

Minutes of the Stony Creek Association – Executive Board Meeting September 13, 2022

Call to order: A meeting of the Stony Creek Association Executive Board was called to order at 7:09 p.m. on Tuesday September 13, 2022, on Zoom by Mark Richter.

Present: Mark Richter - President, Tina Burne, Harlan Fichtenholtz – Vice President, Dan Bullard, Courtney Rosenberg, Brian Love – Treasurer, Matt Milano, Stephen Palumbo Jr.,

Absent: Charles Possidente – Auditor, Jake Greenvall – Auditor, Amy Bloom, Hannah Purdy – Clerk, Katina Gionteris – Secretary, Ellen Page, Robin Tierney, Nick Fischer – Tax Collector

Public: 4

Minutes: A motion was made by Steve Palumbo Jr., seconded by Tina Burne to accept the minutes as written for the 8/2/2022 meeting. All were in favor.

Treasurer's report

- Brian Love presented the treasurers report for the month. We began the month with cash on hand \$30,044.84, received \$1,020 in Stony Creek Day Donations and \$840 from the town of Branford. We paid bills in the amount of \$4,887.34 and bills for Stony Creek Day \$2,954.86 for and total current cash on hand of \$24,062.64. Together with the certificates of deposit balance of \$30,433.09 we have total assets of \$54,495.73.
- For Stony Creek Day the balance left is \$3,487.89.
- A motion was made by Harlan Fichtenholtz, seconded by Dan Bullard to forward the treasurers report for audit. All were in favor.
- Bills presented for payment this month total \$1,967.40:
 - \$920.00 to Jake Palluzzi for 46 hours of cleanup
 - \$240 to Mark Richter for US flags coil
 - \$30.30 to Quickbooks
 - \$203 to Zackin, Zimyeski and Sullivan CPA for preparation of Form 1099's
 - \$460.10 to Tyco for Letters/Envelopes and posters
 - \$114 to Liberty Mutual for Workers Comp premium
- A motion was made by Dan Bullard and seconded by Harlan Fichtenholtz to pay the above bills for the month. All were in favor.

Tax collector's report

- Mark Richter read the treasurer's report from Nick Fischer. Total taxes billed were \$25,000.50 and collected \$19,179.10. This represents 77% of funds and 66% of properties collected.

Legal & Zoning

- Matt Milano reported that they had a meeting.
 - They met with the owner of 218 Thimble Island Rd. is going forward with renovations.
 - They discussed changing the Stony Creek Architectural Review Board (SCARB) guidelines.
 - Also discussed possibility of updating the national register review that has been done in the 80s.
- SCARB reviewed the renovations at 31 Thimble Island Rd and approved it to move forward.
- Old permits/properties
 - 4 Three Elms is still looking for Zoning Board of Appeals (ZBA) and Planning and Zoning approvals.
 - 123/125 Thimble Island Rd. is looking for approval from the inland wetlands and then will move to Planning and Zoning application.
- New permit applications
 - Various generator and solar permits
 - 214 Thimble Island Rd. renovations
 - 8 School St. renovations
 - 69-71 Thimble Island Rd. windows and siding
 - 53 Thimble Island Rd. has extensive renovations
 - 240 Thimble Island Rd. excavation
 - 9 Halls point Rd excavation
- Dan Bullard brought up the question of hiring lawyers to represent Stony Creek at ZBA meeting regarding 4 Three Elms Rd. The owners have enclosed the deck and are calling it the footprint and are applying for a variance to add a new 1600 sf. deck with no apparent hardship.
 - Barbara Chesler, one of the neighbors, reported that the owners of 4 Three Elms Rd. are now going to appeal the denial of their variances by the ZBA. She requested that the SCA back them (the neighbors) in opposition of the ZBA variance application.
 - In addition to the deck, they are asking for permission to add 3 feet of height to the current building by raising the roof to add a third floor. They then want to add a 10 foot cupola to that.
 - Linda Reed stated that the village district document emphasizes the protection of the village center and civic spaces which this property falls into. Since the variance has been denied, it is up to the town attorney to defend it. If the SCA wants to get involved by hiring their own lawyers, the SCA could file an Amicus brief. Variances are not about the desire of the property owners to use the property the way they want. Getting a variance is not a right. It is a privilege. The mere desire to use your property the way your want does not constitute a hardship.
 - Amicus brief is an individual or organization who is not a party to a legal case, but who is permitted to assist a court by offering information, expertise or insight that has a bearing on the issues in the case.
 - The SCA board decided that they want to support the neighbors of 4 Three Elms Rd. At least, the SCA board would like to represent the SCA in support of the neighbors at any legal

and zoning meetings. There will be discussion about other ways that we can support this issue going forward.

Police and traffic

- Bids went out for the paving on the Fire house parking lot. Once it is paved, it will be lined, painted and signs will be posted.
- Justin Fox reached out to Steve Palumbo Jr. to say that he had bought signs. Steve Palumbo Jr. stated that Justin Fox can only hang the signs on his property and not on the telephone poles.
- The Police Commissioner Board met last night but Steve was not able to attend. He will follow up to see what the outcome was of the following items on the agenda:
 - Adding a crosswalk at the four corners.
 - Adding a crosswalk on School St. at the corner of Watrous. Even though this had been approved previously, it will still need to be approved by the current Police Commissioner Board.
 - Adding fog lines on School St. to help slow down traffic.
- Joe Schiffer reached out from Buena Vista Rd. about adding no parking signs on one side of the road. It had come before the Police Commission several years ago but was determined not to be needed at that time. John Opie, a resident of Buena Vista, stated that he and many of his neighbors would like no parking signs added in addition to the ones at the beginning of the road. Steve Palumbo Jr. will reach out the Police and Traffic Commission to get it added to their agenda to add no parking signs from #26 where the fire hydrant is down to the end of the road.
- Steve Palumbo Jr. reviewed the Connecticut laws regarding crosswalks and it states that they need to go from sidewalk to sidewalk but will continue his follow up. This is in reference to a question about adding a crosswalk to Thimble Islands Rd. where it intersects with Squawbrook Rd.
- Steve Palumbo Jr. is reviewing and comparing our Charter to that of the Sachem Head Association to see if we have as much authority as they do.

Maintenance

- Courtney Rosenberg reported that Darren Collins cleaned up the area at the bottom of Bowhay Rd. The property is confirmed to be town property and Courtney Rosenberg contacted the town about taking back over the maintenance of the property.
- The trailers toward the end of Thimble Island Rd. have been removed thanks to Dan Bullard for talking with the owners about it.
- The Recreation Department cleaned up the beach.
- They tried putting the toilet trailer in before Labor Day weekend. Once they hooked it up to the water it blew the lines. So it was removed to be repaired. Since we have no trailer, Jake Palluzzi will be kept on until September 18th after Stony Creek Day to keep the port-o-potties in order and the Recreation department will reimburse the SCA.
- Unk DaRos is in the process of building a new shed for the Museum.
- The fountain at the triangle has not been working due to it being clogged. It is a bigger issue with the lines under the road so it will not be back on this year.

- Courtney Rosenberg submitted to the town the list of sidewalks that are a high priority to be fixed by the town. The list includes:
 - Adding an ADA cut to the curb at the crosswalk at the triangle by the Post Office on Thimble Island Rd.
 - The bottom of Lavassa Terrace
 - Bottom of Bowhay Hill
- There will be a list of other sidewalks that are lower priority sent to the town as well. The town will decide in January which sidewalks will be worked on.
- Dan Bullard mentioned that there is a sidewalk panel in front of the Myers house that floods.

By-Law Review Committee

- Harlan Fichtenholtz reported that the committee met at the end of August. They will focus on the section of the By-Laws that addresses how the Association is run first. The goal is to have a draft to present to the SCA in January. Then in the spring the committee will focus on the section of the By-Laws that addresses ordinances.
- The next meeting will be held Tuesday September 20th at 7:00 PM on Zoom.

Nominating and election committee – no report

Stony Creek Day committee

- Courtney Rosenberg reported that everything seems to be in order and if anybody would like to volunteer please let her know. The itinerary was sound out in the mail a month ago. We hope everyone can join us as we bring this event back after 22 years!

Old business – No Report

New Business

- Peter Henschel requested that we include in the minutes the report that he sent out.
 - There is a problem with the electronics for the flood alert system. Once the new electronics arrive, they will be installed. If the SCA would like to paint the poles dark green, then the town would find that acceptable.
 - The storm lines under the underpass seem to be functioning. The town engineer is trying to get DEEP to come out and look at the outflow into the marshland.
 - The application for the house subdivision behind the property where the storm line transgresses is still in process of getting approval by Planning and Zoning. They may be able to replace the line if this project goes through.
 - They applied for a grant to shore up the trolley bridge foundations. It was applied but they will continue to look for funding for that project. If the town cannot find any outside funding, then the town will pay for it.

- The Stony Creek dock is in need of repair and will be going out for bid. The timing is to work on it primarily after Columbus Day.
- Stone wall adjacent to the boat ramp was inspected by the town engineer. He determined that it is just the concrete cap that needs repair and the underlying stone work is ok. That may be put on capital funding for future repair.
- Madeira park work on the repointing the stone retaining wall was done.
- The town is trying to work with the state to get funding to dredge the harbor.
- When they line the Fire house parking lot, they may add a handicap parking space. They may also work on repairs to the entrance to the museum.
- Nothing has been done to get tickets printed for enforcement officers to give out for parking of boats at the Stony Creek docks for longer than allowed.
- There was discussion at the town to widen the Stony Creek boat ramp by 8 feet and that the additional area could be for kayakers exclusively. The SCA would like to try and get a kayak launch by the trolley trail. There is concern that the kayakers may be bringing in activity to the businesses in Stony Creek.
- Dan Bullard brought up concern about the wall next to the boat ramp that looks like it is deteriorating from the water side. Peter Hentschel will look into it.
- Matt Milano stated that there are a number of properties that have town owned right of ways down to the water. Could those be used for the kayakers.
- Linda Reed asked if ARPA funding could be used for repairs at the docks/ramps. Peter Hentschel said they are waiting for the first selectmen to follow up about any leftover ARPA funds and how they could be used.

Steve Palumbo Jr. motioned, and Tina Burne seconded to adjourn the meeting. All were in favor. The meeting was adjourned at 8:28 PM.

Respectfully submitted,
Katina Gionteris, Secretary
Hannah Purdy, Clerk