recommended that after this step has been taken, the full Planning Committee meet with the Executive Board to review their recommendations. Mr. Crossley was also requested to provide the Board members with a written report of his committee's findings and recommendations for study before the next Board meeting on the Zalia application.

A motion was made and carried to defer a decision on the Zalia application until after meeting with the Planning Committee. A date for this meeting will be set after the Planning Committee has considered Zalia's latest proposed changes.

The meeting adjourned at 9:30 PM.

Respectfully submitted,

  
Robert O. Corley  
Clerk

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

NOVEMBER 28, 1988

The meeting was convened at the Pine Orchard Association Municipal Building by President Sherk at 8:00 PM. Members present were: Usher, Buzza, Crossley, Sherk, Reynolds, Healey, Giordano, Delfini, Sherwood and Littlehailes. Also present was Dick Greenalch, a member of the Planning Committee, and, as observers, officers of the Zalia Group and members of the Thimble Farms Association.

Erskine Crossley, Chairman of the Planning Committee took us point by point through their recommendations, previously distributed to the Board in a memorandum dated November 22, 1988, re: Juniper Point Development.

In respect to subdivision, the Zalia Group's plan for 25 house lots conforms with our regulations, the Open Space formula and has been approved by the Inlands Wetlands Commission. Coastal Area Management's report will go directly to the Town of Branford's Planning and Zoning Commission, not to Pine Orchard, and the Town has promised a Public Hearing on it.

A traffic study has been made, but that too, comes under the jurisdiction of the Town. There is some discrepancy in the design of the roads and the specifications from the Town Engineer, and Mr. Gailey submitted a special 60-day extension request, which was granted, to bring the design into conformity.

There was considerable discussion on driveways and their accessibility to emergency vehicles, and the shape of each house on its lot, and a reminder that each house has to be approved by the Zoning Authority before it is built. On-road parking was also discussed and, as they are now designed, there is ample parking for guests along the road. Each house will have two on-site parking places (garages) which is also a Town regulation. The Fire Marshall has approved the location of the fire hydrants.

Mr. Healey moved that we approve the application as it now stands, with certain conditions pertaining to roads, bonding and the siting of houses. During the discussion it was pointed out that when roads are moved, a lot of other things are changed as well. The motion was defeated by a vote of 8-2.

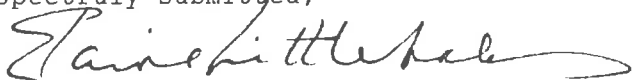
Mr. Reynolds then moved that we accept the recommendations of the Planning Committee as presented with suggestions, taking cognizance of the 60-day extension regarding roads already granted Mr. Gailey. After discussion, the motion was carried unanimously.

There is a technical problem with the last sentence of our regulation, Section V, Paragraph D-7(4), but it was agreed that no changes can be made by us at this time.

The Middle School was suggested as the location of the January hearing on the roads. Mr. Sherk will arrange it and Mr. Greenalch will act as chairman that night in Mr. Crossley's place.

In other business it was revealed that the State Legislature is investigating all the special taxing districts in the State, of which we are the oldest. A Public Hearing in the Clinton Town Hall is scheduled for December 8 and will be attended Messrs. Sherk, Usher, Crossley and Reynolds. The meeting was adjourned at 8:55 PM.

Respectfully submitted,



Elaine Littlehailes  
Acting Clerk