

Hugh Scott	1969
W. R. Compton	1970
Robert Sherwood	1971
Richard Strickler	1972

The following alternates were reappointed:

Archibald H. Welch
Robert G. Jones
Walter B. Evarts

No further business appearing, the meeting was dissolved.

Attest:



Clerk

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

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

"Pine Orchard, Connecticut
January 21, 1969

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. on Monday, February 3, 1969 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. E. Brown, S. D. Brown, J. Buza, S. Chatfield, F. Edwards, A. Gagge, H. Gillis, M. Goss, J. Tweed and J. Usher, constituting a quorum, and as special guests, Mr. David Anderson, Mrs. Helen Mulvey and Mr. Thomas Sloane.

Meeting was called to order by the President and he asked the guests if they would present to the Board their comments and feelings with respect to a projected new bridge on Montowese Street to be substituted for the existing underpass. The guests submitted some maps and pictures showing the present underpass and the projected one and stated that they felt that while this proposed bridge would alleviate to some extent traffic problems that the project was much too grandiose a proposal, the result of which would increase traffic and also in its construction and the rerouting of the existing Route #146 would take a number of residential properties and the necessary fill would desecrate a substantial amount of

marsh lands. They reported that two bills had been submitted to the Legislature, one by the Branford Citizens Committee and an additional one by Senator Hammer to have the project reconsidered with the view to a definite redesign and that hearings on these bills would be held in the very near future and that they hoped that the Pine Orchard Association as represented by this Executive Board would go on record as opposed to the present proposed structure.

Mr. Anderson stated that his primary concern was that if such a structure were to be completed that it would tend to open up future expansion of Route 146 throughout its entire length which would, in his judgment, be detrimental to conservation of the marsh lands now in existence. He reported that he had discovered that an area of approximately 24 acres lying northerly of the former Connecticut Company trolley line and easterly of the New Haven Trap Rock Railroad line to its dock was actually owned by the Town of Branford so that it seemed within the realm of possibility that this area could be preserved in its present state.

The guests then left the meeting and the President then stated that we should get down to our other business. Reading of the minutes of the previous meeting was waived.

President reported that a structure built on Birch Road by R & M Builders appeared to be not in conformance with the zoning restrictions in the area and if this was confirmed by a surveyor's map locating the actual structure that the Enforcement Board would very likely feel obliged to turn down a request for a variance. It was suggested that outside legal counsel be consulted to determine the legal implications of such action, including the imposition of fines and penalties.

The Clerk reported the possibility in the future of a request by The Pine Orchard Yacht and Country Club to insert some pipes at the base of the existing breakwater in order to alleviate the silting conditions of its harbor. Although no action was required at this time, it was his feeling that the Board should be made aware of this possibility.

President stated that although he had been elected twice in the past two years, Walter Wallace had not attended any of our meetings and had indicated to him verbally that another person who could attend meetings should replace him on the Board. Clerk was instructed to write to Mr. Wallace to ask if he wished to resign and be replaced as a member of this Board.

In the absence of the Health Officer, President stated that he had reported to him that there were no unusual problems.

Mr. Gagge reported that he had replaced two road signs and went on record stating that this is a constant problem for which there appeared to be no solution.

Mr. Edwards indicated that he had no specific report for his Committee on Police and Mr. Chatfield made a brief report indicating that he had some five accounts still outstanding totaling \$500 which he hoped to collect shortly, that his general cash condition appeared to adequate.

President then stated that it was in order for this Board to indicate its feeling with regard to the plea presented by the guests in order that an indication could be made to them as to whether or not this group was in favor of opposition to the pending construction of the bridge on Montowese Street. There followed a considerable discussion of the pros and cons. It was felt that the whole matter was largely a political problem and since there was no very strong feeling among the members to support the plea for opposition, it was felt that our best action was to indicate this to the guests and suggest to them that if any other action to which they were opposed was in the cards, that they notify us and also that we ourselves attempt to keep posted by information from various sources in the State Legislature.

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 mailed to all of the Board of which the following is a copy:

"Pine Orchard, Connecticut
April 9, 1969

TO THE EXECUTIVE BOARD OF
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. on Monday, April 21, 1969 to hear and act upon reports of officers and committees, to consider filling a vacancy on this 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. E. Brown, S. D. Brown, J. Buza, S. Chatfield, F. Edwards, D. Daggett, A. Gagge, M. Goss, J. Tweed, J. Usher.

Meeting was called to order by the President.

Secretary read the minutes of the previous meeting which were approved.

Mr. Daggett as Health Officer indicated that there had been relatively few complaints throughout the year, all of which have been taken care of.

The Clerk indicated that he believed there might be some misunderstanding with regard to the special garbage and trash collection for the residents

of the Association north of the railroad tracks and it was suggested that a meeting of minds be arranged between the Health Office, Mr. Chatfield, the treasurer and tax collector, and the trash collector.

Mr. Edwards as Chairman of the Committee on Police stated that he had no particular problem except for the operation of our police car which was giving us constant trouble. This, however, was something that could be rectified if by no other way than purchasing a new car. He suggested that when the notice of the Annual Meeting of the Association goes out that a proper notification to all residents with regard to dogs be included.

Mr. Chatfield reported that there was cash on hand of about \$6,000 and accounts overdue amounting to some \$300, with total collections for the year of over \$17,000.

Mr. Gagge reported that he had made a study throughout the area of missing traffic and street signs and it was felt that he should contact the town authorities with regard to this matter with the hope that they would replace the same with reasonable dispatch. Also, that he would take up the matter of painting the streets throughout the area.

The Clerk made a brief report with regard to the recent problems of our Zoning violations and variances in the Birch Road area which had ultimately been settled and in the course of which it developed that when a plot plan was submitted for construction or alteration that an actual engineering survey should be required and that efforts be made to have an actual site inspection.

President stated that Mr. Wallace had submitted a written resignation from this Board and it was appropriate to fill this vacancy. He offered the name of Mr. Walter Evarts to succeed Mr. Wallace for a number of reasons, namely, that he was interested in the community and had engineering experience which could be helpful, particularly with regard to problems arising from zoning violations. There being no other nominations, it was VOTED to appoint Mr. Evarts to this Board to fill the vacancy caused by the resignation of Mr. Wallace. Mr. Buza said he would notify Mr. Evarts of this and believed he would accept the appointment.

The Clerk pointed out that inasmuch as Mr. Evarts was an alternate to the Zoning Board of Appeals it would be necessary to appoint a successor in his place should he accept this appointment to the Board.

Date for the next meeting of this Board was discussed at which time the Grand Assessment List would be adopted. The date was set for April 29, 1969.

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 mailed to all of the Board of which the following is a copy:

"Pine Orchard, Connecticut
April 22, 1969

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 P. M. on Tuesday, April 29, 1969 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:
Milton W. Goss, Clerk"

Present were Messrs. E. Brown, S. D. Brown, J. Buza, S. Chatfield, D. Daggett, F. Edwards, W. Evarts and J. Usher.

The meeting was called to order by the President who welcomed the new member, Walter Evarts.

The Secretary read minutes of the previous meeting which were approved.

The 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. All present signed their names to this list indicating their approval.

The President read a communication from a member of the Association concerning occupations by small groups of college students of houses during the winter months. After discussion, it was decided that after conference with legal counsel, letters be written to home owners who are renting to college students calling their attention to Association Ordinances and appealing to them to be considerate in selection of tenants.

It was also decided to send to all Association members description of single family dwellings as defined in the Association Zoning Ordinance.

No further business appearing, the meeting was dissolved.

Attest:



Secretary

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

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

"Pine Orchard, Connecticut
May 28, 1969

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 P. M. on Monday, June 9, 1969 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"

Present were Messrs. E. G. Brown, S. D. Brown, J. E. Buza, S.R. Chatfield, D. Daggett F. H. Edwards, Jr., W. B. Evarts, A. P. Gagge, H. T. Gillis, M. W. Goss, J. H. Tweed, Jr. and J. C. Usher.

Meeting was called to order by the President.

The minutes of the previous meeting were read and approved.

The Clerk who had not been present at the previous meeting inquired as to alleged complaints concerning occupation of some of the houses within the Association area by student groups. He was advised that a complaint had been made, but unsigned. It was suggested that a reminder of the use of properties within the Association be included in the call of the Annual Meeting.

Mr. Edwards reported that a gentleman living on Crescent Bluff Avenue had requested that a block party be permitted on the street over the Fourth of July and wanted to know whether or not this Association had any reason to object thereto. He was informed that this street is a public road and that the matter should be referred to the appropriate town authorities.

There was a general discussion with reference to problems in connection with the billing and collecting thereof for special services in the non-taxable area of the Association for trash and garbage. It was indicated that there were some 80 to 85 persons who were serviced, or were presumed to be, some of whom had not paid as advised when billed as of July 1, 1968. It was thought possibly that the service offered should be dropped. It was, however, pointed out that under the contract for services entered into by the Association that this area was included and that if service was discontinued, the Association would still have to pay the full price. Approximately \$1,800 was received from this area towards the payment of the overall contract. The final decision was that the Health Officer was to contact all known persons who were delinquent advising them that the special service would be discontinued immediately in an attempt to collect the delinquencies.

Budget for the forthcoming year was submitted and adopted as follows:

Police	\$13,300
Garbage	5,100
Rent	120
Audit	200
Insurance	650
Repairs Wall, etc.	500
Legal, Zoning	300
Salaries & Clerical	1,750
Roads	600
Postage & Misc.	200
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	22,720

It was VOTED to lay a tax of 5½ mills on the dollar on the Grand List of 1968 and the same is hereby laid on the taxable real estate in The Pine Orchard Association as set forth in the tax list previously adopted by this 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 22, 1969 and said tax to be due July 1, 1969 and payable on or before August 1, 1969.

It was decided that the usual form of ballot would be presented to the Annual Meeting which will be held on July 7, 1969.

Along with the notice of the Annual Meeting to be sent to all qualified persons, the budget as submitted and adopted is to be sent.

No further business appearing, the meeting dissolved.

Attest:
Hilton Wilson
Clerk

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
June 27, 1969

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 7, 1969 at 8:00 P. M. 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"

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.

Clerk read the minutes of the last Annual Meeting which were approved.

Chair then declared the polls open for the election of twelve members to the Executive Board and he appointed Mr. David Anderson and Mr. Walter Ledbury as ballot clerks. It was pointed out that the ballots as distributed contained the names of the present members of the Executive Board; that these, however, were not nominated and names of eligible persons could be written in and the twelve persons receiving the highest number of votes would be elected. The Clerk also stated that only those persons who were property owners within the limits of The Pine Orchard Association and persons registered as voters in the Town of Branford residing within the Association were eligible to vote.

Clerk read the Treasurer's audited report for the year ended June 30, 1969 which showed an excess of disbursements over receipts of \$2,617.03.

While the ballot clerks were tallying the votes, the President stated that in general the activities of the Executive Board of the Association were primarily concerned with police control within the area, zoning problems and appropriate arrangements for special garbage and trash collection.

He called upon Mr. Edwards as Chairman of the Committee on Police to make a report which he did in some detail and indicated that the most serious problems were those of financing appropriate protection within the area due to increased costs in the salaries paid.

Mr. Daggett as Health Officer stated that in general there was no serious problem within his jurisdiction, but wished to remind those present that the collector could not be expected to take care of more than three cans per household and that no leaves or grass cuttings should be thrown in with other trash; that these items should either be taken directly to the dump or placed in separate containers with possibly a special arrangement to be made between the various home owners and the collector for their removal.

Mr. Gagge as Chairman of the Committee on Roads reiterated the usual problem of the disappearance of signs throughout the area and the impossibility of maintaining them due to apparent invasion from outside the area by persons who seemed interested in making a collection of them. He also stated that it was a very obvious fact throughout the area that it was practically impossible to control litter which was scattered particularly on main roads and Route 146. At this stage, Mr. Ernest Brown who was formerly Chairman of this Committee reported that he had

contacted the State Highway authorities in order to attempt to provide trash barrels at various points, and had been informed that this was not the answer and in fact, in many instances, created a more serious problem since people from outside the area were inclined to use these to dispose of their own trash and garbage. Mr. Anderson suggested that perhaps a solution would be to hire some of the young teenagers in the area once a week to go about and make a pick-up of litter. Mr. Buza said that this matter would be taken under advisement.

Mr. Otto Albert stated that he had been informed that the New Haven Trap Rock Company had donated to the Town of Branford a substantial area to be used for land fill and wondered if the Executive Board was aware of this. Mr. Buza thanked him for the information and said he would investigate this immediately.

Mr. John Hincks stated that he wished to commend the Executive Board for their handling of the various problems raised within the Association and particularly their management of the financial side in its various aspects in order to keep the tax rate down.

The ballot clerks then reported to the Clerk to the effect that 54 ballots had been cast and that a majority had been cast for the following who are hereby duly elected:

Ernest G. Brown	Walter B. Evarts
S. Dewey Brown	A. Pharo Garre
Joseph E. Buza	Howard T. Gillis
Sterling R. Chatfield	Milton W. Goss
David Daggett	John H. Tweed, Jr.
Frederick H. Edwards, Jr.	John C. Usher

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 mailed to all of the Board of which the following is a copy:

"Pine Orchard, Connecticut
October 8, 1969

TO THE EXECUTIVE BOARD OF
THE PINE ORCHARD ASSOCIATION

Gentlemen:

At the call of the President, there will be a special organization meeting of the Board at the office of The Alden M. Young Company, Pine Orchard, Connecticut at 8:00 o'clock on Monday, October 20, 1969 to elect officers, appoint committee chairmen, 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"

Present were Messrs. E. Brown, S. D. Brown, J. Buza, S. Chatfield, F. Edwards, Jr., W. Evarts, A. Gagge, M. Goss, and H. Gillis constituting a quorum.

The meeting was called to order by the president and reading of the minutes of the previous meeting was waived.

President called the attention to the meeting that it would be in order at this point to elect officers and appoint committee chairmen for the ensuing year. The clerk read the names of the present officers and it was the consensus of all present that these same persons be reelected as follows:

President	Joseph E. Buza
Vice President	Frederick H. Edwards, Jr.
Clerk	Milton W. Goss
Treasurer and Tax Collector	Sterling R. Chatfield
Secretary	S. Dewey Brown

The following persons were reappointed as committee chairmen:

Committee on Police	Frederick H. Edwards, Jr.
Committee on By-Laws	Milton W. Goss
Committee on Roads	A. Pharo Gagge
Health Officer	David Daggett

The Zoning Enforcement Board consisting of the following persons were reappointed:

J. E. Buza	S. D. Brown	W. B. Evarts
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With respect to the Zoning Board of Appeals, Hugh Scott was reappointed to a five-year term to expire in 1974. The remaining members, for the record, are as follows:

W. R. Compton	1970
Robert Sherwood	1971
Richard Strickler	1972
S. W. Noyes, Jr.	1973

The following alternates were reappointed:

Archibald H. Welch
Robert G. Jones
Bradley F. Prann

The President stated that in the absence of the Health Officer, Mr. Daggett, he wished to report that in general things were progressing without too many problems; that it appeared that a majority of the persons in the area north of the main line railroad tracks were not only desirous of the special collection, but were making payment for the actual collection service. He requested Mr. Gillis to offer his assistance to Mr. Daggett in order to straighten out any minor difficulties, particularly with regard to property transfers about which the Association had no knowledge.

Mr. Edwards produced a communication from Mr. vanPatten complaining about the existence of roaming dogs doing damage to his property. He indicated in his letter that he had received a notice regarding the State and local ordinances on roaming dogs and wanted to know what could be done to rectify the situation. Inasmuch as he had identified the license tag of one of the dogs involved, it was suggested that this should be referred to the Dog Warden for action.

Mr. Edwards reported that he had been having considerable problems with regard to the hourly rate to be paid by the Association for police officers. After several conferences with the Chief of Police and various members of the Police Commission, it was finally determined that the Association would be responsible for a 50¢ increase to \$3.70 per hour over the old rate and that during the months of July and August the rate of \$4.20 would be in existence, and effective for the following ten months to June 30, 1971, the rate of \$3.70 was to be in effect.

The Clerk turned over to Mr. Edwards a newspaper article reporting a substantial increase in the rates of the Branford police and a contract retroactive to July 1. It was suggested that Mr. Edwards determine whether or not this had any effect on the agreements and understanding which he had just reported.

Mr. Edwards indicated that there seemed to be a possibility of some kind of an arrangement between the Association and the Branford police Department with regard to a rental of one of the police vehicles. It was suggested that he investigate this more fully and report back to the next meeting of the Board.

The Clerk and the President pointed out to the Board that since there was very little undeveloped and unbuilt-upon land within the Association that the major problems in the future with respect to our Zoning Enforcement Board would undoubtedly be where persons were making alterations and changes to existing buildings. With this in mind, Mr. Kilpatrick had met with members of the Enforcement Board and Board of Appeals to bring them up to date as to the legal aspects involved. Since this meeting had been called on rather short notice, he had agreed to make a return visit to meet with those persons unable to attend.

Mr. Chatfield reported that as of September 30, 1969 there were 11 accounts not paid for a total of some \$630.00, including interest; and that he had total cash, including accumulated interest in the savings bank, of just under \$19,000.

No further business appearing, the meeting dissolved.

Attest:



Clerk