

Green's Farms Association Board Meeting Minutes

January 2024

Members Attending: Art Schoeller, Lois Sussman, Birthe Shwisha, Kat Palmer, Norman Kramer, Patrick Davies-Griffith, MaryAnn Meyer and RTM-5 Reps: Dick Lowenstein, Karen Kramer and Peter Gold.

1) 55 Greens Farms Road (2 Buildings)

Art reported that P&Z gave the approval to the current owner to convert the former office space to medical facilities. The buildings have been vacant for some time.

2) Church Street South & Post Road East/Former Gas Station

Recent reports from Fire Marshal and Police show their concerns of traffic that a drive thru window may create. The P&Z has not yet discussed this proposal as the applicant recently withdrew the application to request more time to revise their application. A traffic study that was done for the proposed Amazon retail spot did not include Church Street South.

3) Bus Parking at Greens Farms Railroad Station

The school bus company, First Student, has been using the railroad parking available at Greens Farms. Dick Lowenstein (RTM-5 Chairman of Transportation Committee) and

Peter Gold (RTM-5 and former Westport Transit District director) attended the Selectwomen's Meeting and spoke in favor of the school bus parking. The agreement in place, setting aside parking spaces for the buses and bus drivers, has no impact on parking availability for the commuters. Chief Foti reached out to neighbors, the Greens Farms Association and Greens Farms Academy before moving ahead with the plan. Foti also reported that the drivers' arrivals and departures are staggered which prevents a traffic jam in the area of the RR station.

4) New 3 Way Stop and New Creek Road/Bus Route

Kat Palmer reported that the Greens Farms Academy School buses are having difficulty turning onto New Creek Road from Beachside Avenue. The turn is narrow and some of the marsh is being run over by the wide turns of the buses. The route should be Greens Farms Road to New Creek Road to Maple Lane.

The 3 way Stop at Greens Farms Road and New Creek Road is working out well and will be permanent.

4) Bridgewater Open Space

Jennifer Zimmerman and Chrissy Hunt live on Clapboard Hill Road and have a view of Bridgewater HQ. There have been several conservation and deed restriction violations by Bridgewater. Jennifer and Chrissy hired a lawyer and have also met with Jen Tooker (1st Selectwoman) and Conservation to correct the violations and require Bridgewater to abide by the deed restrictions. Art has also met with Jennifer and Chrissy recently and have kept in touch regarding the progress and resolution.

5) Construction Started at Einsel Property

The new owner has begun construction of 1 of the 3 approved plots at the former Einsel property. Patrick lives next door to the property and recently spoke with the builder. There will be a total of 3 homes built on the property which will be done over a 2 year period.

6) Discussion regarding RTM-5 Reps joining the Board

After a lengthy discussion, the Board agreed to consider RTM-5 reps who may express interest in joining the Board. The By-Laws do not exclude RTM Reps from joining the Board. Many Board members expressed the added value of having an RTM Rep on the Board as the Rep would be a source for upcoming Town projects or recent decisions affecting Greens Farms.

The Board would vote on the request by the RTM-5 member to join the Board.

7) Vote on adding member to the Board

Karen Kramer (RTM-5) expressed an interest in rejoining the Board. The Board voted and approved Karen to join the Board. Welcome Back Karen!