

Green's Farms Association Board Meeting Minutes

March 13, 2024

Attending: Art Schoeller, Lois Sussman, Birthe Shwisha, Norman Kramer, Kat Palmer, Dick Lowenstein (RTM-5), Claudia Shaum (RTM-5) Judy Swann Jennifer Zimmerman and MaryAnn Meyer

NEXT MEETING: Wednesday, April 10th

1) Nyala Farms Open Space Update

Jennifer Zimmerman was invited to our meeting to provide an update on Nyala Farms.

She lives at 213 Greens Farms Road and spoke about the numerous violations on Nyala Farms by Bridgewater which is the single tenant on the property.

She along with Chrissy Hunt, (resides at 2 Clapboard Hill) have organized the 23 neighbors who are part of the special deeded restrictions agreed upon when the commercial space was first allowed in 1970.

Jennifer presented a very clear and detailed account of the most recent violations on Nyala Farms open space. Any change to the property and open space requires 75% approval of the 23 neighbors which Bridgewater has ignored.

Some of the violations include:

- Lighting left on all night and on weekends and holidays in the restricted area
- Building pathways in the restricted area
- Providing a Slip 'N Slide for a "Meadow Madness" event last summer which was not approved by the neighbors or Conservation. This resulted in scarring the Meadow (open space) and caused flooding which has resulted in a perpetual lake.
- Building a new roadway with a new entrance on Greens Farms Road for deliveries, food trucks and cars without Town or neighbor approval.

According to Jennifer, there have been 24 permits granted by P&Z in the last 5 years and not one was presented to the 23 property owners for approval which is required. Despite meeting with P&Z, Conservation and Jen Tooker, the neighbors have not received any support and have been left to their own devices to this issue. The Town has told Jennifer that the deeded agreement with Nyala Farms is with the 23 neighbors and the Town has no responsibility. Jennifer feels that the Town has turned a blind eye to these Town violations which are separate from the neighbor agreement with Bridgewater.

This year, Conservation has issued a verbal warning and the neighbors have sent a legal letter outlining demands to Bridgewater. Jennifer and the neighbors have outside counsel as they are

concerned that current encroachments have not been addressed. There is an expectation that there will be additional encroachments to come. Jennifer expressed that no one is supervising Bridgewater's activities. She may be asking the Town not to issue any additional permits unless Bridgewater shows that they have 75% approval from the property owners.

There will be a meeting with Bridgewater on March 15th with Jennifer and her attorney Ira Bloom. She will follow up with the GF Association to let us know the outcome of the meeting. Members of the Board will stay in contact with Jennifer and will offer their support as this continues.

Dick Lowenstein (RTM-5) asked why the Town hasn't stepped in. He suggested that perhaps Bridgewater could explore the I-95 side of the property and to leave the meadow alone.

2) 1060 / 1070 Post Road East drive through restaurant proposal- updates?

Nothing new to report.

3) New Creek, Beachside Avenue Bus Turning

Board member Kat Palmer reported that the GF Academy buses are having difficulty in making the turn from Beachside Ave and New Creek Road. There is now a drainage issue. Dick will follow up.

4) Einsel Property (Morningside Drive South) Construction

Construction of the 1 out of 3 homes has begun on the former Einsel Property. MaryAnn has been in touch with Lillie Fortino, the home owner who now resides in the original Einsel home. Lillie had some concerns of the excavations that have started. She hired a structural engineer to check her foundation and she received a good report. MaryAnn was able to provide Lillie with additional resources (Historical Commission, Town Engineer and Conservation) to contact directly. She received prompt responses from all three departments. Thank you to Karen Kramer and Dick Lowenstein for helping out with this. Lillie assured me that if she notices anything out of the ordinary, she would let me know.

5)Muddy Brook Meeting

Claudia Shaum (RTM-5) provided the Board a report on the Town's plan to replace 3 bridges across Muddy Brook. The three bridges are Greens Farms Road Bridge, Hillandale Road Bridge and Center Street Bridge. The hydraulics for all 3 bridges are inadequate and the culverts are substandard. Precast box culverts will be installed at all the bridges. Curved end walls, open bridge rails and sidewalks will all be included. Attention will be considered for historic coordination for using stone masonry.

The Hillandale Bridge will be the first to be replaced. Funding of \$2.8M has already been approved. Construction will begin in 2025. There will be road closures and traffic redirected in the area. Additional funding for the 2 other bridges is TBD.

Tighe & Bond presented an excellent slide show of data and photos of the 3 bridges that showed severe damage and disrepair.

Norman questioned if the flooding could be mitigated by installing additional storm drains and would larger culverts solve the flooding problem.

6) Police, Fire EMS HQ Proposal

The Board of Finance recently met and approved funding for a study regarding combining the Police, Fire and EMS into one headquarters. Mitch Higgins (GFA Board member) read a letter at the meeting from the Board in support of the study. The Board is in favor of considering several sites other than the State Commuter Parking Lot. Several neighbors in the area have expressed concern and opposition to the Commuter Parking Lot which the State would need to approve. The site along Greens Farms Road across from the Lower Grave Yard is no longer under consideration. The Board will continue to monitor this proposal as well as study results as there may be some other areas in Greens Farms and the rest of the Town that may be under consideration.

The Greens Farm Fire Department is the busiest in Town.

7) Annual Meeting

Our Annual Meeting will be on Wednesday, May 15th. Judy has been in contact with John Coyne who is the new Director of Operations. He has been very helpful.

Art will be getting the mailing list for District 5 and District 4A as well as printing of the postcards, stamps and mailing labels.

The postcard may be larger this year but has not yet been determined. Our speaker has not yet been confirmed but will be shortly.

Refreshments of coffee and water (provided by the rental feel) will be available.

8) Next Meeting

Our next meeting is Wednesday, April 10th

