

STONY CREEK ASSOCIATION

Executive Board Meeting – Draft Minutes November 4, 2025

Date: November 4, 2025

Time: 7:00 PM

Location: Willoughby Wallace Memorial Library, Stony Creek, CT Minutes

Taken By: Randi O'Brien

1. Call to Order

Meeting called to order at 7:00 PM by Chairperson Dan Bullard. Minutes recorded by Randi O'Brien.

Dan Bullard stated that the format of the SCA Executive Board Meetings will follow the format of the Branford RTM meetings. Public comments, limited to five minutes, will follow Board comments and motions.

Dan Bullard further commented on the lack of civility at past meetings and urged all to act with kindness and respect to others.

2. Attendance

Present: Dan Bullard, Tim Barry, Randi O'Brien, Nancy Davidson, Kate Waldron, Mark Gaynor (Tardy 7:05), Isa Cabot deCossy, Matt Milano, Mark Richter, Clara Pagliaro, Amy Bloom, Brian Love (Tardy 7:10), Harlan Fichtenholz. Public Present: 14

3. Approval of Minutes

Linda Reed stated that she had a change regarding her comments on the Traffic report. She will email her changes to Randi O'Brien

A motion was made by Isa Cabot deCossy to approve the Minutes

Second: Kate Waldron

Vote: Approved unanimously.

4. Approval of Agenda

A motion was made by Amy Bloom to approve the Agenda

Second: Clara Pagliaro

Vote: Approved unanimously.

5. Outside Presentation

Ted Ells, Bob Babcock, Mary Lee Weber, and Judy Robison attended the Board Meeting to represent The Stony Creek Museum. Ted reported on the history of the museum and Mary Lee Weber reported on past and current projects and achievements

6. Treasurer's Report

Brian Love stated that bills paid totaled \$1293.76

Mark Gaynor made a motion to pay the bills. Second: Amy Bloom

Vote: Approved unanimously.

Brian Love reported Total Liabilities and Equity at \$61,286.12

Amy Bloom made a motion to send to auditors. Second: Kate Waldron

Randi O'Brien made a motion to combine the 2 CD's to one Three Month CD. Second: Amy Bloom

Vote: Approved unanimously.

7. Tax Collector Report

Mark Richter reported that he will send late notices to the 20% of residents with outstanding payments

8. Legal & Zoning

Nancy Davidson brought up the discussion of public vs private land; clarity of access to water. Isa Cabot deCossy directed Nancy to the Branford Land trust website and to speak with Lauren Brown.

Kate Waldron had nothing to report

9. Police and Traffic

Randi O'Brien reported on the last Branford Police Traffic Commission Meeting held on Oct 14th, 2025

No Parking This Side of Street Amtrak Bridge and Ridge Rd
Town of Branford Engineer Report Executive Summary

1. 10-1-25 - CT Public Act 25-26- Regulating parking spaces near intersections and crosswalks **require** newly striped parking spaces to be set back a minimum of 30 ft from crosswalk or intersection. Unless a bump out the width of the parking space is provided, then a 20ft setback is required.
This would result in lost parking spaces The LTA (Local Traffic Authority) determined "No Action" since it would be a costly project with no funding available, and parking spots lost would equal those gained
The full report is located in the Stony Creek file at WWML
2. Past Stony Creek Traffic Report Data from old speed machines were discarded with the machines. One traffic study although incomplete is available from 2024
This is located in the Stony Creek file at WWML
3. Beach signs not under authority of LTA- try Public Works
4. Will look into 4 way stop at Watrous and crosswalk Mirrors not allowed on telephone poles Will follow up with Police Board Traffic commission meeting Nov 10th

It was noted that we now have a permanent solar speed detector on Thimble Island Rd across from the museum. Mark Richter stated the location was selected because of its adequate sunlight to support the solar panels.

Mark Gaynor commented that the tree at Thimble Islands Rd and Three Elms needs to be removed in addition to the garbage receptacle - both of which

obstruct the view of pedestrians when making a right hand turn onto Thimble Islands Rd from Three Elms.

10. Maintenance

Dan stated that he will assist Nancy Davidson with Maintenance as she is working on the Newcomers Project. Isa Cabot de Cossy offered to assist as well

Nancy Davidson reported a need for additional poop bag stations at the end of Thimble Island Rd and at the Trolley Trail parking lot. There are two stations at Thimble Island Rd near each other at the Pritzker property - one will be moved to the end of Thimble Island Rd. Brian Love can order bags and will send to Jake's house. Isa Cabot de Cossy will be the contact to report when bags need to be refilled

Nancy Davidson stated she received complaints about the gray shed by the gazebo at Bayview Park which is used for storage by SCA. Carla stated she will move it to the back of the park

Dan Bullard reported that he spoke with Park and Rec regarding cleaning up the porta potty at Madeira Park. They will put it on their list

Mark Gaynor reported that Michelle from Taken for Granite agreed to collaborate with us to have a new Welcome to Stony Creek sign on her property. She also requested that the Thimble Islands and Leetes Island Roads sign be moved 18 inches to the right as it obstructs the view into her shop

Nancy Davidson will investigate purchase of commercial garbage cans with covers. Barbara Chessler will assist

11. Town Representative Report

No report.

12.Special Events Committee

Matt Milano stated that the Stony Creek Day Committee will meet shortly. Tree Lighting is December 7th. Tree set up and decorating will be December 6th at 9:00 am. Volunteers needed.

Matt Milano stated that Steve Palumbo and Steve Consolo will be putting up the Lobster Trap Christmas Tree at Madeira Park

13. By-Laws Committee

Harlen Fichtenholz stated he will send out notification this week to schedule a meeting

14. Old Business

a. Property at 4 Three Elms

Dan Bullard reported that Joe Gadio is “still waiting for proposals”

Barbara Chessler reported that Joe Gadio wants out and Kirk Whittick is looking for a new partner. She suggests that the community at large should be made aware that the property is available and a reasonable offer may be accepted.

Joe Schiffer stated that a Community Land Trust has tax advantages for investors

Joe Schiffer, Dan Bullard, Isa Cabot deCossy, Amy Bloom, Barbara Chessler, and Carla Pagliaro offered to work on a plan. Time is of the essence.

b. Kayak Launch Location Change

Dan Bullard stated that he feels that the Kayak launch should be moved by the Trolley Trail. Tacie Lowe stated that the kayak launch should be permitted as is. She stated that commercial boat launches create more traffic than kayakers. Dan stated that the intent would be for other kayakers to use an additional site at the Trolley Trail to relieve parking issues. We are not trying to eliminate kayakers from using the ramp, just looking for alternative additional sites.

15. New Business

Dan Bullard distributed a copy of 14 FIO requests by Ed Gagliradi to all Board Members. Dan objected to the request of releasing all members of SCA emails as it may be denied by security and safety reasons.

Dan Bullard requested that all Board Members review the requests for documents and report back at the next SCA meeting

Farm Market

Linda Reed requested information regarding the approval of the Farm Market. It is hoped that the answers to Ed Gagliardi's requests will shed light on this

Rabia Ali made a passionate request to reduce the impact of the farm market on the surrounding residences....in regard to loud music, parking, traffic, and the fact that the park is not available for other uses.

The Board is committed to finding a compromise to satisfy residents' concerns

16. Adjournment

Motion by Mark Gaynor to adjourn made at 8:55 PM. Second: Amy Bloom

Vote: Approved unanimously.

Meeting adjourned at 8:55 PM.

****Respectfully Submitted,****

Randi O'Brien

Recording Secretary

****Date Minutes Filed:**** November 6, 2025 (within 7 days per CGS §1-225).

****FOIA Compliance Checklist****

Requirement	Status
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Date, time, and location included	✓
Attendance recorded	✓
Summary of discussions	✓
Motions and votes recorded	✓
Filed within 7 days	✓
Executive session noted (none held)	✓

Balance Sheet
Stony Creek Association Inc.
As of November 3, 2025

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
Biz Ckg 8105 - 1	50,782.33
XM BizCD 0182 - 1	10,176.91
XY BizCD 0554 - 1	20,739.17
Total for Bank Accounts	\$81,698.41
Accounts Receivable	
Other Current Assets	
Uncategorized Asset	-20,412.29
Total for Other Current Assets	-\$20,412.29
Total for Current Assets	\$61,286.12
Fixed Assets	
Other Assets	
Total for Assets	\$61,286.12
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable (A/P)	-13,125.92
Total for Accounts Payable	-\$13,125.92
Credit Cards	
Other Current Liabilities	
Total for Current Liabilities	-\$13,125.92
Long-term Liabilities	
Total for Liabilities	-\$13,125.92
Equity	
Opening balance equity	66,809.26
Retained Earnings	-467.87
Net Income	8,070.65
Total for Equity	\$74,412.04
Total for Liabilities and Equity	\$61,286.12

Stony Creek Association - Bills					
Date: 11/4/25					
Date	No.	Payee	Category	Memo	Total
45961	Expense		QuickBooks Payments	Software & apps	38.38
45945	Expense	1334	Courtney Rosenberg	Stony Creek Day	247.76
45945	Expense	1333	Jake Palluzi	Maintenance & Park Services	880
45931	Expense		ACE Trailer Leasing	Equipment rental	127.62
45931	Expense		QuickBooks Payments	Software & apps	35.35
Total					1293.76