

TOWN OF GREENFIELD
ZONING BOARD OF APPEALS

August 3, 2010

REGULAR MEETING

A regular meeting of the Town of Greenfield Zoning Board of Appeals is called to order by Taylor Conard at 7:30 p.m. On roll call the following members are present: Taylor Conard, Michelle Granger, Paul Lunde, Kevin Veitch, Stanley Weeks, and Joseph Szpak, Alternate.

July 6, 2010 MINUTES

MOTION: K. Veitch

SECOND: M. Granger

RESOLVED, that the Zoning Board of Appeals waives the reading of and accepts the minutes of July 6, 2010, as submitted.

VOTE: Ayes: Conard, Granger, Lunde, Veitch, Weeks

Noes: None

NEW BUSINESS

FRANK AKAWI – Area Variance, Case #855

Route 9N

Dr. Frank Akawi is present. T. Conard reviews that this application is for sign variances. These are the same signs as were previously approved for Dr. Peacock. The applicant is seeking to have one freestanding sign at 21 square feet and a sign flush with the front of the building of 13.5 square feet. Each of these is allowed to be 10 square feet. The applicant has been in contact with the same sign maker that Dr. Peacock used.

RESOLUTION – F. Akawi, Area Variance

MOTION: P. Lunde

SECOND: K. Veitch

RESOLVED, that the Zoning Board of Appeals accepts the application of Dr. Frank Akawi as complete and sets a public hearing for September 7, 2010 at 7:30 p.m.

VOTE: Ayes: Conard, Granger, Lunde, Veitch, Weeks

Noes: None

ELIZABETH HUNTLEY – Area Variance, Case #856

Route 9N

Elizabeth Huntley and Ralph Federiconi are present. T. Conard reviews that the applicant would like to re-establish an old farmstand/food market that was located on the corner of Route 9N and Spier Falls Road. The lot and building are pre-existing, non-conforming and an area variance is required for this use. A lot size variance of 1.21 acres is required; 73.5' front setback variance on Route 9N and 45' front setback variance on the Spier Falls Road side are also required. P. Lunde asks if they plan on using the barn for the farm stand. R. Federiconi states that it will be used for storage. E. Huntley states that the front part of the August 3, 2010

building was the original store. They bought their property on Spier Falls Road in 1987 and were in the store in 1990-91. R. Federiconi states that the owners maintained a commercial viable enterprise as they kept two separate meters for the store and house. S. Weeks asks the procedure for the County referral. R. Rowland explains. P. Lunde asks if the Planning Board will be looking at this for parking. R. Rowland states that the application is before the Planning Board for August 10, 2010 for Site Plan Review.

RESOLUTION – E. Huntley, Area Variance

MOTION: K. Veitch

SECOND: M. Granger

RESOLVED, that the Zoning Board of Appeals accepts the application of Elizabeth Huntley as complete and sets a public hearing for September 7, 2010 at 7:30 p.m.

VOTE: Ayes: Conard, Granger, Lunde, Veitch, Weeks

Noes: None

LOUISE BUBLAK – Area Variance, Case #857

Locust Grove Road

This application is on the Agenda as Philip Gargan. P. Gargan is the property owner and his daughter, Louise Bublak, is the applicant. The applicant is seeking a 250' road frontage variance for an agricultural use. This applicant will be before the Planning Board for a site plan review also. This is a pre-existing, non-conforming lot. The applicant will be combining two lots to create an 8-plus acre lot. P. Gargan explains the existing road and the houses that are on it. He states that it was a dirt road when he bought the property in 1979 and improvements have been made as necessary. It is now a gravel road, which is owned in common with J. Desrocher.

RESOLUTION – L. Bublak, Area Variance

MOTION: K. Veitch

SECOND: M. Granger

RESOLVED, that the Zoning Board of Appeals accepts the application of Louise Bublak as complete and sets a public hearing for September 7, 2010 at 7:30 p.m.

VOTE: Ayes: Conard, Granger, Lunde, Veitch, Weeks

Noes: None

OLD BUSINESS

CHARLES CRONIN- Area Variance, Case #854

Locust Grove Road

Charles Cronin is present. T. Conard reviews that the applicant is seeking a 12.8' area variance to put an addition on a house. A public hearing is opened at 7:43 p.m. and there being no public comments, closed at 7:44 p.m. M. Granger asks the applicant if the existing deck shown in the plans is to be removed. C. Cronin states that it will and it will be replaced with living space with a foundation. T. Conard states that the addition will be further from the property line than the existing structure.

RESOLUTION – Charles Cronin, Area Variance

MOTION: K. Veitch

SECOND: M. Granger

August 3, 2010

RESOLVED, that the Zoning Board of Appeals grants the application of Charles Cronin for an area variance for property located at 700 Locust Grove Road, TM#125.-2-30.11, as follows:

- **Left side yard setback variance of 12.8'**

This variance is based on the following criteria:

- **No negative change to the neighborhood**
- **No negative impact to the environment**
- **This is an improvement as it reduces the existing setback encroachment**

VOTE: Ayes: Conard, Granger, Lunde, Veitch, Weeks
Noes: None

Meeting adjourned 7:50 p.m., all members in favor.

Respectfully submitted,

Rosamaria Rowland
Secretary