

AGENDA

Joint Planning Board for the Town and Village of Greenwich

Regular Meeting

08/20/2026

Call to Order & Roll Call

Minutes: June 18th, 2026

Correspondence:

- **Ollie's** – Code Enforcement Officer Mollica issued their Zoning Compliance certificate on 7/29. He asked if they required any Site Plan Review from the Planning Board. Clerk Northrup answered no, the site has already been reviewed - the usage of the space remains unchanged and except for the exterior signage, the interior are the only alterations occurring.
- **Mariella Meglio** - 851 Spraguetown – excavation / land clearing questions forwarded from David Klingebiel and Andrew Mollica.

Informal Conference:

- **Tara Colvin for Property on Fiddlers Elbow Road** – Tiny Tarratory LLC, is looking into purchasing a property formerly used as a campground and convert it to a tiny home community. Clerk Northrup advised that a SUP would be required for a Manufactured Home Park. Informal review is to confirm that categorized zoning usage is correct.
- **Rick Sullivan and Donald Mansmith for Property on County Route 49** – Applicants are looking for guidance on the next steps for a boundary line adjustment conveying a right of way from Mr. Mansmith to Mr. Sullivan.

New Business:

- **Minor Subdivision #617 - Proposal submitted by Patricia Hecker (Designated Agent Paul Kosopod)** – For properties located at 48 Salem Street (Village of

Greenwich) Tax Map ID 237.5-4-10 and 46 Salem Street (Village of Greenwich) Tax Map ID 237.5-4-7. Proposal for a boundary line adjustment to convey 574 +/- sq ft from 46 Salem Street to 48 Salem Street. The property is located within the Medium Density Residential Zoning District.

Other Business:

- **Special Use Permit #2026-01 – Annual Renewal for Pleasant Villa Mobile Home Park.** No formal response received by deadline for 2026 renewal. Clerk Northrup spoke with his contact at the corporate office in a follow up phone call. She is a middleman and only forwarded to the team in charge of Pleasant Villa. She has not received a response from them either.
- **Special Use Permit #2026 – 02 – Annual Renewal for Maguire Junkyard**