

**AGENDA**  
**Town of Greenwich - Planning Board**  
**Regular Meeting**  
**09/15/2022**

**Call to Order**

**Roll Call**

**Minutes:** August 29, 2022

**Public Hearings:**

- **7:15 pm - Site Plan Review # 2022-05- Proposal submitted by Greenwich Materials, LLC** for property located at 441 Christie Road, Tax Map ID # 214.-1-10. Proposal to renew Special Use Permit # 2020-03 for a 13.8-acre sand and gravel mine on a 32.3-acre parcel. Parcel is located in the Rural Agricultural Zoning District.
- **7:20 pm - Minor Subdivision # 585- Proposal submitted by Joseph and Emma Hershberger** for property located at 670 Edie Road, Tax Map ID # 213.-1-6. Proposal to subdivide a 147 +/- acre lot into three lots of 67.33 +/- acres, 56.34 +/- acres and 23.33 +/- acres. Parcel is located in the Rural/Agricultural District.
- **7:25 pm- Minor Subdivision # 586- Proposal submitted by Karen Ebbert – POA Robert Talmadge** for property located at 2700 State Route 40, Tax Map ID # 220.-2-20.2. Proposal to subdivide a 9.85 +/- acre parcel into two lots of 4.93 +/- acres to be conveyed to Erin and Eric Talmadge and Monte Talmadge. Parcel is located in the Rural/Agricultural Zoning District.
- **7:30 pm - Site Plan Review # 2022-06- Proposal submitted by Claire and Jim Houston** for property located at 2432 State Route 29, Tax Map ID # 230.-1-17. Proposal to construct a two story building to serve as an art gallery and painting studio on a 2.22 acre parcel. Parcel is located in the Rural/Agricultural District.

**New Business:**

- **Minor Subdivision # 587- Proposal submitted by Pamela Keniry** for property located at 41 North Road, Tax Map ID # 229.-1-10.3. Proposal to subdivide an 82 acre parcel into two lots. One of 4.4 +/- acres to be conveyed to Gary and Katie Smith and one of 77.6 +/- acres to remain with the Laureen Keniry Trust. Parcel is located in the Residential Zoning District.
- **Minor Subdivision # 588- Proposal submitted by Antoinette Bentley** for property located at 215 Fiddlers Elbow Road, Tax Map ID # 220.-1-23.1. Proposal to adjust boundary lines on existing 10.04 +/- and 13.34 +/- acre parcels to create one lot of 15.00 +/- acres and one lot of 8.33 +/- acres. Parcel is located in the Rural/Agricultural District.

**Old Business:**

- **Special Use Permit # 2022-01 and Site Plan Review # 2022-01- Proposal submitted by Alan Wilbur and John E. Heermance (Designated Agent: Julia Stahl, Boralex)** for property located on County Route 77, Tax Map ID # 211.00-1-10 and 219.00-1-6.1. Proposed projects consists of a 20.0 +/- MW community solar farm located on 139.3 +/- acres of a 333.9 +/- acre parcel. It will involve installation of alternating current ground-mounted solar photovoltaic panels as well as the associated access road, equipment pads, underground electric interconnection lines, electric substation and perimeter fencing. A multi-use plan has been submitted for the project. Parcel is located in the Rural/Agricultural Zoning District.