



# PINE ORCHARD ASSOCIATION

## Branford, Connecticut

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### PINE ORCHARD ASSOCIATION BOARD MEETING NOTICE

Monday, November 2nd 2020 @ 7:00 PM

At the call of the President, Robert Dahill, there will be a meeting of the Board of the Pine Orchard Association using the Zoom Application.

***SEE INSTRUCTIONS & LINK BELOW***

1. Call to order
2. Communications: Community Feedback
3. Approval of Minutes of Sept 7th, 2020 Meeting
4. "Art in the Park" - Tony Terry
5. RTM Update - Tom Brockett
6. Treasurer's Report (Linda)
7. Heat Smart: Town of Branford's Clean Energy Program
8. Committee reports **a)** By-Laws (M. Law, R Seligon) **b)** Nominating (R Sandler) **c)** Municipal /Community Liaison [Sidewalks] (B. Calderone, S. Hershman, P Hugret] **d)** Long Range Planning (L. Sachs) **e)** Waterfront: Maintenance & Access (R Sandler **f)** Building Maintenance (J Thomas, S Hershman **g)** P&Z / Chapel Liaison (D. Greenalch ] **h)** Tax Collector (L. Farber) **i)** Beautification (P. Taylor, B. Dahill) Steps SRR, Triangle Park
9. President's Report: Car break-ins
10. Old Business:
11. New Business: Robin Sandler to propose a change to the POA zoning ordinance related to patio set-backs
12. Office Manager: Peter Robinson Report (Tax collection, Building status, New computer, moved ISP, ZBA activity)
13. Adjournment

**Note:** Remaining 2020 Meeting Dates: - Monday, November 2, 2020, Monday, January 4, 2021, - Monday, March 1, 2021, Monday, May 3, 2021, POA Annual Meeting held on Monday July 5, 2021

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### ZOOM MEETING DETAILS

Once you enter the zoom meeting, please mute your microphone (icon in lower left hand corner) and un-mute only when you are given permission to speak by the moderator. When you do speak, start by stating your name and street address.

**Topic:** November POA Board Meeting

**Time:** Nov. **2nd**, 2020 07:00 PM

**Meeting ID:** 853 5857 8779

Passcode: 388752

[Click HERE to join Meeting](#)

A handwritten signature in black ink that reads "Bob". The letters are stylized and cursive.

Robert Dahill  
President, POA Board

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# Executive Board of the Pine Orchard Association

November 2, 2020

At the call of the President, the meeting of the Executive Board of the Pine Orchard Association was conducted via the Zoom videoconferencing Application.

Board members present: Robin Sandler, Robert Dahill, Dick Greenalch, Peggy Haering, Linda Sachs, Joe Thomas, Seth Hershman, Bruce Calderone, Peg Taylor, Mark Law, Ray Seligson.

Absent: Len Farber

**Agenda Item 1.** The meeting was called to order by the President, Robert Dahill, at 7:04 p.m.

**Agenda Item 2.** Communications: None.

**Agenda Item 3.** Upon motion and second the minutes of the Executive Board Meeting held on September 7, 2020., were approved.

**Agenda Item 4, Art in the Park.** Tony Terry from the Branford Arts and Cultural Alliance (BACA) spoke about placement of art works in Triangle Park. Susan Farracielli proposed several pieces of sculpture by Old Saybrook artist Gil Boro for placement. The two leading candidates were large pieces representing knots—that are reflective of Pine Orchard’s legacy with Long Island Sound. BACA indicated willingness to assume the full cost of transporting the pieces to Branford. As a follow-up, BACA will provide details about the cost of placement, insurance, and timing and process for site preparation. Bob Dahill asked the committee to submit their recommendation including: next steps, pieces to be installed, requirements for installation, etc. by November 20<sup>th</sup>. Robin Sandler noted that BACA would be sponsoring a display of “Painted Doors of Branford” on Main Street in Branford over the weekend.

**Agenda Item 5, RTM Update.** Tom Brockett, an RTM representative from the 7<sup>th</sup> District, reported that bonding for the new animal shelter had been approved. He stated that the State Department of Transportation (DOT) would be sponsoring a study of State Route 146 (including crosswalks) in Branford and Guilford. The sidewalk committee will follow up with the consultant conducting the study. The town has finished rebuilding the steps on Spring Rock Road, and the railings will be installed shortly.

**Agenda Item 6.** Linda Sachs presented the budget report as of November 2, 2020. We have already collected most of the taxes for the year. Total cash on hand is \$193,504; \$25,000 has been placed in savings. Upon motion and second the Treasurer’s report was approved.

**Agenda Item 7, HeatSmart.** Gaile Ramey explained the HeatSmart program, a program in which the town of Branford and the Peoples Action for Clean Energy are participating. As explained by Mike Cohen, the program can help residents reduce their

heating bills. The four protocols for reducing energy costs include energy audits, installing improvements, installing heat pumps, and using solar panels. Members of the public can receive a free energy audit by contacting HeatSmart. As part of that audit they could be provided with up to \$1400 of products to reduce air leakage, which might include attic insulation, weather stripping, repairs for windows, etc. Rebates are made available for the purchase of a heat pump. and energy waste through the end of 2020.

**Agenda Item 8, Committee reports.** (a) **By-Laws**--(Ray Seligson/Mark Law) They have reviewed the By-Laws and plan to make suggestions shortly. (b) **Nominating**—Robin Sandler said that 4 seats on the Board will become available at the next annual meeting in July 2021. He urged community members interested in serving on the Board to contact him. (c) **Municipal/Community Liaison:** (Bruce Calderone) had nothing new to report. The sidewalk the committee will make an outreach to the consultant hired by DOT to see how that study may influence the POA's sidewalk project. (d) **Long Range Planning** (Linda Sachs) Linda is gathering information and asked committee members to assist her with long-term planning by providing estimates for expenditures that will be needed in years 2 and 3. (e) **Waterfront Maintenance** (Robin Sandler) said that the sidewalk and sea wall at the end of Island View Avenue may be in need of expensive repairs. Robin will investigate the situation, and review easements to use the area in order to seek potential contributions for that work. (f) **Building Maintenance** (Joe Thomas/Seth Hershman) The headquarters building will need exterior lighting and repairs to the driveway and parking lot. The Association is evaluating whether continued ownership of the property makes sense—given the maintenance expenses that are on the horizon. The driveway repairs will need to wait until next spring. The cost for exterior lighting is already in the budget. Upon motion and second the board voted to proceed with the installation of exterior lighting. (g) **P & Z/Chapel Liaison** (D. Greenalch) Dick had no report on Planning & Zoning. Dick reported that work on the Chapel has already commenced and that the Chapel has secured funding through phase 2 of the restoration. (h) **Tax Collection**—(Len Farber, absent) No report. (i) **Beautification**—(Peg Taylor/Bob Dahill). Bob said that the steps on Spring Rock Road have been completed. The Town used extremely hard work on the project. The stairway is 4' wide; the handrail is being fabricated and should be finished shortly. The town paid the cost of replacing the stairway. Bob Dahill expressed the Association's appreciation for the town's support on this project. The next project will be installation of the water vault in Triangle park. This will allow us to water the berm. The committee will explore installation of a modest sprinkler system. There are no further beautification plans for Young's Pond. The bench has been installed.

**Agenda Item 9, President's Report.** Bob Dahill reported that there had been some car break-ins on Pasadena Rd. Another car was stolen out of a driveway on Yowago Avenue. POA residents are urged to lock their cars.

**Agenda Item 10, Old Business. (Short Term Rentals)** Peggy Haering reported that the Wihbey appeal challenging application of the Short Term Rental Ordinance to his property on Crescent Bluff Avenue is proceeding in the Superior Court. Michael Hopkins and Jacqueline Wolfe--who live next door to the Wihbey property--have been

granted intervenor status in that case. The briefing schedule for the appeal has been set, and the case will be argued after January 22, 2021.

**Agenda Item 11, New Business.** Robin indicated that there will be a proposal to amend the zoning ordinance to provide that patios will no longer be considered a “structure” subject to the setback requirements. Jeanne Hughes commented that patios are considered to be structures for insurance purposes. Joe Thomas stated that patio placement is a problem in Pine Orchard because so many of our properties have small lots.

**Agenda Item 12, Office Manager’s Report.** Peter Robinson said that 98.5% of the real estate taxes have been collected. He is reaching out to entities that use the parking lot at the POA headquarters to see if they will contribute to the cost of repaving. He reported that the generator at the POA headquarters building is operating and recommended a maintenance program.

**Agenda Item 13: Adjournment.**, Upon motion and second the meeting was adjourned at 8:34 p.m.

### **Future Meetings**

Monday, January 04, 2021,  
Monday, March 01, 2021, &  
Monday, May 03, 2021,

All future meetings will be held at 7:00 PM at the Pine Orchard Association office, 180 Pine Orchard Rd, or by the ZOOM application

**Pine Orchard Association Treasurer's Budget Report**  
**as of 11/1/20**

	Approved Budget 1-Jul-20	Budget Activity Year to Date	Budget Remaining Year to Date	% of Budget Rec/Dsbrmnts Year to Date
<b>RECEIPTS</b>				
Tax Collections	\$ 76,506	\$ 72,301	\$ 4,205	95%
Rent	\$ 4,000	\$ 4,000	\$ -	100%
Building & Permit Fees	\$ 4,000	\$ 3,850	\$ 150	96%
Other (Interest, Moorings)	\$ 735	\$ 265	\$ 470	36%
Use of Capital Savings	\$ -	\$ -	\$ -	
<b>Total</b>	<b>\$ 85,241</b>	<b>\$ 80,416</b>	<b>\$ 4,825</b>	<b>94%</b>
<b>DISBURSEMENTS</b>				
Security	\$ -	\$ -	\$ -	
Shorefront Maintenance	\$ 10,000	\$ -	\$ 10,000	0%
Building Maint/Utilities	\$ 14,000	\$ 3,250	\$ 10,750	23%
Property Improvements	\$ -	\$ -	\$ -	
Office/General	\$ 17,000	\$ 7,832	\$ 9,168	46%
Insurance	\$ 9,000	\$ 3,261	\$ 5,739	36%
Legal	\$ 11,200	\$ -	\$ 11,200	0%
Zoning	\$ 5,500	\$ 1,372	\$ 4,128	25%
PO Web	\$ 100	\$ -	\$ 100	0%
Acctg Annual Review	\$ 4,200	\$ 2,430	\$ 1,770	58%
Beautification Committee	\$ 4,500	\$ -	\$ 4,500	0%
Sidewalks	\$ 4,200	\$ 4,200	\$ -	100%
<b>Total</b>	<b>\$ 79,700</b>	<b>\$ 22,345</b>		<b>28%</b>
<b>NET INCOME (LOSS)</b>	<b>\$ 5,541</b>	<b>\$ 58,071</b>		

Account Balance as of 11-1-20	
BOA checking	<b>\$67,915.79</b>
Less outstanding checks	<b>\$2,281</b>
BOA net balance	<b>\$65,635.08</b>
BOA Savings	<b>\$77,355.18</b> Opened 12-2012
BOA 13-mo CD	<b>\$50,513.52</b> Opened 02-2020
<b>Total "cash available"</b>	<b>\$193,504</b>

## Office Manager Report for November 2020

### 1) POA Tax Collection:

- a. POA Taxes are 98.5% collected. I Have turned over to the TAX Collector the delinquency list with detailed contact information. I will assist in the collection of the remaining 11 residences.
- b. We have only one taxpayer whom we cannot reach, no known address - but we do have an email address.

### 2) Zoning:

- a. Supporting Eric and Robin in their effort to up-date the POA zoning ordinance.
- b. One pending ZBA hearing planned for 9 Maclean.

### 3) POA Building:

#### a. Accomplished

- i. Determined ownership of the Island View access point.
- ii. Heating system is up and running (checked by Gas Company).
  1. Building set at 50DEG for the season.
- iii. Generator: Fixed as of last week. Kevin did a full maintenance sweep on the generator and replaced a controller board in the 3-phase switch controller. He will check out the generator the first week of each quarter.

#### b. Planned for 2020/2021

- i. Install new exterior lighting systems for walkway and parking lot (\$2,800)
  1. Given COVID, I recommend we put this off until we know we will hold meeting in the fire station.
- ii. Need to investigate asphalt repair and getting lines painted
  1. I have started to reach out to the utilities who park in the lot.
    - a. Frontier – said no way
    - b. Eversource – will get back to me
    - c. Comcast – will get back to me

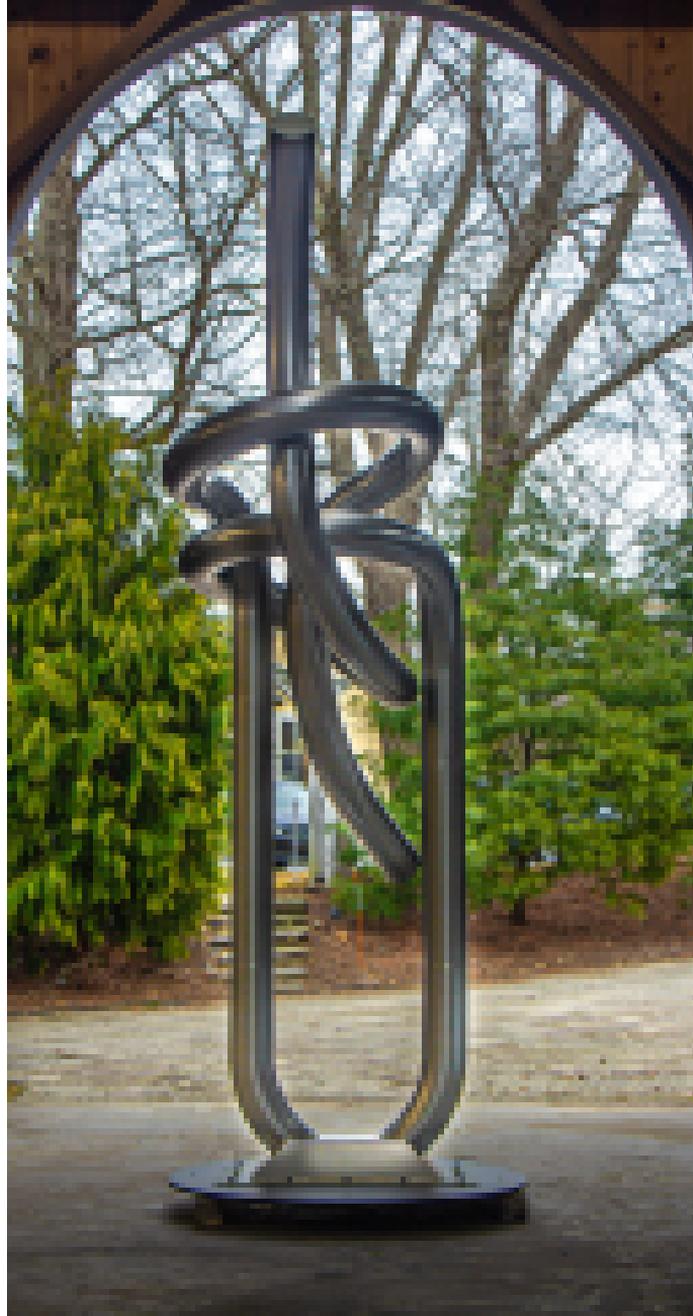
### 4) POA Office:

#### a. Accomplished

- i. Outreach: five new residences – welcome letter sent.
- ii. Response: 24-hour response time.
- iii. Ordered new PC, will install next week.
- iv. Moved our ISP to HostGator due to email issues. Same fee structure.

#### b. Planned for 2020/2021

None











**HeatSmart Branford**

Peoples Action for Clean Energy (PACE)  
And the Town of Branford  
Are Bringing Money, Energy, and CO<sub>2</sub> Savings to Our Town

1

Why Save CO<sub>2</sub> - Slow Climate Change



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**The HeatSmart Program**

1. Have a **FREE** Home Energy Solutions (HES) audit of your home:
2. Install Recommended Energy Efficiency Improvements
3. Install a Heat Pump
4. Install solar panels

► You can stop at any time after step 1

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Sea Level Rise in Miami today



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**Why join the HeatSmart program?**

- You save money.
- You save energy
- You pollute less and make the air cleaner and more healthy.
- You produce less CO<sub>2</sub> and help fight global warming

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**The Camp Fire in California**



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### Hurricane Sandy in New York City



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### 2020 Insulation Rebates

- \$2.20 sq. ft. for all areas
  - Walls, attic floors, basement and garage ceilings
- Self-installs .25 sq. ft.
- Capped at 100% of total cost up to \$10,000 *whichever is less*
- Anyone who has HES in 2020
  - Need to complete insulation by March 31 2021
- Anyone who had HES in the last 36 months is eligible
  - Need to complete insulation install between May 16, 2020 and December 31, 2020

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### Step 1 - The Home Energy Solutions (HES) Visit

- ▶ The HES visit is free though December 31, 2020
- ▶ HES includes:
  - ▶ Basic energy and air leakage sealing of the home
  - ▶ Water saving fixtures and LED lighting
  - ▶ Typically \$1400 worth of products and energy efficiency services
  - ▶ Suggestions for deeper energy saving retrofits
- ▶ Typically, the HES audit will save \$250 per year in energy costs

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### 2020 Window Rebates

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• Double Pane Window                             <ul style="list-style-type: none"> <li>- Need HES</li> <li>- ENERGY STAR® window with U-Value of .27 or less</li> <li>- Can <u>only</u> replace <u>single pane windows without storms</u> within the building Envelope</li> <li>- \$50/window</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>• Triple Pane Window                             <ul style="list-style-type: none"> <li>- Do not need HES</li> <li>- ENERGY STAR® window with U-Value of .20 or less</li> <li>- Can replace any type of window within the Building Envelope</li> <li>- \$100/window</li> <li>- Limited time offer, Must be installed by December 31, 2020</li> </ul> </li> </ul> |
|--|---|

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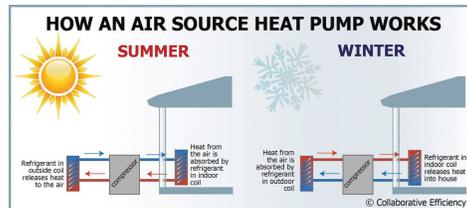
### Step 2 - Deeper Energy Retrofits

- ▶ Typical measures include
  - ▶ Basement ceiling and band joist insulation
  - ▶ Attic insulation
- ▶ Substantial rebates are available

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### Step 3 - Heat Pump Installation

A heat pump is like an air conditioner that you can run backwards in Winter



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### HeatSmart Heat Pump Installation

- ▶ HeatSmart will vet and recommend a Heat Pump installer
- ▶ Heat pumps can save money and substantial amounts of CO<sub>2</sub> emissions especially when combined with renewable power
- ▶ Substantial rebates are available

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### 2020 Air Source Heat Pump Rebates

- AHRI ENERGY STAR® Certified Ducted Air Source Heat Pump
  - \$500/ton
  - Maximum of 2 units
  - Online or mail-in rebate
- AHRI ENERGY STAR® Certified Ductless Air Source Heat Pump
  - \$500/ton
  - Maximum of 2 units
  - Instant Discount
- Customers who go through HES and have electric Heat receive an additional \$1,000/ton for Ducted or Ductless Air Source Heat Pumps
  - Maximum of 2 units

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### We Ran the Numbers for you: (Typical, Estimated 2000 sq ft home, oil heat)

Savings will vary for each home design and pattern of energy use

Work Performed	Total Cost (\$)	Rebate (\$)	Net Savings (\$)
2000 sq ft Home - oil heat - Colonial - No Ductwork			
Home Energy Solutions (HES) Free Services	\$1,400	\$1,400	\$0
Deep insulation improvements			
AIRC insulation rebate	\$1,370	\$1,370	\$0
Ceiling insulation rebate	\$124	\$124	\$0
Attic insulation rebate	\$124	\$124	\$0
Basement ceiling insulation rebate	\$1,400	\$1,400	\$0
Deep insulation improvements Total	\$4,318	\$4,318	\$0
Heat Pump - replaces Oil Heat	\$10,000	\$10,000	\$0
27% Federal Tax Credit rebate	\$2,700	\$2,700	\$0
Total after rebate (\$19 payback)	\$4,724	\$4,724	\$0
<b>Total - Replaces Oil Heat</b>	<b>\$4,718</b>	<b>\$4,718</b>	<b>\$1,294</b>

NOTES:  
 (1) Annual Costs based on energy C1 rate of 6.99% for 12 years for insurance  
 or - 0.99% for a term of 2 years over the payback period for a maximum of 20 years for a heat pump

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### Why Install a Heat Pump?

- ▶ Heat pumps are cheaper than oil, propane or electrical resistance (baseboard) heating
- ▶ Heat pumps use electricity instead of fossil fuels
- ▶ Substantial rebates (especially for income eligible families & homes heated by oil propane, or baseboard electricity)
- ▶ Financing at very attractive rates

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### Here's the Takeaway

- ▶ The Home Energy Solutions (HES) visit costs you nothing and will typically save **\$250** per year
- ▶ You can get \$4,724 worth of insulation for \$418 after rebates for a net savings of nearly **\$400** per year.
- ▶ After accounting for your rebate and favorable financing a new, \$10,000, Heat Pump will pay for itself and save an additional **\$147** per year.
- ▶ That adds up to a total of **\$791** per year savings
- ▶ Adding solar rooftop will save even more
  - ▶ If you need to replace an old furnace, or are income eligible this is even more attractive

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### Step 4 - Install Solar Rooftop Panels

- Saves money, even more as utility costs rise
- Decreases fossil fuel dependence
  - Pollution
  - Green house gases
- Creates local jobs and economic growth
- Helps meet CT environmental goals

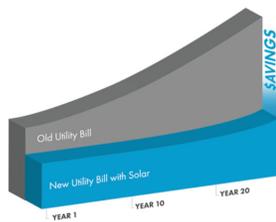
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### Why Now During HeatSmart Campaign?

- ▶ Great rebates and reduced rate financing are available through the end of the year
- ▶ Vetted HES auditors and heat pump installer are available
- ▶ Start Saving on Energy and money right away

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### Solar Savings Increase Over Time



Resources: <https://www.thepennyhoarder.com/save-money/solar-panels-in-your-home/>

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### How to get started

- ▶ Go to:
  - ▶ [HeatSmartBranfordCT.org](https://HeatSmartBranfordCT.org)
- ▶ Fill out the "I'm interested" form
- ▶ We will send you information about how to get started with a Home Energy Solutions (HES) Audit

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### Branford Solar Progress

- 300 residential installations
  - 96 building applications
- Town installations
  - BHS
  - Firehouse
  - Transfer station
- Tabor
  - 4.3-acre 1.37 MW solar farm

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### How to get started

- ▶ Go to [HeatSmartBranfordCT.org](https://HeatSmartBranfordCT.org)
- ▶ Fill out the "I'm interested" form
- ▶ We will get you started
- ▶ Support Branford Clean Energy:
  - ▶ [Patronicity.com](https://Patronicity.com) → search for "Branford"

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