

Minutes of the Stony Creek Association – Executive Board Meeting August 2, 2022

Call to order: A meeting of the Stony Creek Association Executive Board was called to order at 7:01 p.m. on Tuesday August 2, 2022, on Zoom by Mark Richter.

Present: Mark Richter - President, Harlan Fichtenholtz – Vice President, Courtney Rosenberg, Katina Gionteris – Secretary, Matt Milano, Tina Burne, Hannah Purdy – Clerk, Nick Fischer – Tax Collector, Ellen Page, Brian Love – Treasurer, Dan Bullard, Stephen Palumbo Jr.,

Absent: Charles Possidente – Auditor, Jake Greenvall – Auditor, Emma Barnes, Amy Bloom

Public: 6

Minutes: A motion was made by Hanna Purdy, seconded by Steve Palumbo Jr. to accept the minutes as amended below from the 7/12/2022 meeting. All were in favor.

- Maintenance Committee
 - Remove Amy Bloom and add Matt Milano.
 - Change 4th bullet to read “Courtney Rosenberg spoke with Darren Collins about a **price for** removing the ivy on the stone wall in Bayview

Treasurer’s report

- Brian Love presented the treasurers report for the month. Current case on hand \$37345.45. Certificates of deposit total \$30,429.21 for total assets of \$67,774.66.
- For Stony Creek Day the balance left is just under \$6000.
- A motion was made by Steve Palumbo Jr, seconded by Matt Milano to accept the treasurers report for audit. All were in favor.
- Bills presented for payment this month total \$4,887.34:
 - \$550 for election monitors
 - \$350 to Katina Gionteris for secretarial services for May and June
 - \$525 to Katina Gionteris for secretarial services for July and work on FOIA request
 - \$205 to Inc Lawn Care for
 - \$56.34 for dog bag
 - \$2006.00 for Liability insurance policy premium
- A motion was made by Harlan Fichtenholtz and seconded by Ellen Page to pay the above bills for the month. All were in favor.

Tax collector’s report

- Nick Fischer reported that the tax bills were sent out and he has begun receiving checks.

Legal & Zoning

- Ellen Page reported that the next meeting of the Zoning Board of Appeals is August 16th. The following properties have applications for variances that will be heard at the meeting:
 - 1 Thimble Islands rd for in ground pool to change the set back from 15 feet to 5 feet
 - 28 West Point rd. to add a deck with smaller set back
 - 4 Three Elms requesting variances: front setback from 23.5 by regulations to 5, on narrow street side reduce set back, increase the height from the required limit of 35 feet to 44 feet and some coastal site issue.
- 31 Thimble Island Rd. applied for a permit to put a new residence within 100 feet of a coastal resource.
- Inland wetlands asked 46 Wallace Road to remove a shed it was building.
- The SCA is interested in decreasing the minimum square footage of properties for required review for the SCARB from 3500 to potentially 2500. Ellen Page is in possession of the required form to be completed in order to request the decrease. It will require a lawyer to complete the form however we may need to get some public input about how low we want to set as the minimum square footage.
- Mark Richter spoke with Greg Ames and currently the Zoning Board of Appeals (ZBA) is first in the process and it goes before the SCARB. We would prefer that the SCARB be first in the process and will look into it.
- Action point:
 - Ellen will talk to Ted Ells about the form. Greg Ames will help us look into the process of reducing the sq ft requirement.
 - Once Hanna determines whether 4 Three elms rd. is on the agenda for the August 16th ZBA meeting, she will send a notice out.
 - The SCA does not see any hardship for the variance for 4 Three Elms Rd.
- Matt Milano reported that 152 Thimble Island Road (corner store by the park) applied for a permit but he is not sure exactly what it is potentially a deck.

Police and traffic

- Steve Palumbo Jr. reported that he and Mark met with first selectman Cosgrove.
 - He asked about the breakdown in communication once the Police Commission approves a change. First Selectman Cosgrove said that if there is a cost associated with the change or if the change requires a town engineer, then that could cause a delay in the project getting done. Going forward they
 - He gave the First Selectman the letter from Justin Fox about issues with the firehouse parking lot (included in the minutes). First Selectman Cosgrove said that the parking lot would be resurfaced in the next couple of weeks and after that it will be lined.
 - The Police commission will have their next meeting in September. One item on that meeting agenda is putting a crosswalk at the four corners. Even though it is a state road, it first needs approval from the town.

- Steve Palumbo Jr. looked through the charter of the Sachem Head association and wants to have a meeting with Mark Richter, Tina Burne and Harlan Fichtenholtz to discuss how it relates to our situation. It appears the Sachems Association has more authority than the SCA does.
- We believe that there is an ordinance that there must be a sidewalk on both sides of the road in order for us to add a crosswalk at Squawbrook Rd. across Thimble Island Rd. Steve Palumbo Jr. will look into it.

Maintenance

- The minutes from their last meeting on 7/26 were sent out to the community on 8/1/2022.
- Courtney Rosenberg reported that she left a message last Wednesday with public works regarding the maintenance of the area on both sides of the sidewalk near Bowhay Hill Rd. She has not heard back yet.
- Courtney Rosenberg also asked about the scheduled dumpster pick up day at the dock. She has not heard back yet. She then left a message with Darren Collins today, asking if he could possibly tend to it. She asked for him to call her so she could make sure he can do that entire area. Just waiting on a call back.
- Courtney Rosenberg also spoke with Dan Bullard. He will find out about the boat trailers and inquire about the owners relocating them. One of the trailers has been removed and the other will be shortly.
- Matt Milano reported that the maintenance committee drafted a letter to send to homeowners in the event that the board feels that there is an issue of safety – included in the minutes. He also shared a plan of communications to use as the process going forward. There were recommendations to maybe have some maintenance committee members go in person to talk with people when there are issues.
- There is a list of sidewalks in Stony Creek that will get sent to the town of Branford. This will be part of the town budget. First the committee will send the more dangerous addresses for more immediate attention. Then the remainder will be sent to the town and the town will decide which locations they will address and/or incorporate into their budget. If you have an area that you are concerned about, please send a picture of it to a member of the maintenance committee or to sca06405@gmail.com.

By-Law Review Committee

- Harlan will find out what the next steps are now that the Charter has been passed. He will send an email out soon to organize a By-Law Review committee meeting.

Nominating and election committee – no report

Stony Creek Day committee

- Suggestion to have an idea box at Stony Creek day with ideas on how the SCA can improve the area.
- The full schedule of events will be sent out soon to the community.

Old business

- Welcome Committee/Neighbors in need – After Stony Creek Day, Hanna Purdy would like to get this committee off the ground and put a packet of information together for them.
- FOIA Request
 - Mark received another letter from Ed Gagliardi stating that Ed Gagliardi thinks the response is taking too long.

- Katina Gionteris spent 8 hours working on the FOIA request which cost the SCA \$400.
- We plan to have the town's FOIA expert come and talk at an SCA meeting at some point in the future to be sure we can address these issues proactively.
- Steve Palumbo Jr. worked with Ray Dunbar to get the Industrial transformers on School St. removed.

New Business

- Hanna would like to have a brainstorming meeting to discuss any capital improvement projects that Stony Creek members would like to see done.
 - We may need to submit some of our ideas to the town if they require funding.
 - **Action point:** Courtney will follow up with the town to see what deadline we need to have our requests sent into the town of Branford.
- Potential kayak launch by trolley trail:
 - During the meeting with First Selectman Cosgrove, Mark Richter brought up the idea of having a kayak launch by the trolley trail. Dan Bullard will work with him on this project.

Hanna Purdy motioned, and Ellen Page seconded to adjourn the meeting. All were in favor. The meeting was adjourned at 8:03 PM.

Respectfully submitted,
Katina Gionteris, Secretary
Hannah Purdy, Clerk