

Spring 2023 Newsletter



In person GFA Annual Meeting Notice

Please join the Board of Directors at our **Annual Meeting**, which will take place Thursday, May 18th, 7:00PM, at Greens Farms Congregational Church (71 Hillandale Road). **Our guest speaker is the chair of Planning and Zoning, Danielle Dobin**, who amongst her many responsibilities has been heavily involved in affordable housing policy including testifying in front of the state legislature.

CALL FOR VOLUNTEERS! We have room on the Board for interested neighbors who want to help preserve this great neighborhood. Please contact me at art@greensfarms.org.

Recapping 2022 and a look into 2023

Affordable housing continued to be a state and local level topic. Bills to bolster affordable housing in the state legislature have advanced, but unfortunately they include state mandates (number of units, proximity to train stations) that supersede local control. These mandated quotas could result in Westport being required to build thousands of units of affordable housing or lose state funding. Your board has donated \$500 to **CT169 Strong**, an advocacy organization lobbying for better affordable housing legislation which would include retention of local control. The Association strategy is threefold: 1) Stay informed and educate neighbors in Greens Farms about affordable housing developments. 2) Support our local and state representatives as they engage in shaping Connecticut legislation. 3) Engage neighbors and developers to help shape local affordable housing projects that are more acceptable to all parties.

Traffic. First Selectwoman Jen Tooker sponsored a series of public hearings by RTM district on the topic of traffic. The Association participated and contributed to the session about traffic in RTM district 5. A report summarizing the hearings was recently published breaking down the feedback into three categories: 1) straightforward items such as the in-progress conversion of the intersection of Hillandale Road and West Parish from a three way stop to four, 2) items that will take longer and more funding and 3) items that will not get done due to either expense or inability to impact the problem. We applaud the efforts of both our First Selectwoman and our RTM District 5 members for staying on top of this important problem impacting Greens Farms.

Flooding. Similar public hearings were held by town officials organized by watershed (Muddy Brook, New Creek). A report summarizing these meetings is pending and the Association continues to advocate for earlier community engagement to ensure plans align with neighbor expectations. In the Muddy Brook meeting it was agreed by town officials to conduct a preliminary review of plans to replace the failing bridge at Hillandale Road.

Kowalsky property (109 Morningside South). A plan to subdivide this property into 6 building lots was successfully opposed through Association testimony at both the Flood and Erosion Control Board and the Conservation Commission. It has now been sold and we will continue to monitor what plans may emerge from the new owner.

1076 Post Road East (Post Plaza). Amazon has paused opening grocery stores across the country and it is unclear what the strategy is at the time. We will continue to monitor this site. Note that the property owner also floated a conceptual plan for a fast food / drive through restaurant at the old gas station portion of the property. In our opinion this would add to traffic congestion on Church Street.

Continuing support from our District 5 RTM members. Over the years the Association has depended on our RTM members to support our initiatives. They continue to work hard on our behalf. We want to call out Dick Lowenstein, Claudia Shaum, Karen Kramer, and Peter Gold for their dedication and efforts on behalf of Greens Farms! For example, the funding to replace the jetty at Burying Hill Beach would have not happened without their efforts to pull it through the entire RTM.

Annual Membership

Please consider sending your annual membership fee of \$35 to Green's Farms Association, PO Box 10, Green's Farms, CT 06838. A strong membership allows the Association to better lobby on your behalf. You can also pay with PayPal at our web site, www.greensfarms.org.

Art Schoeller
President – Green's Farms Association

P.S. Please check out our Facebook and Instagram pages!