

Minutes of the Stony Creek Association – Executive Board Meeting November 1, 2022

Call to order: A meeting of the Stony Creek Association Executive Board was called to order at 7:03 p.m. on Tuesday November 1, 2022, on Zoom by Mark Richter.

Present: Mark Richter - President, Tina Burne, Amy Bloom, Courtney Rosenberg, Hannah Purdy – Clerk, Katina Gionteris – Secretary, Matt Milano, Harlan Fichtenholtz – Vice President, Ellen Page, Dan Bullard

Absent: Robin Tierney, Nick Fischer – Tax Collector, Brian Love – Treasurer, Stephen Palumbo Jr.

Public: 7

Minutes: A motion was made by Tina Burne, seconded by Harlan Fichtenholtz to accept the minutes as written for the 10/04/2022 meeting. All were in favor.

Treasurer's report

- President Mark Richter read the treasurers report for the month. We began the month with cash on hand \$29,226.24, received \$557.19 in Stony Creek Day Donations. We paid bills in the amount of \$1,080.15 for the Association and bills for Stony Creek Day in the amount of \$225.97. The total current cash on hand is \$28,703.28. Together with the certificates of deposit balance of \$30,436.97, we have total assets of \$59,140.25.
- For Stony Creek Day the balance left is \$3,789.11. All money left over will be held for next year.
- A motion was made by Harlan Fichtenholtz seconded by Ellen Page to forward the treasurers report for audit. All were in favor.
- List of bills presented for payment this month total \$379.12:
 - \$108.00 annual mailbox fee
 - \$255.97 to Matt Milano for SC Day reimbursements
 - \$15.15 debit to Quickbooks Online
- A motion was made by Hanna Purdy and seconded by Tina Burne to pay the above bills for the month. All were in favor.

Save our Shoreline (SOS)

A motion was made by Hanna Purdy to move the Save Our Shoreline (SOS) guests up in the agenda and seconded by Ellen Page. All were in favor.

Wanda Bubriski from Save Our Shoreline presented an introduction to the efforts of the organization that is based primarily in Branford. They are a group of concerned citizens whose mission is to research and inform the public about the extensive health environmental and economic impacts of the Tweed airport expansion. Their efforts are focused on the expansion of Tweed airport.

- They are not against the services that Tweed airport provides currently.
- They report within 12.5 miles of any airport there are severe health impacts.

- Effort to inform public about the expansion and what it entails. The master plan calls for expanding the existing runway to be as big as the runway at La Guardia airport.
- The New Haven planning commission gave permission for them to expand the parking lot at the airport which SOS states will take more wetlands away.
- Karyl Lee Hall who lives on Stony Creek Road is a member of the Branford Conservation and Environment Commission (BCEC). In early June of this year, the BCEC sent a letter to the Federal Aviation Administration (FAA) requesting that they make an environmental study that they require the airport to do an expanded environmental analysis of the environmental effects of the proposed expansion. Particularly concerned about:
 - Effect on inland and tidal wetlands
 - Expansion and impact of impermeable surface
 - More storm water
 - More flooding in East Haven and the adjacent areas
 - Impact on birds and wildlife
 - Increase of fumes
 - Greenhouse gases
- Shirley McCarthy, a retired physician, and professor from the Yale School of Medicine, spoke about the potential medical impacts:
 - Findings from her literature review of two studies: increase in premature mortality primarily from increase incidents of pulmonary and cardiac disease; higher hospitalization rates for asthma, stroke, COPD, heart disease and diabetes, premature infant births. Black carbon from gases can get into developing fetal organs; higher death rate the closer the airport the higher rate, higher cancer rate; lead which is contained in airplane fuel.
 - Noise level is a stressor which increases – blood pressure, heart disease, stroke, decreases cognitive function in children.
- Agnes Vignery lives in Short Beach and is concerned about dramatic expansion of the airport. She states that it will increase the number of ghettos, increase size of population and is very concerned about people living near the airport who had no idea that they would be living IN an airport.
- They claim that it will decrease property values and quality of boating life.
- There will be a flyer included with these minutes which includes all the information about the organization and the airport expansion.
- There is a petition online <https://www.change.org/p/demanding-an-environmental-impact-statement-on-tweed-hvn-airport-expansion>
- Sean Scanlon is the executive director of Tweed New Haven Airport. He is a strong advocate for the environment. He is on the ballot as a candidate for state controller.
- Hanna Purdy made a motion and Dan Bullard seconded to write a letter in support of SOS requesting a full environmental impact study on the airport expansion. Discussion by the board included wanting to see more research and in the opinion that requesting more research is

reasonable. Board members were in support of inviting SOS to come speak and share information at the library on the subject. The motion was withdrawn.

- Hanna Purdy made a motion to invite SOS for a community meeting and to view the letters that other people have written. Seconded by Ellen Page. All were in favor.
 - Action: Hanna will reach out to them and ask when they would like to come in the next two weeks.

Tax collector's report

Mark Richter read the report from Nick Fischer. To date \$25,000 have been billed out and we have collected 96% of the funds from 94% of the properties.

Legal & Zoning

- Permits issued that were of interest:
 - 9 Wallace Rd, 10 Buena Vista Rd, 11 Prospect Hill, 4 Howd Ave.
- 4 Three Elms is scheduled to go before the architectural review board tomorrow 11/2/2022. They have dropped anything they needed a variance for. They are going before planning and zoning on November 17th to change from 6 units to 2 units and to add garages.
- 32 Watrous Ave has decided not to add the external stairs so they no longer need to go before the Zoning Board of Appeals. There is question as to whether it was ever a two family house.
- Concerns that the SCARB guidelines are edited so that they can notify the SCA to let us know about proposed changes before hand.
 - Harlan Fichtenholtz said that changing the guidelines for SCARB is complicated but maybe we can ask SCARB to give updates on properties they are reviewing. Mark Richter will reach out to Greg Ames and ask him and to let us know when meetings are taking place.
- Ellen Page is concerned about making more of the public land accessible to the public. There are two water access properties and two walking access properties that are being obstructed by land owners. Ellen Page has a map of the properties and will bring it to Mark Richter to scan.
- 123-125 Thimble Island Rd. has been approved by planning and zoning. There is discussion about the driveway and visibility coming under the bridge. They are working out the plan for that and whether or not that is a traffic issue.
- A member of the public asked what if 4 Three Elms becomes a rental like AirBnB or VRBO? Can the SCA make rules requiring any short term rentals to be for a minimum of 7 days.
 - Harlan Fichtenholtz will ask the lawyer if we have any right to take back our zoning rights like the Shortbeach Association and the Pine Orchard Association currently do. Results of that discussion will be sent around to the board.
 - Things like the AirBNB and VRBO are not addressed in the town of Branford zoning regulations. Linda Reed suggested we could consider drafting a regulation and bring it to the town.
- At the next meeting with the First Selectman, Mark Richter will discuss modifying the SCARB and modifying the zoning regulations.

Police and traffic

- Tina Burne reported that Steve Palumbo Jr. is waiting for an update from last month's police commissioners meeting.
- The firehouse parking lot work is in progress.

Maintenance

- There was a maintenance meeting last week with Courtney Rosenberg, Matt Milano, Tanya Greenvall and Peter Henschel. They inspected sidewalks on all the main streets and did a preliminary map of any sidewalk issues. They then did a walk thru of all the spots and assigned tiers to the spots: tier 1 severe safety issue; tier 2 take a closer look at; tier 3 not urgent. They now have a standard set of maps and each year it can be used.
- Courtney talked to Alex Palluzzi about the clogging of the fountain. She will reach out to Nick Fischer and Gary Zielinski to get information about the plan going forward and get it fixed for next year..
- Issue of area between the sidewalk and the street that was chopped up when they redid the street from Three Elms to the Church. Katina Gionteris will add to next month's agenda Capital Improvements so we can all discuss opportunities to make improvements with our funds. The board should all think about ideas for this.
- Josh Brooks is willing to do the snow removal for next year. Hanna Purdy will look into whether we are required to put an advertisement in the paper for snow removal.

Charter Revision Committee

- The committee did not meet this month but will schedule a meeting before Thanksgiving.

Nominating and election committee – no report

Stony Creek Day committee

- The committee met to discuss lessons learned and things we would like to change next year.
- We would like to start meeting about Stony Creek Day 2023 and are open to suggestions from the public.
- Stony Creek Day 2023 is coming up and we would like your input and your help!!!

Old business – No Report

- **Stony Creek Xmas Tree** Unfortunately a live tree will not be possible for this year. The spring will be the right time to find and plant the right tree for a Christmas tree. Norway spruce grows faster and wider but is cheaper at half the price of a blue spruce. Blue spruce is used by many towns. \$700 for the Norway spruce specially ordered 10-12 foot tree. They will come and plant it and fertilize it for \$400-\$500. Blue spruce is \$1500 plus planting fee is more expensive. Ellen Page mentioned that the town has a tree planting group.
- The annual Stony Creek Christmas Tree lighting will be held on Sunday December 4th at 5:00 PM.

New Business - None

Ellen page motioned and Dan Bullard seconded, to adjourn the meeting. All were in favor. The meeting was adjourned at 8:21 PM.

Respectfully submitted,
Katina Gionteris, Secretary
Hannah Purdy, Clerk