

**TOWN OF GREENFIELD
PLANNING BOARD**

August 11, 2015

REGULAR MEETING

A regular meeting of the Town of Greenfield Planning Board is called to order by Tonya Yasenchak at 7:00 p.m. On roll call, the following members are present: Tonya Yasenchak, John Bokus, Nathan Duffney, Michael Gyarmathy, John Streit, Stan Weeks and Robert Roeckle, Alternate. Thomas Siragusa is absent. Charlie Baker, Town Engineer is present.

MINUTES – July 28, 2015

MOTION: J. Streit

SECOND: S. Weeks

RESOLVED, that the Planning Board waives the reading of and approves the minutes of July 28, 2015, as submitted.

VOTE: Ayes: Bokus, Gyarmathy, Roeckle, Streit, Weeks Yasenchak

Noes: None

Absent: Siragusa

Abstain: Duffney

PLANNING BOARD CASES

STEPHEN & BETH PODHAJECKI – Special Use Permit/Site Plan Review

Locust Grove Road

Stephen & Beth Podhajecki are present. B. Podhajecki explains that they plan to build a house here on property that has been family owned for years and relocate from Connecticut. They would like to operate a Bed and Breakfast from two rooms in the home and then possibly add a third bedroom. They have operated a horse and carriage business for years along with sleigh rides in the winter. They would now like to downsize from their current business where they could travel 100 to 150 miles in any one given day. They currently do carriage rides in the Spa State Park in the summer, would continue to do that and then do the same at their property. S. Podhajecki states that they would be semi-retiring and relocating here. B. Podhajecki states that potentially what they would like to do is a Bed, Barn and Breakfast so that those staying with them for Polo or perhaps a horse show could board their horse in the same location. They would not do commercial boarding. They understand that most boarding stables in the area are pretty full. T. Yasenchak reviews the requirements for Site Plan Review and asks the applicant to provide a better map that would also indicate manure storage, etc. B. Duffney states that he knows the property and it is perfect for what they are proposing. He has no huge issues but suggests that there could be a sight distance issue. S. Podhajecki states that they were considering putting in a circular driveway with an exit/entrance further down. B. Podhajecki states that she understands the concern having come in and out of the driveway. They recently had the property logged and the loggers did not have an issue. B. Duffney states that there could be an issue with a visitor who was not familiar with the road. He states that it is a great idea, and a great idea to incorporate the horses into the B & B. T. Yasenchak explains that a surveyor or site engineer can help them to locate the driveways. She suggests they look at some other site plans that have been submitted. S. Weeks states that he would like to see a better, more detailed map and it is appropriate to focus on the area where the buildings would be. R. Roeckle asks if the existing buildings will remain. S. Podhajecki states that the barn is useable and they have collected antique horse drawn carriages which they would like to display in the barn so that they can be seen in context. The smaller building he would use as a workshop as it needs attention.

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B. Podhajecki states that it is not livable, not viable. It could be used for storage or shelter for guests if it were to be raining. R. Roeckle states that they will need to get building permits. M. Gyarmathy states that he has nothing to add and it is overall a great idea. J. Streit states that his questions have been answered, it is a good idea and he asks permission to drive in. The applicants state that they do discourage people from going on the property but if they are around, they would be happy to show anyone around. B. Podhajecki states that they had planned to be here more this summer. S. Podhajecki states that unfortunately they had a couple of deaths in the family and were not able to be here as much as they had planned. J. Bokus reiterates that it is a great project. T. Yasenchak states that she thinks it is a good idea, reiterates that there are items that need to be on the plans. She asks if this will be open to the public or just by reservation. B. Podhajecki explains that it is by reservation, everything they do is horse drawn and not on horseback. They totally discourage walk-ins. They are trying to keep this simple. T. Yasenchak asks about hours of operation. B. Podhajecki states that 90% of what they do is on the weekends or holidays, but occasionally a weekday. S. Podhajecki states that they do not operate after dark. B. Podhajecki states that they used to do moonlit rides. T. Yasenchak asks what would possibly be the largest group, event or ride. B. Podhajecki states that sometimes they have people who want to do birthday parties, their largest vehicle is 12 passengers; sleigh is 10 passengers. This is why she indicated that they would have approximately 20 parking spaces but they don't envision needing that many at a time. The property lends itself to their staying on the property with any rides. T. Yasenchak asks about restrooms. B. Podhajecki explains that they will use porta-potties but that the ½ bath in the home will be located in such a way that if they have a couple there for a ride, that they could allow them to use the ½ bath. S. Podhajecki states that the septic system will be sized for 4 bedrooms even though they will only be building a 3 bedroom house. C. Baker states that he likes the idea but questions whether it should be a special use permit or PUD as they are planning the B&B, the horse business and a residence. B. Podhajecki states that they have discussed their project with G. McKenna and that he suggested the Special Use Permit because they would be doing the B&B with the secondary use of the horses. C. Baker suggests that we should have a detailed list with the number of horses, the number of times per week that there would be events, etc. He does think it is a good fit. T. Yasenchak explains that the Board will need more details before doing a public hearing. S. Podhajecki questions the sight study. T. Yasenchak explains that there are State regulations and that they should discuss this with a surveyor or engineer. S. Weeks states that they mentioned a website and asks for that. B. Podhajecki states that it is loonmeadowfarm.com. B. Duffney questions the type of horses. B. Podhajecki states that they currently have 3 grey Percherons and 1 Standardbred mare – all are over 20 years old and as they go into retirement they may get a pair of Haflingers. S. Podhajecki states that they have had Belgians, Spotted Drafts and Clydesdales.

DAVID VANIER – Minor Subdivision

Greene Road

David Vanier is present but not on the agenda. T. Yasenchak reviews that D. Vanier was before the Board in 2013, he was not on tonight's agenda, and the Board will not be discussing the case too much. D. Vanier states that he has since had the survey completed and would like to continue with the subdivision. There are no changes to the proposal and the applicant will get additional maps to the Board to be on the next agenda.

DISCUSSION

B. Duffney states that he has met with Commissioner M. Chandler regarding driveways. M. Chandler stated that for driveways that are 200', the Fire Department can deal with those from the road. The ones that are over 200' are the issue. For driveways over 500' the Fire Department would like pull-offs every 500', which are 12' x 50'; they should have posts at the end of the driveway, 15' back from the black-top, with one reflective ribbon for every 500' the house is from the road; the house number should also be

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indicated on the post, blue with white letters seems to work. If it is a shared driveway, there should be a post for each house. The drivable width should be 12' and a radius of 35'. M. Chandler is going to draw this up and send it to R. Rowland. The Fire Department would also like the driveway to be straight enough for a 40' long truck. All of these suggestions are to make things safer for the Fire Fighters and the residents. C. Baker states that if we approve the radius, keyhole lots will have to have larger frontage and he does not believe that the geometry works. R. Roeckle asks if stone columns at the end of driveways were discussed. S. Weeks suggests that we get all of this in writing and then have the Town Engineer review it. Board agrees. T. Yasenchak states that these are things that not a lot of homeowners think about. She states that in the newest subdivision on Locust Grove Road, the moving truck could not make the driveway radius and had to park at the end of the driveway and use a smaller truck to get to the house.

Meeting adjourned 7:48 p.m., all members in favor.

Respectfully submitted,

Rosamaria Rowland
Secretary