

"January 22, 2001

TO THE EXECUTIVE COMMITTEE OF THE PINE ORCHARD ASSOCIATION

AT THE CALL OF THE PRESIDENT, there will be a special meeting of the Executive Committee on Monday, February 12, 2001, at 7:30 PM in the Board Room of the Association Building, 180 Pine Orchard Road to address the following:

1. Hear reports on:  
Treasury, Office Move, Improvements to Association Building, Waterfront Repairs, Police, By-Law Re-Printing, and Zoning.
2. Interim report from special subcommittee concerning proposed seawall at the end of Island View Ave. .
3. 100th Birthday celebration
4. Any other business that may come before the meeting.

Attest: Ed Johnson, President"

MINUTES OF A SPECIAL MEETING OF THE EXECUTIVE COMMITTEE  
OF THE PINE ORCHARD ASSOCIATION  
February 12, 2001

President Ed Johnson called the meeting to order at 7:35 PM. Also present were: Dick Greenalch, Teresa Storer, David Schaffer, Ed Brandt, Vining Bigelow and Elaine Littlehales.

Treasurer Dick Greenalch distributed a financial report noting that police coverage will come in way under budget and that there was no budget item for the municipal building improvements. All but 3 or 4 have paid taxes.

In conjunction with the Treasurer's report, Ed Brandt distributed the figures of money spent to date on capital improvements and general maintenance. Still to be done is to get estimates for the removal of the inground oil tank. The Board agreed to postpone driveway repair for the next fiscal year as well as new floor coverings downstairs. The garage has been rented for the winter.

Elaine Littlehales reported that the office is quite functional now with the exception of the mail box installation which will have to wait for a thaw. There is a need for a copy machine and perhaps a fax (and eventually, a new computer); Joe Sepot is getting figures. Vining reported that he had planted 100 tulips on the property in late fall.

Vining Bigelow also reported on the condition of the seawalls, steps and railings along the waterfront. Several Board members witnessed the seawater flow during a violent (West) wind storm in December across the lawns and down the sidewalk to Island View Ave. Vining suggested that we repair the crumbling sidewalk and remove the swale that prevents water from returning to the Sound. At the Waterside right-of-way the wooden steps are gone, as is the barrier, allowing water to pour through there too. The bottom of the Halstead Lane steps are gone, and the railing on Spring Rock Road is still splayed. While that particular bit of railing is actually on private property, the Board agreed we should repair it in the interest of public safety and bill the owners for the work done, and authorized Vining to proceed.

David Schaffer reported on receiving a request from Coastal Area Management for comments on a 30-page proposal/questionnaire.

Ed Johnson reported that he and Jim Redden and Dick Greenalch recently met with representatives from the Police Union, along with 2 labor attorneys, the Police Chief and the First Selectman. We proposed they do what we ask for 2-3 months (allowing adequate time for supernumeraries to sign up for duty) to see if that is the problem or if it is money. They are asking for time-and-a-half, \$32 an hour. There was a Union Meeting Monday evening, 2/12, to discuss our proposals.

Our police car is no longer road worthy and Chief Gill offered to let us order a new one when the Town does so in the summer. Meanwhile, we have been offered a loaner for 2 or 3 months. The Board can make no decisions until we know what the Police Union will agree to. Private security comes to \$20-25 an hour, but they have no authority to stop speeders.

The By-Laws are being reprinted (1,000) and should be ready in the next 2 months. Since the work is being done free, David Schaffer suggested that we offer to pay for materials.

Arthur Knowlton is the new Chairman of the ZBA, Jeanne Hughes has been moved up from the alternates, leaving a vacancy. Ed asked for suggestions and recommendations.

The Board was given a draft of suggested changes to the Zoning Regulations regarding Nonconforming Uses, Structures and Lots to review (ZBA to read it too), and we will discuss it at our next meeting. A Public Hearing is in order if we make any changes.

The 100<sup>th</sup> Birthday celebration was tabled until our next meeting which will be April 23, 2001. The meeting was adjourned at 9:30 PM

Respectfully submitted,

Elaine Littlehales, Clerk

"April 16, 2001

#### TO THE EXECUTIVE COMMITTEE OF THE PINE ORCHARD ASSOCIATION

At the call of the President, there will be a special meeting of the Executive Committee on MONDAY, APRIL 23, 2001 at 7:30 PM in the Association Building, 180 Pine Orchard Road to consider the following:

1. Hear reports on:
  - Treasury-Dick Greenalch
  - Office Move-Elaine Littlehales
  - Association Building Improvements-Ed Brandt
  - Waterfront repairs-Vining Bigelow
  - Police-Jim Redden
  - Printing By-Laws-John Donegan
2. Interim report on Island View Seawall- Vining Bigelow
3. Nominations. The following terms expire 2001: Vining Bigelow, Elaine Littlehales, David Schaffer and Joe Sepot
4. Prepare for Annual Meeting
5. 100<sup>th</sup> Birthday Celebration; Annual Picnic date?
6. Any other business that may come before the meeting

Attest:  
Ed Johnson, President"

MINUTES OF A SPECIAL MEETING OF THE EXECUTIVE COMMITTEE OF  
THE PINE ORCHARD ASSOCIATION  
April 23, 2001

The President called the meeting to order at 7:35 PM. Present were: Ed Johnson, Joe Sepot, John Donegan, Dick Greenalch, Teresa Storer, David Schaffer and Elaine Littlehales.

Treasurer, Dick Greenalch, distributed copies of the April financial report and noted that there have been no expenses for Police coverage since January. He also drew attention to the Municipal Building Maintenance and Improvement items, both of which are high and necessary, and neither of which were budgeted for. It was moved and approved that the Treasurer's report be accepted as presented. Dick also mentioned that he will contact Seward & Monde to arrange for them to do the annual audit on or about the 1<sup>st</sup> of July as usual.

Elaine Littlehales and Joe Sepot presented suggestions for office equipment needed: A new computer able to handle the tax bills (\$1,200), a copy machine (\$500+) and a fax machine (\$150). Dick Greenalch offered a fax he's never used and Teresa Storer offered a copy machine her company wanted to get rid of, therefore it was moved and approved that we authorize the expenditure of no more than \$1,500 for office equipment.

Ed Johnson explained the water problem plaguing the lower level since the first thaw. Water appears to be entering through the electrical service pipe. We have plans to remove the old in-ground oil tank on the same side of the building and will then attempt to plug the opening and waterproof the entire side of the basement. The cost is estimated at \$3-4,000. The light fixture at the end of the new sidewalk will be operational soon, and a new mailbox has been installed. It was agreed that we would hold off on painting the building and resurfacing the asphalt until the next fiscal year.

Team Landscaping, who cut the grass last year, has been hired to do the same this year and do a large spring clean up all around the perimeter. Grading of the ground either side of the sidewalk needs to be done as well as some planting and shrub removal. The necessary clean-up will be done next week; the other things after Elaine gets a written estimate.

The garage has been leased to a citizen all winter and is now empty. The Fire Chief expressed an interest in housing a vehicle there and more use of the building by the Fire Department (such as meetings in the Board Room?). The Board agreed as long as it was not for recreational use and that we renegotiate the fee the Town is currently paying to house the light truck in the apparatus bay.

There has been some winter damage to the waterfront near the Breakwater and Mr. Flynn will address it shortly. The Waterside steps have been replaced and the Halstead Lane steps should be in place before beach season. The railing at Selden Ave needs fixing. The Board agreed to do nothing about raising the seawall at Island View until Mr. Schivone has finished working on his property. A committee will meet with him, and will get back to Brian Coffey as we promised. The railing at the end of Spring Rock Road in front of the Scheer's property was repaired by the Association since it was a hazard and they will be sent a bill for the work done.

To recap, the Police Union turned down our Memo of Understanding in its entirety so we now have no extra patrols at all. Union Representative Ron Seraci, has twice not met with the committee and will not return phone calls. Jim Redden has researched private security companies and only Dale Security is interested and affordable. The Board had many questions about such an arrangement and in Jim Redden's absence Teresa Storer will follow up and get details before our next meeting.

John Donegan has gotten proofs of the Charter & By-Laws back from Mike Platt. Ed Johnson will ok the final layout of the booklet and 1,000 copies will be ready at the Annual Meeting. The Board agreed that the Ordinances be included rather than printed separately.

Nominations for Board were considered. Joe Sepot, David Schaffer, Elaine Littlehales and Vining Bigelow all have terms that expire this year. Elaine agreed to run again, but wishes

to be relieved of the duties of Clerk. She will write out a job description. David asked not to be considered again but will stay on as a member of the Planning Committee. Joe will remain and probably so will Vining. The Board agreed to ask Nancy Drevins if she would be interested in a Board position, and if so, will be proposed to the membership at the Annual Meeting, which will be July 9, 2001.

Sunday, August 19<sup>th</sup> is the date set for the Annual Picnic. The next Board meeting is scheduled for May 21<sup>st</sup>.

The meeting was adjourned at 9:30 PM

Respectfully submitted,



Elaine Littlehales, Clerk

"May 14, 2001

TO THE EXECUTIVE COMMITTEE OF THE PINE ORCHARD ASSOCIATION

AT THE CALL OF THE PRESIDENT, there will be a special meeting of the Board on Monday, May 21, 2001, at 7:30 PM in the Association Building to:

1. Set Budget for 2001-2002
2. Discuss upcoming vacancies on the Executive Board and on the Zoning Board of Appeals,
3. Prepare for the annual meeting on Monday, July 9<sup>th</sup>
4. Address any other business that may come before the meeting.

Attest:  
Ed Johnson, President"

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

May 21, 2001

President Ed Johnson called the meeting to order at 7:35 PM. Also present were: Janice Gruendel, Teresa Storer, Jim Redden, Vining Bigelow, David Schaffer, Dick Greenalch, John Donegan, Ed Brandt and Elaine Littlehales.

Ed Johnson distributed copies of a letter from Dale Securities re: patrolling Pine Orchard in lieu of extra Branford Police coverage. Dale (among others) was approached when it became clear that the Police union was NOT interested in the extra duty. There was a brief discussion of Dale's plans and policies before Mr. Geoffrey Gallop from Dale joined us. He assured us that Dale would not be interested in the job if there was any opposition from the BPD; at this point it appears there is not. An hour-long question and answer session yielded the following:

They would provide a rotation of 3 different men; the hours are negotiable; the man on duty is in constant communication with their headquarters by radio, and with the dispatch desk of Branford Police by phone; we can designate the routes. They supply a car (or we can) which can have "Pine Orchard" on the side; their patrolmen wear uniforms; carry no weapons; have at least 5 years experience. Their aim would be to develop a rapport with the residents and to be a highly visible deterrent to crime. The contract can be broken at any time and they are willing to begin with a trial period of 3 or 4 months. The cost is \$22.45 an hour.

After discussion, it was moved, seconded and passed that the President be authorized to enter into a contract with Dale Securities for a 4-month trial period of 40-hour weeks, starting as soon as possible. Teresa Storer will get the contract from Dale and Jim Redden will write up an SOP.

Dick Greenalch presented some budget figures, both with and without police coverage. In an effort to again reduce the amount of money in the bank while keeping enough for emergencies, the Board agreed to a mill rate of .06 on the Grand List of \$82+million, for a budget total of \$56,200. The motion was duly seconded and approved.

Dick also reported receiving an emissions test warning from DMV for the police car, now un-roadworthy, and suggested we get rid of it while it is still licensed and registered. The Town police turn their cars over to other Town departments and Chief Gill offered to speak to the First Selectman on our behalf to that end. Meanwhile, the Board unanimously authorized the President to dispose of the car once it is stripped of all police equipment. The Town may purchase the radio and radar from us.

Nominations: Nancy Drevins, suggested to fill an upcoming vacancy (David Schaffer will not serve again) is not interested. Charles Shelton is agreeable and it was moved, seconded and agreed to add his name to the Nominees to be voted upon at the Annual Meeting. The others are: Joe Sepot, Vining Bigelow, and Elaine Littlehales. The Zoning Board of Appeals has two vacancies on the Alternate List. With Jack Townsend's resignation, Kathleen Greenalch is in line to move on to the regular Board. There was unanimous agreement to this move as well as to approve Sigvard Hallgren to the Alternate List. There is one more vacancy to be filled on that list. It was also approved by the Board that Jeanne Hughes be appointed to another 5-year term.

An appeal will be made at the Annual Meeting for residents interested in serving in any capacity to let the Board know. A sign-up sheet will be available. It was also suggested that the residents be supplied with a list of current board members, which will be done after new Board members are elected.

Ed Brandt addressed the flooding problem in the lower level of the Association Building and it appears that the water is not coming in around underground pipes entering the building, but rather through the electrical conduit, a potentially explosive situation. It was moved and agreed to authorize Ed to retain Omni Construction for \$3,900 to re-direct the electrical service into the building to enter above ground. We will have the oil tank pumped out and then leave it in the ground until we can find someone to remove it.

The Board was reminded to be prepared to present a brief report at the Annual Meeting July 9, and to arrive early enough to set up the chairs. Ed Brandt has obtained a computer for the office; a copier and a fax have been donated. The Treasurer was authorized to hire Seward & Monde to audit the books again this year.

An update on Chief Buonomo's desire to use more of the Association Building was given by Ed Johnson. The large apparatus has been moved out and the Brush Truck returned to the Bay. The Chief would like to use the lower garage for the Brush Truck and house an ambulance upstairs. He would also like two EMT's on the premises 16 hours a day. The Board agreed to confining them to the Apparatus Bay area, which they can renovate any way they like, and to their paying a portion of the utility bills.

There has been no response from Northstar about the telecommunication tower. The meeting was adjourned at 10:10 PM

Respectfully submitted,

Elaine Littlehales, Clerk

June 14, 2001

**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 in the Pine Orchard Union Chapel on Monday, July 9, at 8:00 PM\*\* to address the following:

1. To elect by ballot four persons to serve on the Executive Board for a term of three years from the date of their election. The Nominating Committee of the Executive Board proposes the following to be elected for three-year terms:

Vining Bigelow, Elaine Littlehales, Joe Sepot and Charles Shelton

Other nominations will be accepted from the floor. However, such nominees should have expressed to their nominators their willingness to serve.

2. To hear brief Committee reports on the activities of the past year.
3. To transact any other business within the power of the meeting which may be brought before it.

Attest: Edward Johnson, Jr., President  
Elaine Littlehales, Clerk

**FINANCIAL SUMMARY**

	2000-2001 Budget	Expenses	2001-2002 Budget
Police	\$30,000	\$11,169	\$13,800
Waterfront	10,000	5,359	10,000
Legal/Zoning	2,500	682	2,500
Insurance	5,500	7,400	7,500
Office/General	8,000	6,857	8,400
Municipal Building			
Maintenance	7,000	6,152	8,000
Improvements	-----	<u>20,813</u>	<u>6,000</u>
Total	\$63,000	\$58,432	\$56,200

Cash Balance 6/6/01 - \$112,000

Grand List 2000 - \$82,000,000 0.6 mill rate = \$49,200

\* Those 18 years of age or older who own real estate within the limits of said Pine Orchard Association (See section 4 of By-Laws)

\*\* As long as a quorum is present, the meeting starts promptly at 8:00 PM.

**MINUTES OF THE ANNUAL MEETING OF  
THE PINE ORCHARD ASSOCIATION**  
July 9, 2001

President Ed Johnson called the meeting to order at 8:05 PM, and welcomed members to the 98<sup>th</sup> meeting of the Association. He introduced the Board, those present being John Donegan, Lois Jacob, Dick Greenalch, Ed Johnson, Ed Brandt, David Schaffer, Jim Redden, Teresa Storer, Vining Bigelow and Elaine Littlehales. No new residents introduced themselves. Mr. Johnson mentioned Judith Burke, a long-time Chairman of the Zoning Board of Appeals and the fine work she has done. She resigned, as she moved out of Pine Orchard; Arthur Knowlton has taken her place.

It was moved and seconded to dispense with the reading of the Minutes of the last meeting.

Mr. Johnson gave a tribute to David Schaffer who is retiring from the Board after many years on the Planning Committee, and introduced Charles Shelton, a new nominee. The meeting was opened to nominations from the floor; Jeff Forbes was so nominated and introduced himself. Ballots were marked and counted by the door checkers. Mr. Forbes was 12 votes short of being elected. Vining Bigelow, Elaine Littlehales, Joe Sepot and Charles Shelton were elected for three-year terms.

Committee reports were given and the audience was asked to hold questions.

**Waterfront.** Vining Bigelow. He reported that of the 19 possible moorings available at the Breakwater, only 6 are in use. Five right-of-way areas have received attention over the year, they are Selden Ave., Spring Rock Road, Halstead Lane, Waterside Road and Island View Ave to the base of the Breakwater, which point is about to have a new sidewalk poured.

**Association Building.** Ed Brandt. He reported on the move from the Goss Building and the renovations necessary to use it for the office. Paint, carpeting, air conditioning, a new furnace, removal of the in-ground oil tank, handicapped accessible sidewalk and a new electrical service. The latter necessary as rainwater was entering the building through the electrical conduit!

**By-Laws.** John Donegan. The By-Laws, Charter and Ordinances have all been combined into a new booklet, graciously printed by Mike Platt (applause) and are available to all attending the meeting and mailed to the rest of the residents.

**Zoning.** Ed Johnson for Joe Sepot. There have been 27 applications made during the year, mostly for renovations and additions. Of those, 21 were approved and 6 have gone to the Zoning Board of Appeals.

**Police.** Jim Redden. The biggest change this year is that the Board has hired Dale Securities to patrol Pine Orchard. The Police Union refused to cooperate with the Association, leaving only 2 options; no extra patrol at all, or a private service. Dale is on a 4-month probationary contract, patrolling 41 hours a week in their car but on a route designated by us. The two drivers, Linda Ball and Joe Valez were present and answered a few questions. Comments made included a suggestion the hours be later in the day, 10:00 PM to 5:00 AM.

**Treasury.** Dick Greenalch. A brief report included the Auditors Report which is available for anyone to read, and a breakdown of expenses for the year; specifically, the necessary renovations to the Association Building which had not been budgeted for.

The meeting was then opened to questions.

Nancy Drevins. We need a one-way sign on Island View Avenue to avoid a serious accident. What happened to our proposal for more stop signs to slow traffic? Also, it has been reported to the Board that the owners of 10 Maclean Place have two rental units there. Why has no action been taken? Also, with so many issues and almost entirely year round residents, why not have more than one meeting?

*Ans. We apologize for not getting to the rental issue. The stop sign proposal went to the Board of Police Commissioners and stopped there. We like seeing the "children at play" signs that have cropped up.*  
Mike Platt. Why don't we just put stop signs in ourselves?

*Ans. The Police have jurisdiction in the matter of traffic signs and might not take it kindly.*

Gail Standish. There are numerous incidents of golf carts going the wrong way on one-way streets. If there is an accident and a subsequent lawsuit, is the Association liable?

*Ans. John Donegan, I think not. Dick Greenalch, we have liability insurance which covers the Board; residents could not be held responsible.*

Fritz Reimars. What has happened to the Police Car? Is a two-year budget surplus necessary? Is it true we own the Association building but not the land? You want to assess Dale's performance in September, can we have some conversation now? Dale cannot deal with traffic problems. Trucks go too fast. We need traffic supervision, either lights or a cop.

*Ans. Chief Gill has said he will help us find a place to sell the police car. We are working on reducing the surplus and are aiming on getting it to \$50,000. The Town owns the land the Association Building sits on, we built it and it is ours by deeded right as long as we use it. We are listening to your comments on Dale.*  
Greg Stak. Have we any agreement with anyone to keep shrubs and grass trimmed in the Triangle. I have trimmed them myself.

*Ans. The Triangle belongs to the Town of Brantford and they should be taking care of it under the Department of Public Works.*

Peter Drevins. Be more specific as to how long it will be before we get stop signs; weeks, months, a quarter?

*Ans. The signs are placed at the discretion of the Board of Police Commissioners in Brantford. If we ask for too many we won't get any. Our best shot would be to narrow it down to 1 or 2. I would hope within the next month I (Mr. Johnson) will get in touch with the three of you before that.*

Pat Kaplan. What can Dale do? Will the police come if called, or are they angry?

*Ans. They are simply a deterrent to crime. There is no way the Police cannot respond to a call, that is their duty and, besides, this arrangement is their doing. (Mr. Johnson reiterated what they can and cannot do).*

Brantford Police Chief Bob Gill paid an unannounced visit to the meeting and took a number of questions from the floor. He said that Dale and the Police are apparently working well and he expected to be informed if there is any problem. He regrets that we had to end our relationship, but there were union issues. Pine Orchard is still a Brantford Police Department responsibility. On the issue of speeding, he pointed out that we still own a radar gun and Dale can use it and report problem spots to the Police as well as take marker numbers and report them. He also offered to put a computer line in the road to count cars and their speed. The stop signs wanted are a responsibility of the Board of Police Commissioners, to whom he will take the Board's recommendations. Their next meeting is August 13 or 14. He pointed out that Pine Orchard has very low crime statistics, i.e. assaults, home invasion, vandalism, etc. Dale Security provides about what we had before, not less protection, plus someone would physically check unoccupied houses which the Police will not do. If there were a major crime wave, authority would be taken away from both a private security company or police supernumeraries. One resident asked if Dale could park in the Association parking lot where the police used to, which is an effective way of slowing down traffic. Brian Coffey charged that the new police union contract was an illegal, discriminatory document and that the Association should hire a Labor Attorney. Chief Gill was thanked for his input with applause.

Jeff Forbes cited the current situation on Island View and asked if there was any way to legally limit the number of construction vehicles on any given street at one time; could it be part of the building permit. Limit the size of trucks, perhaps. And how about silt fencing? Why are they not using it?

*Ans. I'm not at all sure we can impose limits. The present situation is temporary and people must be allowed to improve their property. Are these vehicles parked on the street at night?*

Mostly they use the Club parking lot.

David Schaffer suggested Dale talk to contractors and try to come to an agreement.

Jeff Forbes. There should at least be ground rules so neighbors can have access to their homes without having to go up streets the wrong way.

*Ans. Pine Orchard has only Zoning authority. All other restrictions are the Town's responsibility. However, it is possible new regulations could be enacted; the Board will look into it.*

Ted Kennedy suggested people call the Building Inspector when there is a problem relating to construction. He also asked if the Association is taking a stand on the proposed Islander East Pipeline which is at present designed to go through Pine Orchard and into the Sound by the Trap Rock dock. Have we any idea how we are to be appropriately compensated, as this is a highly volatile gas? Juniper Point Association is taking an active role to make sure of minimizing the disturbance, though he admitted they are overwhelmed. They are trying to find an attorney who will handle the case for them.

*Ans. The Association has written for more information than that in the newspaper. We would appreciate all the help we can get on this issue and joining forces would benefit us all.*

Mr. Kennedy agreed to take this on, gave his office number and closed with the remark that if we can't stop them from putting a pipeline through Pine Orchard then we must extract every single cent we can from them.

Gail Standish cited a proposed hedge ordinance drawn up by concerned residents in 1999 as asked the Board to incorporate it. It is a "good neighbor policy" so hedge owners will no longer impair other's views with their shrubbery.

*Ans. We have considered the proposal and it raised a number of serious legal questions. For instance, it must apply to all hedges in the community, not just hedges near the water.*

There followed some banter between neighbors.

Dick Everett produced pictures of fencing and shrubs on the right-of-way on Waterside and offered to replace the fence with vinyl and to trim where necessary. He also had pictures of repairs made to steps on same right-of-way which showed sloppy workmanship which is not what the Association is paying for.

Several neighbors made comments about their own views and trees which have grown up over the years.

Joe Millerick offered that some of his neighbors have even objected to his wife's flower garden and invited all to come see the loveliest garden in town and assess for themselves how much of the view it takes.

Others urged the Board to proceed with new regulations.

*Ans. If we were to amend the Zoning Regulations, it would have to be presented at a Public Hearing before it could be incorporated into our Regs.* When Mike Platt asked for an outline on how to get this started, he was reminded that this is a very sticky issue and not simple at all.

There was more exchange between neighbors pro and con hedges and privacy and view.

Ed Johnson asked that anyone interested in serving on the Board when there is an opening to sign up before leaving, and for anyone interested in working on the 100<sup>th</sup> anniversary celebration to sign up for that too. He also reminded everyone of the Annual Picnic which will be held on August 19<sup>th</sup> this year.

After a little more discussion on the hedge issue, the motion was made to adjourn the meeting, and it was so moved at 10:30 PM.

Respectfully submitted,

Elaine Littlehales, Clerk

"July 18, 2001  
Pine Orchard, CT

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

AT THE CALL OF THE PRESIDENT, there will be a special meeting of the Executive Board on Monday, August 6, 2001 at 7:30 PM in the Board Room of the Association Building to address the following agenda:

1. Nominate and elect officers for 2001-2002 term.
2. Reappoint Jeanne Hughes for a 5-year term on the Zoning Board of Appeals
3. Discuss matters brought up at the Annual Meeting
4. Discuss Dale Security coverage and related police issues
5. Discuss sidewalk on seawall at end of Island View Avenue
6. Discuss possible gas pipeline through Pine Orchard NOTE: Town has set up informative meeting on matter for Monday, July 30<sup>th</sup> at 7:30 PM at Branford Senior Center
7. Discuss 100<sup>th</sup> Birthday celebration
8. Any other matter which may be brought before the meeting.

Attest: Edward Johnson, President"

MINUTES OF A SPECIAL MEETING OF THE EXECUTIVE COMMITTEE OF  
THE PINE ORCHARD ASSOCIATION  
August 6, 2001

President Ed Johnson called the meeting to order at 7:30 PM. Other Board Members present were: Teresa Storer, Dick Greenalch, John Donegan, Charles Shelton, Lois Jacob, Joe Sepot, Janice Gruendel, Ed Brandt, Vining Bigelow, and Elaine Littlehales.

Ed welcomed Charles Shelton, a new member to the Board who will take over the duties of Planning Commissioner as well as acting as point man for the proposed Islander East Pipe Line. Officers for the 2001-2002 year were nominated by Vining Bigelow and elected as Ed Johnson, President; Dick Greenalch, Treasurer; Elaine Littlehales, Clerk, providing that a recording secretary be chosen as well. The Board also agreed to re-appoint Jeanne Hughes to a 5-year term expiring in 2005 to the Zoning Board of Appeals. That Board is still short one alternate.

Ed Johnson reported that he had spoken with Mrs. Drevins, Mrs. Standish and Mr. Platt about traffic signs they requested at the Annual Meeting. They agreed to narrow their original request for 5 down to 2; one on Club Parkway opposite Maclean Place (or Hart Avenue) and on Island View at Chapel. They also asked that there be 2 "do not enter" signs on either side of Island View at Waterside where it changes from a 2-way to a 1-way street. The Board moved that we would submit this request to the Police Commissioners in the Town and leave it up to them.

Jim Redden has resigned from the Board for health reasons and the Board accepted his resignation with regret. Teresa Storer will take over police/security duties. The Board agreed

that we need to take a police/security survey of the membership and Teresa distributed a rough draft of such a survey. It was discussed and edited by the Board and Dick Greenalch, Elaine Littlehales and Teresa Storer will re-craft the questionnaire and get it out by the 20<sup>th</sup> of August with a response deadline of September 5<sup>th</sup>.

On the matter of hedges and the request at the Annual Meeting for an ordinance instituting a "good neighbor" policy toward hedge height, the Board agreed that such an ordinance would be impossible to write equitably and equally impossible to enforce. A newly developed association can institute such regulations; a century-old one cannot. Dick Greenalch produced a letter he had written several years ago when President on this very issue and Ed will edit and re-issue it.

Vining Bigelow reported on two estimates he had received to repair the cement sidewalk from the end of Island View to the base of the Breakwater. The Board moved to (1) not raise the seawall along this stretch in the belief that it will increase the incidence of flooding, not decrease it, and (2) to commit \$6,500 to repair the sidewalk, the work to be done as soon as possible.

Janice Gruendel reported on a Town meeting she attended on the proposed Islander East pipeline which will go from North Branford out into the Sound by the Trap Rock dock. There were questions of safety as the gas is under 900 lbs. Pressure, and conservation as Islander East wants a 50' clear-cut span next to the tracks which goes through wetlands and Land Trust holdings as well as backyards. Drilling to go under the seabed would start in March and go round the clock for 4 months. We can appeal their decision although they have eminent domain and litigation would be prohibitive. The POA can be interveners which reserves our right to appeal and entitles us to receive regular reports on the progress of the pipeline, and it was moved to try to do this.

Joe Sepot asked about a day care business in a home and accessory apartments and did they warrant special exception permits. The Board agreed that they both needed special exception permits and it was also noted that day care businesses had been turned down in the past.

The Board also agreed to ask Jeffery Forbes if he would be interested in taking Jim Redden's place on the Board. Other names suggested for future vacancies were Jeff Hotz (if he is a property owner), Michael Platt and Becky Mars.

The meeting was adjourned at 10:00 PM.

Respectfully submitted,



Elaine Littlehales, Clerk

August 28, 2001  
Pine Orchard, Connecticut

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

AT THE CALL OF THE PRESIDENT, there will be a special meeting of the Executive Board on **Monday, September 10, 2001, at 7:30 PM** in the Board Room of the Association Building to address the following agenda:

1. Review results of the Security Questionnaire and determine future course of action with Dale Security
2. Review status of Islander East Gas Pipeline project
3. Consider any other matter which may be brought before the meeting.

Attest: Edward Johnson, President

MINUTES OF A SPECIAL MEETING OF THE EXECUTIVE COMMITTEE  
OF THE PINE ORCHARD ASSOCIATION  
September 10, 2001

President Ed Johnson called the meeting to order at 7:30 PM. Also present were: Joe Sepot, Jeff Forbes, Ed Brandt, Teresa Storer, Dick Greenalch, Charlie Shelton, John Donegan, Vining Bigelow and Elaine Littlehales.

The President opened the meeting by welcoming new board member Jeff Forbes who has been appointed to fill Jim Redden's unexpired term until 2003 and who will assume the duties of recording secretary.

Teresa Storer reported on the results of the Dale Security questionnaire, which was sent to all tax-paying residents. Of the 281 that went out, 163 were returned by the deadline; 57%. There were 90 in favor of continuing with Dale, 54 against, and 19 had no opinion. Teresa recommended that we extend our contract with Dale for a full year, with winter hours (35) as of October 1. There was a general discussion on how to make the Security system work better, addressing some of the comments received with the questionnaire. That Dale should set a good example by driving much slower down side streets, not roll through stop signs were some suggestions, as well as having them sit places such as Anchorage Road, the Office parking lot and Elizabeth Street across from the Market which may slow speeding some. Use of our radar gun was brought up and Ed will contact Police Chief Gill for further information on that possibility as well as enlisting his help to address the speeding issue. Whether or not to use our own car was discussed and tabled until we have been a full year with Dale. Teresa will present these comments to Geoff Gallop from Dale, and will also find out how residents can contact the security people when they want their house checked when away. It was moved, seconded that we approve the continuation of Dale Security from October 1 through June 30, 2002 on the existing basis. Teresa Storer will negotiate a new

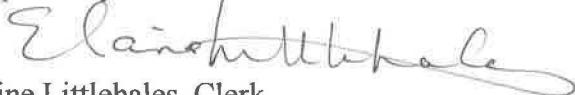
contract, upping hours in the summer and leaving room for special holiday hours, either on or off. The motion was carried.

It was moved that the Treasurer add \$32,000 to the Police Account from Savings to cover the period from October 1 to June 30. The motion was seconded and carried.

Charlie Shelton gave a complete rundown on a meeting he attended of Citizens for Branford's Environment who are concerned with the proposed Islander East gas pipeline. A number of special interest groups were there, all against the proposed pipeline. The best strategy seems to be to delay the Federal regulatory Commission's decision until December 31 to give time for other Agencies to submit other plans for similar pipelines to Long Island. Inasmuch as our residents in the Juniper Point area will be most affected by this, it was agreed that we send the Juniper Point Association a copy of our letter to FERC asking for intervenor status to let them know we are concerned. This same information will go out to all residents in a letter explaining our position on Dale Security along with other pertinent information.

The next meeting will be held the first Monday in December, the 3<sup>rd</sup>. It was moved the meeting be adjourned at 8:55 PM.

Respectfully submitted,



Elaine Littlehales, Clerk

**Correction: Paragraph 3, line 4 should read, "decision originally due by December "**

"November 1, 2001  
Pine Orchard, Connecticut

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

At the call of the President, there will be a special Meeting of the Executive board on MONDAY, NOVEMBER 12, 2001 AT 7:30 PM at the Board Room of the Association building to discuss the following matters:

1. Financial report.
2. To consider, and if appropriate, approve a motion recommending denial of the request of Island east Pipeline Co. for expedited approval of their proposed gas pipeline through Branford.
3. Consider any other matters which may be brought before the meeting.

Attest: Edward C. Johnson, President"

Minutes of a special Meeting of the  
Executive committee of the Pine Orchard Association  
November 12, 2001

Attendees: Vining Bigelow, Richard Greenalch, Janice Gruendel, Ed Johnson, Joe Sepot, Charles Shelton, Jeff Forbes.

Meeting called to Order by Ed Johnson 7:39 PM

Action Items:

1. Ed Johnson called for a Financial status/Report from Dick Greenalch (DG)

- Update from last board meeting through 11/10/01
- Budget was approved
- Added 32K for the extension of the Security Patrol
- Drained cash account to cover this expenditure
- To date – majority of taxes collected and received - \$5,400 in
- Realized \$1,000 for the sale of the old police radio
- Realized \$2,400/yr. For rent of the Fire Department garage
- Exploring options of rent requests for the vacant garage on a winter/interim basis only
- Confirmed that we have no contract with the Fire department for rent
- Suggestion made to explore the feasibility of charging rent for the trailer in the parking lot
- Disbursement made in the form of \$6,000 for sidewalk repair and \$2,250 for oil tank removal
- Financial projection was that we would hold to the budget
- Cash balance of \$77,000 down from \$109,000
- No approval required on the budget report at this time
- Savings allocation in (3) certificates of deposit

2. Pipeline Update from Charles Shelton (CS)

- Association engaged in this process on August 1, 2001
- Attended briefing at Branford Senior Center at request of Kennedy and Horn
- Association has multiple concerns
- First Selectman DaRos was appointed to Blue Ribbon Commission to assess the feasibility of the project
- Chaired by Mr. Shapiro of the Inland Wetlands Commission
- (CS) attended 4 or the 5 sessions
- (CS) felt the tone and tenor of meetings very much against the pipeline
- Discussed situation with Terry Elton(?) who is the Director of Economic development of Branford
- (CS) feels that we should voice our lack of support for the pipeline formally
- (CS) concurs with other officials that our goal should be to slow down the process of approval and force hearings.
- Juniper Point Association, i.e. Kennedy and others, want the expedited proposal to be denied
- Ed Johnson recently attended the Town Meeting to explore options to delay the Pipeline Company's expedited proposal request
- Town of Branford is engaging a lobbyist and looking for funding from associations
- (CS) feels that Pine Orchard Association should draft a letter under Ed Johnson's signature stating the Association's opposition to the pipeline

- This letter would be included in the Town of Branford's commentary package to FERC and the Sitting Council.

Discussion on topic:

- J. Gruendel – Juniper Point Association has worked hard to unite other associations. They have hired attorneys and invested heavily to oppose this pipeline. Feels that POA needs to go on record with our opposition. Very concerned that this LLC front organization will inhibit any remuneration should something catastrophic go wrong.
- D. Greenalch – Suggested exploring contacting Tilcon to determine their position. Feels they may have had a change of heart due to the liability concerns. Suggests reaching out to determine their position. Questioned whether we could take any zoning action that could add conditions.
- E. Johnson – Commented that Selectman DaRos's view of the project is that it creates significant environmental risk. He cited the Selectman's comments about Milford's experience with their pipeline issue where their shell fishing resources were devastated as a result of their pipeline project. In addition, he pointed out that there are no current needs for Long Island energy and as a result there is no impending event thus the justification is all based on future perceived needs. His perspective is that FERC is implementing a strategy of not providing information in order to expedite the approval process. He is concerned about the politics associated with this pipeline project.
- Dick Greenalch made a motion to send the Charles Shelton's pipeline summary letter and our Association's position against it on to various interested parties.
- Motion seconded by Vining Bigelow and passed unanimously.
- Discussion on who this letter should be sent to. Determination was to send it to land based associations. The remaining groups who should receive Pine Orchard's positioning letter would be left up to Ed Johnson.

### 3. Miscellaneous Report Updates from Committee Members:

- Ed Johnson: Dock Expansion Plans by Pine Orchard Club – Is not an Association issue because it does not create a traffic issue and it does not add to vehicle parking issues. Seawall Update – Association is not replacing or adding to the seawall at the end of Island View Avenue. Sidewalk was just completed  
Enhancements to Pine Orchard Association's Meeting Facility – We will wait on carpet replacement until this summer and review at that time.
- Janice Gruendel: Suggested that Pine Orchard develop an historical book similar to the one Stony Creek created. Proposed we do the same for the 100-year anniversary. Offer her willingness to coordinate and assist. Investigating feasibility.
- Joe Sepot: Commented that the handrail for the beach access for Selden Avenue is missing. Information points to the fact that the property owner removed it. Ed Johnson to investigate. Verified that the Pine Orchard Chapel owns their building and the associated land.
- Jeff Forbes: Voiced concerns on behalf of multiple property owners surrounding the non-conforming property on McLean Place and Club Parkway. Surrounding resident have voiced multiple complaints about multiple apartments being created in the property without any approval or adherence to process. Currently there appears to be 4 individual renter units in this property plus the landlord. Requested action to confirm non-conformance and take action. Impact issues are traffic, parking and density. Joe Sepot and Ed Johnson to investigate and report back at next meeting.

Meeting Adjourned at 8:52 PM

Respectfully submitted. Jeff Forbes, Recording Secretary

