



Dear Fellow Business Owners and Neighbors,

The Greenwich Property Owners Association (GPOA) was formed nearly 2 years ago to uncover and address the issues that affect our properties, both residential and commercial. In the very short time since its inception, the GPOA has gained the attention, and notoriety, of Town Hall, where critical departments are aware of and receptive to our group and its mission for the town. The GPOA is led by a collective of local business owners and residents, who came together for the preservation of our town's property interests.

Here are the highlights of the last 24 months:

- **Planning & Zoning:** Identified, addressed, and continues to pursue positive changes to the P&Z process with the new Director of Planning.
- **Town Hall Meetings & Rulings:** Participates in developing timely input and critical public comment for:
 - New language regarding the use of attic trusses & FAR regulations
 - Moderate Income Housing
 - Town Open Space Plan
 - Second (2nd) Floor Usages in the Commercial Zones
 - General business uses and related parking regulations to ensure vibrant business areas
 - The R-6 two family zoning regulations and the Waterfront Business Zone Regulations
- **Parking:** Several meetings with Parking and Planning Directors to understand the state of parking in downtown Greenwich. GPOA will continue to advocate for a long term solution and for the development of financial models that will create more parking without more coverage.
- **Assessments:** Discussions and meetings along with the Greenwich Board of Realtors with The Town of Greenwich's Assessor Lauren Elliott about the ongoing revaluation of properties in Greenwich.
- **Meetings & Events:** Hosts special presentations to members by Rita Azrelyant, Parking Director; Katie DeLuca, Director of Planning & Zoning; Lauren Elliott, Tax Assessor. Upcoming March workshop will be on the New Tax Re-valuation and appeals process.
- **Recognition at Town Hall:** Unprecedented proactive participation in Town Hall meetings pertaining to property values and land use.
- **Media/Press:** Frequently called upon by the press for comments and ideas regarding current business and property issues.
- **Influence in Town Hall:** GPOA helps to identify new candidates and alternates for the P&Z Commission.
- **Collaboration:** Collaborated with the Chamber of Commerce and the Greenwich Association of Realtors to monitor the effects of local administrative and legislative decisions and their potential consequences.
- **Resource for Members:** Alerts membership to vital town meetings. Showcase important links to information on our web site and through emails directly to members. We are your conduit for information that is important to you and your real estate investment.
- **Ongoing Momentum:** The GPOA meets monthly to discuss timely topics and tackle the larger issues as well. We look to address town wide items, working in conjunction with the Neighborhood Associations, Greenwich Chamber of Commerce, and the Greenwich Association of Realtors to further mutual goals and objectives.

We are appealing to you to become a member to enable us to continue the good work we have started. 100% of your donation will go toward furthering our mission: The Preservation of Greenwich Property Values through reasonable, intelligent, and appropriate land use.

Thank you in advance on behalf of the Executive Board for your support of the GPOA. We are asking businesses for \$500 and residents for any amount they are comfortable contributing. [Please click here](#) for information on how to contribute.

The GPOA has been recognized not only as a lobbyist for effective land use regulations, but also as a think-tank to help preserve and improve the quality of life in Town going forward. Our leadership helps effect change and continues to work towards substantial progress. Join us to continue the forward trend.

GPOA Exective Board

John Lucarelli, Rick Kral, Alyssa Keleshian Bonomo, Julie Fareri, Paul Pugliese, Tom Torelli, and Joe Pecora

www.greenwichpropertyowners.com