

TOWN OF GREENFIELD
ZONING BOARD OF APPEALS

February 2, 2021

REGULAR MEETING

A regular meeting of the Town of Greenfield Zoning Board of Appeals is called to order by D. Eskoff, Chair, at 7:01 p.m. On roll call the following members are present: D. Eskoff, N. Toussaint, K. Taub, A. Wine, and S. MacDonald, Alternate. C. Kolakowski is absent. Stacey Mac Donald has full voting privileges for the entirety of the meeting. M. Waldron, Zoning Administrator/Code Enforcement Officer is present.

Minutes

December 1, 2020

MOTION: K. Taub

SECOND: A. Wine

RESOLVED, The Zoning Board of Appeals waives the reading of, and accepts the December 1, 2020 Minutes.

VOTE: Ayes: D. Eskoff, C. Kolakowski, N. Toussaint, K. Taub, A. Wine, and S. Mac Donald

Noes: None

Abstain: None

Absent: C. Kolakowski

NEW BUSINESS

Farfan, M. & E. Case #1025
TM# 137.6-1-3

Area Variance
19 Medbury Rd.

D. Eskoff states that this case is for a single family residents in the LDR District and it does not meet the setbacks on all sides. M. Farfan states that he and his wife own the property at 19 Medbury Road and they are seeking an Area Variance there for new home construction. The lot was cleared in 2020. The property is pre-existing non-conforming in the LDR District. They thank Mr. Waldron for all the help he has provided them to start their construction. M. Waldron states this lot is half an acre and he has some concerns with not having the 75' front and rear and the 50' side yard setbacks. The plans that the Applicants have provided are to scale. His other concern is that he feels that it is going to be very difficult to achieve septic and well at the required 100' separation. Test pits have been supplied. The septic must be 10' from

the boundary line and 100' from neighbor's property line currently it is 117'. D. Eskoff states that she feels that the ZBA needs an advisory opinion from the Planning Board for this project. A. Wine asks if K. Taub has had an opportunity to drive by this parcel. K. Taub states he did and he feels that it a pre-existing non-conforming lot and he understands the setbacks are for a reason and for this project to be able to move forward the Variance needs to be granted. D. Eskoff states that is why she feels the ZBA needs to refer it to the Planning Board. K. Taub agrees and feels that the ZBA should advance this project so they can hopefully support this project. N. Toussaint agrees and feels this case is straight forward and he also feels that it should be referred to the Planning Board as well. S. Mac Donald agrees and states that the Application is very thorough. A. Wine states on Google Maps it looks like the larger corner lot would be more accessible. M. Waldron states that C. Baker should review the septic system and well.

MOTION: D. Eskoff

SECOND: K. Taub

RESOLVED, that the Zoning Board of Appeals hereby accepts the Application of Manuel and Elizabeth Farfan, Case #1025, for Area Variances for a single-family dwelling on property located at 19 Medbury Rd., TM# 137.6-1-3, and sets a Public Hearing for March 2, 2021 at 7:00 p.m.

It is further RESOLVED, that the Zoning Board of Appeals hereby refers this case to the Town of Greenfield Planning Board for their advisory opinion to the Zoning Board of Appeals under Greenfield Town Code §105-84(C)(1). A copy of this Resolution and the Minutes shall serve as the Zoning Board of Appeals referral to the Planning Board.

VOTE: Ayes: D. Eskoff, N. Toussaint, A. Wine, K. Taub, S. MacDonald

Noes: None

Abstain: None

Absent: C. Kolakowski

Meeting adjourned at 7:19 p.m. All members in favor.

Respectfully submitted by,

Kimberley McMahon
ZBA Administrative Assistant