

Minutes of the Stony Creek Association – Executive Board Meeting October 4, 2022

Call to order: A meeting of the Stony Creek Association Executive Board was called to order at 7:04 p.m. on Tuesday October 4, 2022, on Zoom by Mark Richter.

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

Absent: Charles Possidente – Auditor, Jake Greenvall – Auditor, Amy Bloom, Robin Tierney, Nick Fischer – Tax Collector, Courtney Rosenberg

Public: 3

Minutes: A motion was made by Dan Bullard, seconded by Matt Milano to accept the minutes as amended below for the 9/13/2022 meeting. Hanna and Ellen abstained. 5 were in favor.

- Typo in the sentence under new business “The application for the house subdivision behing” changed to behind.

Treasurer’s report

- Brian Love presented the treasurers report for the month. We began the month with cash on hand \$29,684.32, received \$1,865 in Stony Creek Day Donations and \$800 from the town of Branford. We paid bills in the amount of \$1967.40 for the Association and bills for Stony Creek Day in the amount of \$1,155.68 for and total current cash on hand of \$29,226.24. Together with the certificates of deposit balance of \$30,436.97 we have total assets of \$59,663.21.
- For Stony Creek Day the balance left is \$4,197.21.
- A motion was made by Steve Palumbo Jr., seconded by Tina Burne to forward the treasurers report for audit. All were in favor.
- The following items were removed from the original list sent out and will be investigated by Brian Love before the next meeting to see if they are legitimate.
 - \$225 to Domain Registry for our website domain (5 yr)
 - \$400.00 to LH Brenner for general liability – new business
- Bills modified list of bills presented for payment this month total \$1,080.15:
 - \$640.00 to Jake Palluzzi for 32 hours of cleanup
 - \$100.00 to Inc Lawn Care for Bowhay Hill clean up
 - \$325.00 to Katina Gionteris secretarial services for Aug. and Sept.
 - \$15.15 debit to Quickbooks Online
- A motion was made by Tina Burne and seconded by Ellen Page to pay the above bills for the month with the exception of the \$400.00 to LH Brenner and the \$225 domain registry for a total of \$1080.15. All were in favor.

Tax collector's report – No report

Legal & Zoning

- Permits issued that were of interest:
 - 21 & 11 Prospect Hill for continuing work
 - 214 Thimble Island Rd
 - 218 Thimble Island Rd applied for permit to raise the roof on the garage
 - 1 Thimble Island Rd. to add in ground pool
 - 626 Leetes Island Rd for a barn
 - 61 Thimble Island Rd variances granted
- Oct. 6th and 20th 125 Thimble Island Rd goes to planning and zoning
- Oct. 18th 32 Watrous Ave goes in front of the Zoning Board of Appeals (ZBA) to decrease setback front and east side of property to enlarge a non-conforming external stair developing 2nd floor unit.
- Oct. 18th ZBA 626 Leetes Island Rd to decrease street setback.
- Nov. 15th 4 Three Elms will go before the ZBA. They are asking for a variance to put a skylight in the middle of building which would project up a foot above allowed height, non-conforming enlargements and setback on Three Elms expanded. Dan Bullard, Linda Reed and Ellen Page will be meeting with Barbara Chesler, an abutting neighbor, on Thursday Oct. 6th about the property.
- Ellen Page made a motion that the board can use the name and address when referring to properties in the meeting. The motion was set to a vote and 2 board members voted Yes, 5 opposed. The motion did not carry.
- Harlan made a motion that in the SCA meetings the board can use the name of property owners and address of properties but not write the names of owners in the minutes. The motion was put to a vote with 6 members in favor and 1 member was opposed.
- Harlan Fichtenholtz spoke with attorney Medick who will read through the charter to see what kind of say, based on the document, the Stony Creek Association has in zoning issues.

Police and traffic

- Steve Palumbo Jr. spoke with Gary Zielinski who told him that the contract was awarded for resurfacing the fire house parking lot. Once the contract is signed, they have 30 days to complete the work.
- Steve Palumbo Jr. spoke with commissioner Austin who said that our list of items was bumped, due to running out of time, to the next meeting on next Tuesday October 11th. She spent time with Lieutenant Remie observing at the 4 corners to see if a crosswalk would be wise. Their recommendation was not to add a crosswalk because in their opinion it is not a widely used area and there are many requirements now making it difficult and expensive to add a crosswalk. Steve Palumbo Jr. will ask if they can instead add lights to the crosswalk on Leetes Island Rd. at School St.

Maintenance

- Matt Milano read Courtney Rosenberg's report.

- Jake Palluzzi was paid for September. Courtney Rosenberg will submit for the final reimbursement from the town.
- Peter Hentschel would like to meet with the sidewalk committee and he has a map to mark down all the areas that we would like to be looked at. Courtney Rosenberg has already reported to him the 4 high priority areas and plans to meet with Peter before the next SCA meeting.
- The utility company fixed the sidewalk area on School St.
- The Port o pottys have been removed. The trailer was fixed again and there are some lines that were blown and will hopefully be ready for use in the spring.
- The fountain blockage will be addressed hopefully this fall. The problem is in the lines under the street will need extensive repairs.
- There is a question of what needs to be done for winter clean up.
- Matt Milano stated that the committee will send a letter out to residents. The letter will be included in these minutes. The committee wants to mail out an initial fall cleanup letter to everyone in the community from the committee and include information about safety issues as well. Matt Milano made a motion to spend \$500 to send out a fall clean up reminder letter, Tina Burne seconded. All in favor.

Charter Revision Committee

- Harlan Fichtenholtz reported that the committee met on 9/20. He will send information about what needs to be done to finalize the new Charter to Hanna Purdy our clerk including mailing 3 copies of the new Charter to the Secretary of State of Connecticut. Mark Richter will post the new Charter on the website.
- The committee has been working on the part of the By-Laws that address how the Stony Creek Association is run. The second part of the By-Laws addresses ordinances and the committee would like to hold a public meeting to discuss these items. The goal is to have that meeting in December.
- The president, the treasurer and the tax collector are the officers of the SCA that are bonded.
- There is a committee in the current By-Laws is the committee on town relations made of the heads of other committees. It is intended for this committee to go up to town hall to discuss a variety of issues. The committee would like the boards feedback on this. Currently there is a type of this activity happening when Mark Richter, Steve Palumbo Jr. and some others meet with the First Selectman.
- The next committee meeting will be October 25th at 7:00 PM on Zoom. All board members and members of the public are welcome.

Nominating and election committee – no report

Stony Creek Day committee

- Stony Creek Day went well! We had a lot of help and a lot of input/feedback from residents.

Old business – No Report

New Business

- Steve Palumbo Jr. stated that the fire department is putting on a drive-in movie event at the Fireman's Field on Saturday October 22nd at 7:00 PM. Before the movie, they would like to hold a trunk-or-treat from 3:00-5:00 pm and are deciding on a location. Steve Palumbo Jr. made a motion to give \$200 to sponsor a trunk-or-treat event. All in favor. A flyer will be sent out via email.
- Matt Milano who is in charge of the tree lighting would like to plant a real tree at the flag triangle for the Stony Creek Christmas tree. He is researching what kind of tree would be best to plant on the triangle and will bring a proposal to the November meeting. Matt Milano will check in with Unk DaRos about any problems that have occurred in the past. There was also a suggestion about changing the tree from white lights to multi-colored lights.
- Dan Bullard recommended that the next meeting be an in person meeting. As long as there are not any Covid issues next month, we will meet in person next month.
- A list of items Mark Richter discussed with the First Selectman will be included with these minutes

Steve Palumbo Jr. motioned, and Ellen Page seconded to adjourn the meeting. All were in favor. The meeting was adjourned at 8:23 PM.

Respectfully submitted,
Katina Gionteris, Secretary
Hannah Purdy, Clerk