

indefinite delay in obtaining all the bureaucratic approvals; but replacements to the present gates can be undertaken in the immediate future. The Town's recommendation is that new, similar gates will probably improve the flow capacity anyway. The Club will make a decision and advise the Town of its preference.

Zoning at 30 Crescent Bluff. Prospective purchaser, Tom Laske, has inquired: If the present dwelling is torn down, will its replacement be eligible for the same non-conforming status, would a zoning variance need to be obtained or what? The Zoning Committee is to review and supply an answer.

The meeting adjourned at 9:30 PM.

Respectfully submitted,

Marcia T. Delfini
Clerk, Pro tem

MINUTES OF A SPECIAL MEETING OF
THE EXECUTIVE COMMITTEE 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 8, 1991

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 Municipal Building, Pine Orchard, CT at 8:00 PM on Monday, May 20, 1991 to:

1. Receive and act upon the assessment list as prepared and presented by the Clerk, pursuant to law.
2. Discuss the budget and adopt it for the ensuing year.
3. Lay a tax and arrange for its collection.
4. Hear and act upon reports by Committee Chairmen and Officers.
5. Transact any business which may come before the meeting.

Attest,

Robert O. Corley, President
Elaine Littlehales, Clerk"

At the call of the President, the meeting was convened at 8:07 PM at the Pine Orchard Municipal Building. Present were: M. Delfini, E. Carlin, S. Giordano, R. Sherwood, J. Usher, E. Johnson, J. Healey, J. Tweed, R. Corley, E. Littlehales.

As the Town of Branford has not yet compiled the Grand List, we were unable to act upon the Assessment List as anticipated. There will be another meeting at 8:00 PM, Monday, June 17, for this purpose.

Mr. Sherwood presented a budget for the coming year based on last year's

Grand List. Line items discussed were the necessity of keeping a substantial fund for legal fees, waterfront maintainance, and purchasing a new bar light for the police car which will afford greater safety to the patrolman when apprehending lawbreakers. The Board set the mil rate at 1.8 and the budget of \$60,150 was accepted as presented.

Property maintainance. Jack Tweed reported that the Fire Commissioner wants to repalce Engine 6 with a heavier piece of equipment from Headquarters and questions the ability of the Firehouse to hold the additional weight. The specifications for the Municipal Building are not available. Joe Healey has consulted an engineer and will proceed with the determination as to whether or not the garage floor will need reinforcement, and if so, what kind; steel plates or something else.

Bob Corley reported on the status of all the projects the Town of Branford agreed to do in Pine Orchard. 1. the drainage/spillway project at Mirror Lake is underway; the grassy area will be left wild. 2. Work on the tide gates near the Club is scheculed to begin immediately after Memorial Day weekend; permits were slow in coming. 3. Storm drain at the junction of Pasadena and Ozone is scheduled to begin later in June. 4. The washed out roadway at the end of Island View has been promised for next week.

New road signs have been proposed for the intersection of Damascus, Totoket and Stony Creek Road, indicating which way to Pine Orchard and Stony Creek. Also a new sign for Anchorage Road.

There was discussion about hedges which block motorist's line of vision at intersections; in particular Pine Orchard and Yowago and Pine Orchard and Spring Rock. The Town had agreed to take action if names of the hedge owners were supplied. Shelia Giordano did so several months ago but the hedges are still a problem.

In anticipation of the Annual Meeting scheduled for July 8, 1991, a nominating commieett (Tweed, Corley, Littlehales) was appointed to select candidates for the positions now held by R. Greenalch, J. Healey, E. Johnson, and J. Usher, whose terms expire this year.

The Board agreed to have Vining Bigelow handle the moorings at the break-water again this year.

The question was raised as to the future of the Pine Orchard School which will be closed soon. Bob Corley agreed to discuss it with First Selectman Judy Gott.

Under Old Business the status of the Pine Orchard Market was reviewed. Inasmuch as our attorney has advised against pursuing the matter further, and since Mrs. O'Malley is satisfied that expansion at the market has been stopped, the matter has been laid to rest. If the O'Malleys have further problems with the exhaust fan they may take it up privately with the Market owners.

On the Schwanfelder case, no further action can be taken until our attorney gets a transcript ~~from~~ the Zoning Board of Appeals meeting. The Recorder has not yet provided this information. There was a brief discussion on alternate solutions.

The Meeting was adjourned at 9:23 PM

Respectfully submitted,
Elaine Littlehales, Clerk

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Elaine Littlehales

President Robert O. Corley called the 89th Annual Meeting of the Pine Orchard Association to order at 8:03 PM; approximately 46 people attended.

Mr. Corley paid a brief tribute to the many members of the Association who had passed away during the year, Joe Buza in particular. Mr. Buza had been on the Executive Board for many years, served as President of the Association, and always gave freely of his time and talents. He is missed.

Jack Usher presented Police Officer William Hutchings with a placque recognizing his 30 years of service to the community, with thanks.

As there were no nominations from the floor, the motion was made, seconded and carried that the Clerk cast one vote for the slate presented by the Nominating Committee. Elected were: Edward Johnson, Richard Greenalch, Joseph Healy, and John Usher. Mr. Corley then introduced the newly elected Board members and those whose terms are still active. The reading of the minutes of last year's Annual Meeting was waived.

Bob Sherwood gave the Treasurer's Report, noting that it is available to any who wish to read it. He mentioned that the Grand List is up just slightly from last year and that the Board has set the mil rate at 1.8. There is a \$3,000 carry over into next year. There was a question from the floor about insurance as it pertains to the police and what is covered. The answer: The Town of Branford covers the Patrolmen but the patrol car belongs to the Association and is covered by us.

Jack Usher gave the Police Report: There were 14,195 miles patrolled last year; 45 arrests, 230 speeding tickets issued, 55 burglar alarms answered, and 5 complaints about dogs. The Board decided not to replace the 1986 patrol car this year.

Jack Tweed gave the Fire Report, and cited the ongoing problem of not enough volunteers. Anyone interested should contact Captain Johnson or Jack Tweed. No experience is necessary.

Earl Carlin gave a report on Zoning. There were 8 applications made for building permits, primarily for remodeling and additions. He reminded members that a building permit from the Town of Branford must be preceeded by a permit from the Pine Orchard Association.

Joe Healy gave a report on Health and Sanitation and asked how many present had not yet connected to the sewer system. Nine people raised their hands. He also reported that the East Shore Health Department had been testing the water in the Sound and found the quality in Pine Orchard to be excellent.

In the absence of Shelia Giordano, Mr. Corley gave the Road and Public Works Report. Almost all the Town of Branford public works projects, backlogged because of the sewer installations, have been completed. The exception was the tide gates by the Club and that is scheduled to begin next week. The State Environmental Department was responsible for the delay as they were reluctant to issue the necessary permits. The streets have been swept, the washout at the end of Island View Avenue has been repaired, drainage problems at Seldon and Pasadena is in progress, and the pumping station near the Club has been landscaped (the one on Birch Road should be done soon).

Bob Corley then gave the Presidents Report. He presented some interesting figures pertaining to the recent reassessment. In 1990 property values increased 139% in the Town in general, 159% in Pine Orchard. In 1980, the increase was 163% overall; figures for Pine Orchard are not available. Pine Orchard is responsible for 6% of the property assessment in Town, and has 4% of the population.

He also reported that the zoning problems aired at the Annual Meeting last year have been pretty well resolved with one exception. That one may result in large legal fees before it is concluded, hence the line item increase in the budget. Other problems that have come to him have been the neighbor-to-neighbor variety, which should be settled personally by those involved (late night noise, unsatisfactory property maintenance, etc.).

The meeting was then opened to comments and questions from the floor.

Pat Kaplan, Spring Rock Road, presented a problem residents of that street have been having with a waterfront property owner who objects to dinghys and other small boats leaning against his portion of the seawall. Mrs. Kaplan has received letters from his lawyer to this effect. She questioned his right to do this, citing long-standing precedent (old photographs as documented evidence) of neighbors using the seawall this way. Inasmuch as property owners on Spring Rock Road have deeded rights to that beach (and the "grove") she asked that the Board look into this problem and help to keep the beach open. She does not want to litigate.

There were several comments from the floor. Allen Sherk recalled that after the '38 hurricane, no aid was forthcoming to rebuild the seawalls and waterfront property owners had to rebuild them and maintain them. He suggested that it was their right to share the seawalls if they so chose. Bimi Hurget of Totoket Road reminded the meeting of a similar case involving a fence on the beach in Hotchkiss Grove which went to court and was settled in favor of the fence owners.

On other business, Bill Medinger of Elizabeth Street, asked when Pine Orchard Road will be repaved. Mr. Corley replied that the portion from Birch Road to Spring Rock Road is scheduled for next week; more starting mid-August.

Barbara Gailey of Juniper Point asked why the Board is dealing with the First Selectman and the Town Engineer in matters of Public Works rather than the Director of Public Works, Ed Masada. Mr. Corley replied that much of the work done is contracted outside the town and funnels through the Town Engineer's office.

John Dobbin of Island View Avenue made a plea to dog walkers not to use the road and the sandy beach at the end of Island View as a "dumping ground" and asked what could be done to stem this trend. Mr. Corley cited a Town Ordinance which mandates dog walkers clean up after their animals, and also prohibits dogs on the beach. The Board will look into ways to bring this ordinance to dog owners attention.

Barbara Gailey of Juniper Point presented a problem of children (in the 12-year-old range) trespassing in order to jump off Elephant Rock at high tide and also unsafe boating practices by these same young people. She wanted parents and grandparents to be aware of the dangers involved.

Clayton Kolstad, of Island View Avenue asked that the parking and no parking signs and lines be put back on the street as they were before the sewers were installed. At present, there is no indication of where parking in this congested area is allowed and where not.

Jack Townsend, Pine Orchard Road, had a question about the ballot and suggested there be some time limit on the number of years any one member may serve on the Board. He asked that a committee be formed to draw up an agreement to limit terms of this "self-perpetuating" board. Mr. Corley replied that the Board never claimed to be anything but self-perpetuating, but if the community wanted something else, they have the right to be heard and deferred to. He did point out the necessity for continuity and experience and that two for the four members elected tonight were

new to the Board, and one new member was elected last year. Sybil Ford commented that nominations from the floor were always asked for. Laurie Kolstad agreed that the Board needs folks on it who know what has been done in the past. Allen Sherk pointed out that both he and Erskine Crossely retired from the Board when the specific tasks they were engaged in were finished.

There being no further business, the meeting was adjourned at 9:09 PM.

Respectfully submitted,


Elaine Littlehales, Clerk

Immediately following the Annual Meeting, there was a meeting of the Executive Board at which time it was proposed and agreed upon that the officers maintain their positions for the coming year, (President, Bob Corley;* Treasurer, Bob Sherwood; Clerk, Elaine Littlehales) and that all Committee Chairmen remain the same.

It was also agreed that several copies of the lengthy transcript of the Planning and Zoning Appeals Board meeting relative to the Schwanfelder case be made.

The meeting was adjourned at 9:15 PM. *(Addendum: Vice President, Jack Tweed)

Respectfully submitted,


Elaine Littlehales, Clerk

Pine Orchard, CT
July 26, 1991

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 Municipal Building at 8:00 P.M. on Tuesday, July 30, 1991 to:

1. finalize committee assignments for 1991/1992, and set committee agendas, including actions called for by public comment at the annual meeting;
2. receive and act upon the recommendations of the committee studying the Schwanfelder matter;
3. nominate and appoint one candidate for a five year term on the Board of Zoning Appeals;
4. receive a progress report on Branford Public Works projects by Committee Chairman Shelia Giordano;
5. receive and act upon Committee Chairman, Jack Tweed's recommendations for the installation of the generator at the firehouse;
6. consider a proposed revision in the "write-in" procedure for candidates for election to the Board;
7. initiate the application for a Special Use Permit for the occupancy of the Pine Orchard school by the Branford Day Care Center;
8. transact any other business which may come before the meeting.

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

Held pursuant to notice duly mailed to all of the Board of which the preceeding is a copy.

The meeting was called to order by the President at 8:05 PM. Present were: Jack Usher, Ed Johnson, Jack Tweed, Bob Corley, Joe Healy, Shelia Giordano, Dick Greenalch, Earl Carlin, Elaine Littlehales.

1. In view of the length of the agenda, the first item (committee assignments) was tabled until the next meeting.

2. Earl Carlin gave a committee report on the Schwanfelder zoning matter. After reviewing the transcript from the ZBA meeting and all other pertinent paperwork, the committee, together with Attorney Gibson, agreed that it is unlikely that a court case would be decided in our favor because of error in the initial application. They suggested a stipulation on the deed that the building never be used for rental purposes. After discussion noting that the Zoning Regulations already prohibit two dwellings on a lot, the Board agreed to leave the attachment now on the deed until such time as Mr. Schwanfelder comes to us to have it removed. A motion to take no further action was made, seconded and passed unanimously.

3. The Board agreed to allow Bradley Prann to retire from the Zoning Board of Appeals and to appoint someone new; Mr. Corley will approach Judith Burke, Nancy Knowlton and Bob Valley, in that order. (The ZBA appoints its own Chairman.) A letter will be sent Mr. Prann thanking him for his many years of service on that Board.

4. Shelia Giordano reported on the Public Works projects in progress. The offending hedges have been cut and work on the Tide Gates started. Paving on Pine Orchard Road should begin in August. The Board agreed that repaving several roads in the area should receive priority and asked Shelia to get dates from the Town in writing. She was also asked to impress on the Town the need to have the parking places marked and the one-way street signs replaced on Island View Avenue.

5. Jack Tweed reported on plans to install the generator at the firehouse. It will cost \$600 to install and the money is available. The Fire Department will be responsible for its upkeep. The suggestion was made that it be run periodically.

6. Mr. Corley asked for recommendations to change the way we handle write-in nominations at the annual meeting. A suggestion was made to review and adapt the pattern used at the Pine Orchard Club. The matter will be addressed again at the next meeting.

Mr. Usher voiced a concern over the Board's control of the police car and the Super-numeraries and he will consult with Chief Hollahan on how the Town does it. An Association member has suggested that we turn the supervision of the police over to the Town, but the Board did not agree. Bob Corley asked for opinion on saving for a new police car and it will be taken up next year when the budget is prepared.

7. Communication has been received by the Board from the Branford Day Care center outlining their intended use of the Pine Orchard School. As this use is not the special use originally granted, a public hearing is required. There needs to be a change made in the Planning Regulations as well and both issues could be addressed at the same public hearing. Dick Greenalch and his committee will obtain specifics from the BDC Center.

The meeting was adjourned at 9:05 PM

Respectfully submitted,
Elaine Littlehales, Clerk



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

20206

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

"Pine Orchard, CT
October 25, 1991

To the Executive Board of
The Pine Orchard Association

There will be a Special Meeting of the Board at the Pine Orchard Municipal Building at 8:00 PM on Monday, November 4, 1991 to address the following agenda:

1. Offer and consider changes in the nomination process for Board membership, particularly relative to write-in candidates, provision for back-up of officers, and to address the pros and cons of limiting terms.
2. Replacement of the police cruiser is the single major capital item requiring regular replacement. With replacement due within the next year, we will consider the following:
 - a. continue to expense in year of purchase, or finance through a sinking fund.
 - b. optimum size for the cruiser's mission
3. Receive and act on the report of the Planning Committee, regarding the conversion of the Pine Orchard School into the Branford Day Care Center.
4. Address the proliferation of real estate "For Sale" signs throughout the community.
5. Transact any other business which may come before the meeting

Attest,

Robert O. Corley, President"

The President called the meeting to order at 8:02 PM. Those present were: R. Corley, E. Johnson, R. Greenalch, R. Sherwood, M. Delfini, E. Carlin, E. Reynolds, J. Healy, E. Littlehales.

Kirt Schwanfelder has requested the Board remove the lien on his property so he can sell it. As he was scheduled to appear before the Board later in the evening, this item was considered first rather than last. Mr. Schwanfelder had proposed to Ed Johnson that raising the grade around the offending structure would bring it into conformity. Mr. Johnson counter proposed a fine, payable to charity, and a clause in the deed restricting renting the apartment over the garage in question. Attorney Dave Gibson has advised Mr. Corley that there is no reason not to accept a fine. There was considerable discussion on these proposals. Kirt Schwanfelder appeared, listened to the proposals, then left, agreeing to give the Board more time to deliberate.

The Board agreed to the idea of a fine, but payable to the Pine Orchard Association. Amounts of \$1,000 and \$2,500 were suggested and Mr. Corley re-activated the committee of Tweed, Carlin and Greenalch to obtain figures from our Attorney so the Board would know how much this situation has cost us. The Board will then be canvassed by telephone to decide on a fine.

Proposed changes in the Nominating Process were considered briefly; copies of the Pine

Orchard Club By-Laws pertaining to nominations were circulated. The Board agreed that a better write-in process is necessary but that limiting terms might interfere with the necessary continuity. They also observed that there has been considerable turn-over in the past few years resulting in a number of new members. As Mr. Reynolds, who has been doing a By-Law review, left the meeting early, it was decided to table any action on this matter until our next meeting, and then to limit change to the write-in procedure.

Mr. Reynolds offered his resignation before he left the meeting and it was moved that Mr. Corley relay to Mr. Reynolds the Board's request that he reconsider his resignation.

Methods of paying for a new police cruiser were discussed, including a sinking fund, amortizing the cost over a period of years, and renting a cruiser from the Town of Branford. What size car is necessary was also discussed. Jack Usher will be asked to form a committee to investigate the options and report at the next meeting.

The question of whether or not we even need a Pine Orchard Patrolman was broached. Marcia Delfini reminded the Board that this possibility was brought up at the Annual Meeting two years ago and the Membership were overwhelmingly in favor of continued police service.

The Planning Committee met to review the request of the Branford Day Care Center to use the soon-to-be-vacated Pine Orchard School. They felt that a special use permit is required and that changes need to be made to the Zoning Regulations to include non-profit day care. Both these issues require a Public Hearing and the first Monday of December (2nd) was chosen for the Hearing, to be held in the Municipal Building. A notice of same will appear in the Branford Review.

The problem of excessive real estate signs in the area was addressed. It was suggested that realtors be limited to one "open house" sign and such signs be removed promptly after the open house. Mr. Corley agreed to speak to Matt Gailey about his "semi-permanent" signs. Earl Carlin suggested a general tightening-up of the Regulations. Marcia Delfini will give Mr. Carlin a rough draft of her proposals for real estate signs and he will incorporate it into a proposed blanket amendment to the Regulations.

The meeting was ajourned at 9:57 PM

Respectfully submitted,


Elaine Littlehales, Clerk

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

Held November 14, 1991 at the home of Bob Corley

The President called the meeting to order at 5:30 PM. Those present were: R. Corley, J. Tweed, E. Reynolds, E. Carlin, J. Healy, M. Delfini, E. Johnson, R. Sherwood, J. Usher, R. Greenalch, E. Littlehales.

A motion was made to accept proxy votes from member(s) not present. Such motion was not approved.

Earl Carlin reported his committee's findings and suggestions:

1. Legal costs for the Schwanfelder situation have been \$749.64 to date.
Anticipated closing costs not in excess of \$250.

- 2. Committee offered two options to the Board. A fine of \$1,000 plus costs, or \$2,000 plus ~~costs~~.
- 3. Said fine to be paid as a charitable donation to the Pine Orchard Chapel.

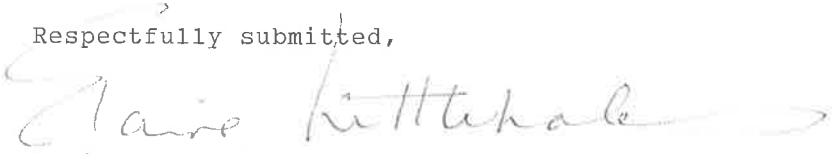
Inasmuch as the Board had already agreed the fine should be paid to the Pine Orchard Association, not a charity, the third point was disregarded.

The Motion was made and seconded that the fine be \$1,000 plus costs. After discussion, the vote was taken and the motion carried nine to two.

The next step will be to get the promised documents (A written admission of error and signatures of neighbors agreeing to let the structure remain as is) from Mr. Swanfelder. Bob Corley will then contact our Attorney Dave Gibson and have him issue a document lifting the lien on the property and adding a clause to the deed restricting renting the apartment in the future. Ed Johnson will get the points of the agreement, as presented to the Board at the last meeting, to Bob Corley.

The meeting was ajourned at 5:55 PM

Respectfully submitted,



Elaine Littlehales, Clerk

PINE ORCHARD, CT
November 21, 1991

TO THE EXECUTIVE BOARD OF THE PINE ORCHARD ASSOCIATION:

At the call of the President, there will be two public hearings, followed by meetings of the Executive Board, on Monday, December 2, 1991 at 8:00 PM at the Pine Orchard Municipal Building.

- 1. To hear and act upon a recommendation by the Planning Committee to add to Section V, Paragraph C, of the Zoning Regulation, Item 10: "Non-Profit State Licensed Day Care Centers."
- 2. To hear and act upon an application for a Special Permit under Section V, Paragraph C, from Branford Day Care Center Inc, to use the Pine Orchard School as a day care center.
- 3. To transact any other business which may come before the meeting.

Attest,

Robert O. Corley, President

Handwritten notes at the bottom of the page, possibly a date or reference number.

The President called the hearing to order at 8:00 PM and the Clerk read the call to the meeting. Present were: Dick Greenalch, Shelia Giordano, Earl Carlin, Ed Johnson, Ed Reynolds, Jack Tweed, Bob Sherwood, Bob Corley, Joe Healy, Jack Usher, Marcia Delfini, Elaine Littlehales.

The first order of business was to act on the recommendation of the committee to accommodate Day Care into our Zoning Ordinance. Mr. Corley explained the procedures and summarized the ordinance. Questions and answers pertaining both to revising the Regulations and the particular approval of the Branford Day Care Center, Inc's application, were entertained at the same time to avoid repetition, as follows: (Dick Greenalch reported for the committee; Erskine Crossley, Board of Education member and Beryl Minor, Director of the Branford Day Care Center, answered questions from the Board and the Public.)

Mr. Greenalch reported that day care does seem to fit in with our present regulations and the committee feels it is appropriate and recommend an item "10" be added to the Section on Special Use.

Q. Are we considering both adult and child day care?

A. We are thinking about child care, although adult care is a possibility.

Q. What is the definition of a "day care center"? There should be a written definition.

A. State Fire Regulations have such a definition (Tweed)

A. Branford Day Care license is for child care only (Minor)

Mr. Greenalch suggested that our wording could include adults; Mr. Corley suggested we keep it to children and address adult day care when and if it come up.

Q. How many days a year would the day care center be in operation?

A. Probably a year round schedule.

Mr. Crossley informed the meeting that there has been a day care center using the Pine Orchard School facility for several years. This disclosure prompted considerable discussion; time was taken for clarification. It appears that there is a Before And After School Program now and this differs from Day Care. The present program is sponsored by the Board of Education, and run by the YMCA. It has children from 7:30 AM until school time and after school until 5:30-6:00 PM. It is an entirely separate issue. What is under consideration tonight is a different organization, presently housed in St. Mary's School, sponsored by the Town and financed by the State of Connecticut and the parents. The hours are about the same, though it deals with younger children; Nursery, Pre-Kindergarten and Kindergarten age - all under 6 years old.

Q. What are the geographic limitations? Is it available to the whole area?
The whole state?

A. Just the Town of Branford.

Q. Is this a project of the Board of Education, or a private group?

A. Not the Board of Education, the Town of Branford,

Q. Is this an acceptable use of the land?

A. It is not too different from how it is used now.

Q. How large a group of children are we considering?

A. This is a Town Agency, serving all segments of Branford. It is presently licensed for 3-year olds through Kindergarten; 50 children in all. We will apply for a license to have 70 children in the Pine Orchard facility. The day begins at 7:30 AM. No fences will be erected; the playground equipment installed just last year by the PTA will not be used by the Center and will be available to the neighborhood children at all times. The Center will use the older equipment in the rear of the building, which is at a greater distance from the road and safer for young children. (Minor)

Mrs. Minor then distributed copies of curriculum, goals, schedules and job descriptions

which were accepted and are incorporated into these minutes. (28 pages)

Q. Where do the pre- and after-school children go now?

A. The Sliney school and the Interdediate school.

Q. Since there is public funding, how do you treat applicants who cannot afford to pay the going rate?

A. There is a sliding scale and parents pay from \$0 to \$108 a week, based on ability to pay.

Q. Is there a waiting list?

A. Yes.

Q. Seventy children would use the whole school building?

A. Yes. They need more room than school children need for classes.

Q. Who will be responsible for utilities, insurance, snow removal, grass mowing?

A. It is unclear just now whether we (BDCC) or the Board of Education will be responsible. We have an option to rent and have them do it, or pay \$1 a year and take care of it ourselves.

Q. Will this be your final home?

A. We hope so.

Q. Will this be a yearly lease and can the Town take back the building if necessary?

A. Yes. We will lease from year to year, and the Town has the option of taking it back whenever they need it.

Q. Is the clientele limited to the Town of Branford?

A. Yes.

Mr. Usher asked if there were any objections from the members of the public attending.

Q. Yes. I am concerned about the traffic generated by 70 kids and the necessary staff. There isn't much parking at the school. Will they be parking on the street?

A. There will be a staff of 10 for 50 children, perhaps 3 more for 70. The traffic is only twice a day and 20 children are bussed in from public school.

Mr. Corley pointed out that any other use of the building, such as administration, would also generate traffic. In a discussion on traffic, it was pointed out that cars come and go over long periods of time, not all at once. Also, parents of small children are probably safer drivers than those another use would generate. Another point was that the number of people using the school as a day care facility would be fewer than those using it if it were to remain an elementary school.

Q. Will the playground remain open? For use any time of the day?

A. Yes. Yes.

Q. If it is State funded, can they (the State) set regulations and open it to people from other areas?

A. No. We establish our own regulations (Minor).

Mr. Greenalch pointed out that it is basically a Town Agency with State funding only if the agency meets certain criteria.

Q. Doesn't the State get to call the shots?

A. No. They have no say in the running of the Center. The Town of Branford receives the grant from the State, it does not go directly to the Center.

Q. If the enrollment falls lower than 40, would you take older children?

A. No. We would take infants and toddlers, and consequently have even fewer children.

Q. I'm concerned about maintainance. The building should have a full time custodian to maintain it properly. The older outside equipment is in bad shape now.

A. The State demands that the facility be maintained.

During a discussion on maintainance, Mr. Greenalch pointed out that the Board of Education is responsible for maintance, as the building is theirs.

This closed the Public Hearing.

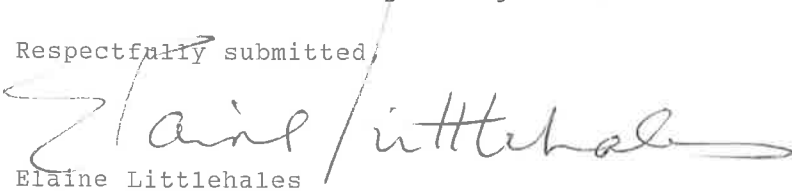
The Board now considered adding a section "10" to the Special Use section of the Planning Regulations. It was suggested that "Child" be inserted before " Day Care". It was moved and seconded that we ammend the regulations according to the original wording proposed. (Item #1 in the Call, above.) Under discussion, the question was raised "can we NOT grant a permit?" The answer was that each applicant is considered individually and a permit granted or not. The vote was recorded as 11 in favor of the original wording, one abstained.

Paragraph One from the call was read and it was moved and seconded to approve adding section 10, "Non-Profit Day Care Center" to the Regulations. During the discussion, Mr. Tweed volunteered that he has dealt with this group in the past in the area of fire safety, and found them "excellent". The vote to ammend the Planning Regulations was 11 in favor, and one abstaining.

The Board now addressed the application of the Branford Day Care Center, Inc. to use the Pine Orchard School building. As the application was in order, it was moved and seconded to grant a special use permit to the Branford Day Care Center, Inc. under item 10 of the Special Use Regulations. The vote was 11 yes, abstained, 1.

It was moved the meeting be adjourned at 9:10 PM

Respectfully submitted,


Elaine Littlehailes
Clerk