

residents rather than an offer from the Executive Board and Mr. Kinney was appointed to investigate this possibility.

In connection with roads ^{Pasaquina} in the community, Mr. Edwards complained about the condition of ~~Ozone~~ Road and Mr. Chatfield said that Lake Place also had a drainage problem. Mr. Brown agreed to take up this matter with the Town authorities.

The President then stated that he had had a complaint with regard to the size of a house being constructed in Timble Farms. The complainant believed that it was below the minimum standard requirement. He stated that he had investigated the matter and determined that while the house was extremely small size, that it would fall within the minimum requirements. The Clerk was requested to write advising of this.

Mr. Edwards and others of the Board raised the question of drainage problems in certain of the area within the Association, particularly the low land remaining in the Thimble Farms area. It was the consensus of those present that the Town Health Officer and the Town Engineer should be apprized of these drainage problems.

The President also advised that a complaint with regard to possible violation of the single family residence requirement had been brought to his attention. The Clerk advised that the attorney for the owner had stated that it was his belief there was no violation and he would write to that effect, but as of this date no communication had been received.

The Clerk reported for Mr. Pinkham with regard to the sprayer, stating that he had purchased a portable unit for an amount slightly in excess of \$300 and was testing its ability with the thought that one or two additional ones might be purchased in order to control the mosquito problem within the Association.

No further business appearing, the meeting dissolved.

Attest:

Hilton Wilson
Clerk

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

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

"PINE ORCHARD, CONNECTICUT
February 6, 1963

TO THE EXECUTIVE BOARD OF
THE PINE ORCHARD ASSOCIATION

Gentlemen:

At the call of the President, there will be a special meeting

of the Board at the office of The Alden M. Young Company, Pine Orchard, Connecticut, at 8:00 o'clock P.M., E.S.T., on Monday, February 18th, 1963, to hear and act upon reports of officers and committees and to transact any business within the power of the Board which may come before the meeting.

Attest:

MILTON W. GOSS,
CLERK."

Present were: Messrs. Brown, Buza, Cate, Chatfield, Edwards, Goss, Pinkham, Tweed and Usher, constituting a quorum.

Meeting was called to order by the President.

Minutes of the previous meeting were read and, with minor changes, approved.

The President stated that he had no formal agenda to present but felt that since it had been some time since the Board met, a general discussion on all subjects was warranted.

Mr. Chatfield, as Treasurer, reported that of the budget approved for the year 1962-1963 of \$13,520, to date \$8,480.20 had been expended and also stated that all of the accounts for taxes due had been paid with the exception of one M. F. Riley, Jr. who owed through January 31st, with interest, \$61.11 which he hoped would be collected in due course. On the basis of his present belief, he felt that we would be able to go through to the end of the year without any problems.

In the absence of Mr. Kinney as Chairman of the Police Committee, it was stated that a new car had been purchased, a matter which he had been authorized to investigate at the previous meeting of this Board and the purchase of the same was approved.

It was further reported that higher rates were being paid to the police and that this present rate included sufficient moneys to cover liability insurance which previously had been paid by the Association and it therefore appeared that some saving on insurance cost could result, since the Town of Branford was taking care of that in its entirety through the higher rate paid to the Police.

Mr. Pinkham reported that he had purchased a portable sprayer from the funds available in the sprayer account for \$373.79 and that he had originally thought it feasible to purchase additional equipment of this nature. However, in view of the publicity resulting from the publication of the book called "Silent Spring" he was somewhat at a loss to know whether there might be resistance within the community to any extensive spraying.

After some discussion on the subject it was felt that any additional equipment of this nature should not be purchased until some program to be set up by Mr. Pinkham had been put into effect and results either negatively or affirmatively proven.

The Board was reminded that at its last meeting a discussion as to

payment by persons residing northerly of the railroad tracks for the service under our new garbage and trash contract had been discussed. Mr. Kinney had been appointed to determine whether or not those people wished to have the same service as the people of the Association, also whether they would be interested in making a voluntary payment for police protection. In his absence it was felt that as soon as he could be contacted upon his return a bill for proper reimbursement for the garbage and trash collection should be sent to all such persons and if a voluntary donation for police protection of sufficient size was made, this service should be extended to the area.

The Clerk reported that at a recent meeting of the Zoning Appeals Board a suggestion had been made by one of its members that a person making an appeal before that Board should bear at least some of the costs involved. He stated that at this point he had no knowledge legally of whether such a cost could be assessed, however it was felt that unless there are reasons to the contrary that a proper assessment of cost should be made to all applicants before the Board of Zoning Appeals in the future.

The President stated he had had further complaints on a house on Meadowwood Road which appears to be a two family house in violation both of the deed restrictions of The Alden M. Young Company and, more particularly of the Zoning Ordinance of this Association. After discussion on this subject it was

VOTED that the Enforcement Board of this Association, if convinced that a violation exists, should take action promptly to notify the property owner to that effect and to take appropriate action to rectify the situation.

No further business appearing, the meeting dissolved.

Attest:

Hilton Wilson
Clerk

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

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

"PINE ORCHARD, CONNECTICUT
May 23rd, 1963

TO THE EXECUTIVE BOARD OF
THE PINE ORCHARD ASSOCIATION

GENTLEMEN:

There will be a special meeting of the Board at the office of The Alden M. Young Company, Pine Orchard, Connecticut, at 8:00 o'clock P.M., E.D.ST., on Monday, May 27th, 1963, to receive and act upon the assessment list as prepared and presented by the Clerk pursuant to law; to hear and act upon reports of officers, members and committees; and to transact any business within the

power of the Board which may come before the meeting.

Attest:

S.D. Brown
Secretary"

Present the following members of the Board: Messrs. Brown, Buza, Cate, Chatfield, Edwards, Pinkham and Usher.

The Meeting was called to order by the President.

An assessment list of real property within the limits of the Association which had been prepared pursuant to Charter was presented to the Meeting. After discussion it was, upon motion

VOTED that the assessment list of real property within the limits of this Association as presented to this Meeting be, and the same is, adopted and constituted the assessment list of the Association for the ensuing year.

The matter of dog nuisance was discussed and it was decided that a letter, enclosing copies or resumes of State laws and local ordinances, be mailed to all Pine Orchard residents and especially calling their attention to the ban on the roaming at large of dogs upon land of another. Warning should also be given that infraction of existing laws or ordinances would, if repeated after notice by our local police, subject the owner to possible fine and imprisonment.

The President informed the Meeting of the two cases of Zoning Ordinance violations now pending. As for the case of Lombardo, involving a two-family house on Meadow Wood Road, the Zoning Enforcement Board had decided that further delay in getting any satisfactory cooperation from the owner seemed inadvisable and that, consequently, the matter should be taken to court. The other pending case is that of Patrick Dillon, Selden Avenue, where the Enforcement Board had notified Dillon that the presence of an air conditioning unit on his lawn, close up to his easterly property line, constituted a violation of our Zoning Ordinance and requesting him to take measures to correct it.

The Treasurer reported that, according to present indications, his accounts should show a credit balance of about \$500 at the end of the year. He also stated that, in agreement with the President, he had expended \$15 for flowers for the funeral of former policeman John Bruno; this action and the expense were approved by the Meeting.


The subject of garbage collection in the Sunset Hill area of Pine Orchard was discussed and it was VOTED that such residents in that area as might wish to have the same service in garbage collection and refuse removal by the Town contractor as now enjoyed by Association residents south of the railway should be charged a fee of \$9.00 per year starting from December 1st, 1962. Messrs. Edwards and Brown were asked to prepare a letter to be sent to all residents in the Sunset Hill area advising them of the above available service.

Mr. Pinkham referred to the item regarding mosquito control in the minutes of the last Meeting and stated that he felt that this matter should now be brought to the attention of Pine Orchard residents and suggested that a start be made by a meeting of the Board members and other residents to observe the use of the sprayer which he had purchased

and to discuss possible plans for operating in Pine Orchard. It was decided that such a meeting be held at Mr. Pinkham's home on Monday, June 3rd, at about 7 P.M. and that Board members try to secure attendance by several Pine Orchard residents.

No further business appearing, the Meeting dissolved.

ATTEST:


Secretary

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

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

"Pine Orchard, Connecticut
June 7th, 1963

TO THE EXECUTIVE BOARD OF
THE PINE ORCHARD ASSOCIATION

GENTLEMEN:

There will be a Special Meeting of the Board at the office of The Alden M. Young Company, Pine Orchard, Connecticut, at 8 o'clock P.M., E.D.S.T on Monday, June 17th, 1963, to adopt a budget for the ensuing year, to lay a tax and arrange for the collection of the same; to hear and act upon reports of officers, members and committees; and to transact any business within the power of the Board which may come before the Meeting.

Attest:

Milton W. Goss, Clerk
S. D. Brown, Secretary"

There were present, constituting a quorum, Messrs. Brown, Buza, Cate, Edwards, Pinkham, Tweed and Usher.

The Meeting was called to order by the President.

The Minutes of the last preceding Meeting of the Board were read and approved.

The Notices which had been sent out to Pine Orchard residents in the Sunset Hill area regarding garbage and rubbish collection and to many Pine Orchard residents regarding dogs were read and approved.

The Secretary reported that in the Lombardo case of violation of Zoning Ordinance, a New Haven attorney had been engaged but no other action had yet been taken. In the case of Dillon, this was in suspense on account of Dillon's absence, but his attorney had asked for an informal meeting with the Enforcement Board to be arranged at an early date.

KNOW ALL MEN BY THESE PRESENTS

That I, being a member of The Pine Orchard Association of Branford, Connecticut, hereby constitute and appoint S. Dewey Brown my proxy and attorney for me and in my name and place and stead to act and vote at any meeting of said Association, to hold office therein, and all as fully and effectually as I might do.

Unless fully revoked in writing, this Proxy shall hold valid for one year from its date.

IN WITNESS WHEREOF I have hereunto set my hand seal this 8th Day of July, 1963.



.....(s)
Olive Young Warner

SEWARD AND MONDE
CERTIFIED PUBLIC ACCOUNTANTS
205 CHURCH STREET
NEW HAVEN 10, CONNECTICUT

Executive Board
The Pine Orchard Association
Pine Orchard, Connecticut

We have examined the statements of cash receipts and disbursements of the current account and the sprayer account for the fiscal year ended June 30, 1963 as submitted by the Treasurer of The Pine Orchard Association, have made tests of the details of recorded receipts and disbursements and examined or tested other supporting evidence by methods and to the extent we deemed appropriate.

Cash in commercial bank was reconciled and confirmed directly and savings account balances on deposit were verified by examination of passbooks and direct confirmation.

In our opinion, the statements of cash receipts and disbursements of the current account and the sprayer account for the fiscal year ended June 30, 1963 as submitted by the Treasurer, correctly set forth the cash transactions of The Pine Orchard Association for the fiscal year then ended.


Certified Public Accountants

New Haven, Connecticut
July 8, 1963

THE PINE ORCHARD ASSOCIATION
CURRENT ACCOUNT
STATEMENT of RECEIPTS and DISBURSEMENTS
Fiscal year ended June 30, 1963

Receipts:	
Tax collections-current year assessment	\$11,350.53
Garbage collection fees-outside taxing district	157.50
Garbage collection reimbursement from Town of Branford	1,916.69
Interest on delinquent tax collections	23.63
Interest on savings account	<u>90.41</u>
Total receipts	\$13,538.76
Disbursements:	
Police department wages and expense	10,100.61
Garbage collections	2,816.64
Salaries	750.00
Office clerical fee	500.00
Rent of fire house and garage	420.00
Roads	530.32
Trees	96.00
Audit fee	125.00
Insurance	697.95
Zoning	38.00
Postage and stationery	105.22
Dues and memberships	20.00
Repairs	16.06
Miscellaneous	<u>29.63</u>
Total disbursements	<u>16,245.43</u>
Excess of disbursements over receipts	2,706.67
Cash balance, July 1, 1962	<u>3,198.51</u>
Cash balance, June 30, 1963	<u>\$ 491.84</u>

By: 
S. R. Chatfield, Treasurer

THE PINE ORCHARD ASSOCIATION
SPRAYER ACCOUNT
STATEMENT of CASH RECEIPTS and DISBURSEMENTS
Fiscal year ended June 30, 1963

Cash balance, July 1, 1962	\$1,437.80
Addition:	
Interest earned	<u>64.22</u>
	1,502.02
Deductions:	
Expenditures for two sprayers	<u>373.79</u>
Cash balance, June 30, 1963	<u>\$1,128.23</u>

By: 

S. R. Chatfield, Treasurer

Mr. Pinkham reported that on account of rain, the meeting of Board members and Pine Orchard residents planned for June 3rd had not been held. There was considerable discussion on the subject of mesquite control but no action taken.

A proposed budget for the ensuing year prepared by the Treasurer and Secretary was discussed in detail and, after one small amendment, adopted as follows:

Police	\$9,000.
Garbage	1,500.
Rents	420.
Trees	250.
Audit	125.
Insurance	750.
Repair steps, etc.	350.
Legal and Zoning	125.
Salaries and Clerical-1,	250.
Roads	430.
Miscellaneous	150.
	<u>\$14,350.</u>

The Tax List as previously adopted was presented to the Meeting and upon motion it was

VOTED to lay a tax of 4 1/2 mills on the dollar on the Grand List of 1962, and the same is hereby laid on the taxable real estate in The Pine Orchard Association as set forth in the tax list heretofore adopted by the Executive Board for the ensuing year, and that tax bills be submitted to Sterling R. Chatfield who is hereby appointed to collect the same. Notice of the rate and the amount of such tax shall be sent by the Clerk to the taxpayers within ten days from June 24th, 1963, and said tax to be due July 1st, 1963, and payable on or before August 1st, 1963.

Attention to the fact that the Annual Meeting should be held Monday, July 8th, 1963. The form of ballot to be presented at this Meeting was discussed and it was decided it should be in the same form as had been presented in the past.

An invitation from the Connecticut Federation of Planning and Zoning Agencies to join that Federation was presented to the Meeting, and it was decided that this Association should apply for an Official Agency Membership with annual dues of \$20.00 for municipalities under 5,000.

No further business appearing, the meeting was dissolved.

Attest:


Secretary

MINUTES OF THE ANNUAL MEETING OF
THE PINE ORCHARD ASSOCIATION

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

"PINE ORCHARD, CONNECTICUT
JULY 1, 1963

TO ALL PERSONS QUALIFIED TO
VOTE AT THE ANNUAL MEETING OF
THE PINE ORCHARD ASSOCIATION:

The Annual Meeting of The Pine Orchard Association will be held at the Chapel, Pine Orchard, Branford, Connecticut, on Monday, July 8th, 1963, at 8:00 o'clock P.M., E.D.S.T., for the following purposes:

1. To elect by ballot an Executive Board for the following year, the polls to be open at such time and to remain open for such time as the Meeting shall determine.
2. To transact any other business within the power of the Meeting which may be brought before it.

Attest:

Joseph E. Buza, President
Milton W. Goss, Clerk
S. D. Brown, Secretary"

The meeting was called to order by the President.

Call of the meeting was read by the Clerk who reported a quorum present and the Chair declared the meeting duly constituted.

The minutes of the previous meeting were read and approved.

The Chair then declared the polls open for the election of twelve members to the Executive Board and he appointed Messrs. V. H. Everson, III and Frederick Reimers as Ballot Clerks. It was pointed out that the ballots as distributed contained the names of the present members of the Executive Board. These, however, were not nominees and names of eligible persons could be written in and the twelve persons receiving the highest number of votes would be elected. It was also announced that only persons who were property owners within the limits of the Pine Orchard Association and persons registered as voters in the Town of Branford were eligible to vote.

residing within the Association area

The Treasurer's audited annual report together with the Sprayer Account and the budget as adopted by the Executive Board were presented, read and, by vote, approved. However, it was recommended by the meeting that in the future a treasurer's report plus the budget adopted by the Board be sent out with the notice of the Annual Meeting. For the benefit of those persons not familiar with the

subject, Mr. Pinkham explained the history behind the Sprayer Account, indicating that minimum equipment had been purchased and was available to persons within the Association at their request.

Mr. Kinney outlined the activities of the Police Department for the past year reporting that a new car had been purchased, and that while the actual jurisdiction of the officer was limited to the area south of the mainline railroad tracks, the officers were subject to call for emergency purposes from the Branford police headquarters and he urged all persons requiring assistance to make their calls direct to Branford police headquarters which would relay the requests to the officer on duty. It was noted that John Bruno who had served as one of our police officers for many years had died during the past year and at the request of those at this meeting it was

VOTED that an appropriate resolution be sent to his surviving widow.

In the absence of the Health Officer, the President reported that in general the garbage and trash collection appeared to be in satisfactory hands and reminded those present at the meeting that the type of collection in the area was quite different from that arrangement under contract in the remaining part of the Town of Branford. This arrangement was one which the past Boards felt was appropriate in the area and unless otherwise directed would continue to be put into effect.

Mr. Tweed reported as to the activities of the Fire Department in the area and briefly outlined the new setup of fire headquarters and additional equipment which the Town of Branford would shortly have available.

At this point the President declared the polls open for election of the twelve members of the Executive Board. While the vote was being taken, he called for discussion on any subjects of interest from the floor. It was reported that the sign at the gatepost on the walkway to the beach on Selden Avenue was missing. It was noted that on Island View Avenue fewer parking spaces were available than in the past. On this point, Mr. Kinney stated that this action had been taken at the request of residents in the area to make access to their own property more available.

There was considerable discussion on the subject of control of access to the beach. The President stated that he and the Board were well aware of the problem and would continue to make every effort to limit the use to those who were actually entitled to it.

The problem of roaming dogs in the area was also discussed. Here again the President stated that he and the Board were aware of the problem and suggested that actual written complaints were in order and that armed with such, the Board would be in a better position to take effective steps to handle problems as they arose.

President then declared the polls closed and the Ballot Clerks reported that 49 persons had voted and the following had received the largest majority as members of the Executive Board:

S. Dewey Brown
 Joseph E. Buza
 Robert B. Cate
 Sterling R. Chatfield
 Harry E. H. Cox, Jr.
 Frederick H. Edwards, Jr.
 Milton W. Goss
 John J. Kinney, Jr.
 William D. Pinkham
 John H. Tweed, Jr.
 John C. Usher
 Walter A. Wallace

The Chair declared the Board duly constituted.

No further business appearing, the meeting was dissolved.

Attest:

Hilton Wilson
 Clerk

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

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

"Pine Orchard, Connecticut
 September 9, 1963

TO THE EXECUTIVE BOARD OF
 THE PINE ORCHARD ASSOCIATION

Gentlemen:-

At the call of the President, there will be a special meeting of the Board at the office of The Alden M. Young Company, Pine Orchard, Connecticut at 8:00 o'clock P.M. on Monday, September 16th, 1963, to elect officers and appoint committees; to hear and act upon reports of officers and committees; and to transact any business within the power of the Board which may be brought before the meeting.

Attest:
 MILTON W. GOSS,
 CLERK."

and by telephonic message to all of the Board changing the meeting date to September 17th, 1963,

There were present: Messrs. Brown, Buza, Chatfield, Edwards, Goss, Kinney, Pinkham and Wallace, constituting a quorum.

Meeting was called to order by the President.

Minutes of the previous meeting were read and approved.

The President stated that this was an organization meeting to elect officers and Committee chairmen for the forthcoming year. The Secretary was instructed to cast one ballot for the following:

President - Joseph E. Buza
 Vice President - John J. Kinney, Jr.
 Clerk - Milton W. Goss
 Treasurer & Tax Collector - Sterling R. Chatfield
 Secretary - S. D. Brown

Mr. Kinney stated that he felt it necessary to resign as Chairman of the Police Committee, whereupon the following appointments were made to Chairmanships:

Committee on Police - Frederick H. Edwards, Jr.
 Health Officer - Walter A. Wallace

with chairmen of the remaining committees to be appointed at a later date.

Mr. Edwards reported that in general the garbage and trash collection had not raised any serious problem, the only exception being that within the last few weeks the Collector had been ill and a rather hit or miss collection has resulted which was about to be rectified shortly.

Mr. Brown, as Chairman of Roads, was instructed to write to the State Highway Commissioner with regard to the condition of Totoket Road northerly of the New Haven Trap Rock tracks to request that some action be taken to make needed repairs. He was also instructed to write to the First Selectman recommending study of drainage problems on Pasadena Road, Chapel Drive and Blackstone Avenue.

Mr. Kinney, as Chairman of the Police Committee, reported no particular problems and that two officers would be on duty with split hours and split days during the evenings from now until next summer.

Mr. Chatfield, as Treasurer and Tax Collector, reported total receipts of \$11,148.11 with approximately \$800 still outstanding, and with respect to the collections for trash and garbage due by persons residing northerly of the railroad track he had collected approximately \$150 of which \$31.50 was for the previous year.

Mr. Pinkham stated that the interest in the sprayer equipment had been disappointing, however it was felt that the equipment should be maintained with the hope that greater interest in its use would result in the forthcoming year.

Conditions in the roadway leading to the New Haven Trap Rock dock were pointed out and it was

VOTED that a stop sign be erected at the intersection of that road with Totoket Road.

The Clerk informed the Board that it was necessary to appoint a person to the Board of Appeals since Mr. S. W. Noyes, Jr.'s term had expired. It was

VOTED that S. W. Noyes, Jr. be reappointed for a term of five years.

Mr. Buza reported that two instances of violation in zoning had been investigated by the Enforcement Board and in both instances a correction had been made to conform.

He announced that he was more than aware of the large number of dogs roaming throughout the area and suggested that an investigation be made into the possibility of hiring a dog catcher to pick up roaming dogs throughout the area and impounding them. Messrs. Kinney and Tweed were appointed to investigate the possibility of carrying out such a program.

No further business appearing, the meeting was dissolved.

Attest:

Milton W. Goss
Clerk

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

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

"PINE ORCHARD, CONNECTICUT
January 24, 1964

TO THE EXECUTIVE BOARD OF
THE PINE ORCHARD ASSOCIATION

Gentlemen:

At the call of the President, there will be a special meeting of the Board at the office of The Alden M. Young Company, Pine Orchard, Connecticut, at 8:00 P.M., E.S.T., on Monday, February 3, 1964, to hear and act upon reports of officers and committees, to fill a vacancy on the Board and to transact any business within the power of the Board which may come before the meeting.

Attest:
MILTON W. GOSS,
Clerk"

Present were Messrs. Brown, Buza, Chatfield, Edwards, Goss, Tweed, Usher, Wallace and, on invitation, S. W. Noyes, Jr.

The meeting was called to order by the President.

Minutes of the previous meeting were read and approved.