

TOWN OF GREENFIELD
Zoning Board of Appeals

September 6, 2022

REGULAR MEETING

A regular meeting of the Town of Greenfield Zoning Board of Appeals is called to order by D. Eskoff, Chair, at 7:00 p.m. On roll call the following members are present: D. Eskoff, A. Wine, C. Kolakowski, K. Taub, and S. MacDonald. T. Flynn, Alternate, is absent. M. Waldron, Zoning Administrator, is present.

Minutes

July 5, 2022

MOTION: C. Kolakowski
SECOND: A. Wine

RESOLVED, The Zoning Board of Appeals waives the reading of, and accepts the July 5, 2022 Minutes.

VOTE: Ayes: D. Eskoff, A. Wine, K. Taub
Noes: None
Abstain: S. MacDonald and C. Kolakowski
Absent: None

August 2, 2022

MOTION: C. Kolakowski
SECOND: K. Taub

RESOLVED, The Zoning Board of Appeals, waives the reading of, and accepts the August 2, 2022 Minutes.

VOTE: D. Eskoff, C. Kolakowski, S. MacDonald, and K. Taub.
Noes: None
Abstain: A. Wine
Absent: None

Blackfield/Clayton Homes Case #1050
TM# 98.-2-38

Area Variance
56 Tannery Hill Road

Mitchel Blackfield, for Clayton Homes, and Frank Whalen are present. D. Eskoff states that project is a Public Hearing for property located at 56 Tannery Hill Road. D. Eskoff opens the Public Hearing at 7:02 p.m. K. McMahon provides proof of publication. M. Blackfield states they are requesting a 9" Area Variance for a slab for a manufactured home. D. Eskoff states that this is a tight lot. She asks M. Waldron for clarification for the relief that is needed. M. Waldron

asks is it to the sofet or the foundation. M. Blackfield states the foundation. D. Eskoff states that she is looking at 1'. M. Waldron states for the overhangs. K. Taub asks if M. Blackfield poured the foundation. M. Blackfield states no, it was a contractor. There being no correspondence and no one else present, D. Eskoff closes the Public Hearing at 7:05 p.m. The Board discusses the relief amount needed for the project.

MOTION: K. Taub

SECOND: S. MacDonald

RESOLVED, the Zoning Board of Appeals hereby approves the Application for Area Variance by Clayton Homes for property located at 56 Tannery Hill Road (LDR), TM #98.-2-38, Case #1050, and grants relief for a single-family home as follows:

- Left Side Yard Setback – 1.75'

This approval is based on the following criteria:

- The benefit cannot be achieved by other means to address the issue.
- There is no undesirable change to the neighborhood character or detriment to nearby properties.
- The request is not substantial.
- There are no adverse physical or environmental effects.
- The alleged difficulty was created by contractor mistake without the homeowner's knowledge of the setback shortfall.

VOTE:

Ayes: D. Eskoff, A. Wine, C. Kolakowski, K. Taub and S. MacDonald

Noes: None

Abstain: None

Absent: None

Kasselmann Solar Case #1048
TM# 151.-2-69.1

Area Variance
2 Maddy Groves Road

Alex Martin, for Kasselmann Solar, is present. D. Eskoff states that this project is for an Area Variance at 2 Maddy Groves Road. A. Martin states that they are proposing a 10kw solar array and they are asking for relief for the front and rear yard setbacks. He states that he has been speaking with M. Waldron regarding this project. D. Eskoff states that they are in front of the ZBA for Application acceptance tonight. M. Waldron states that he has not had an opportunity to review the newest map that was submitted. It was received today. A. Wine states that on the new map that was submitted today it has typed notes not hand written. D. Eskoff asks if the Board would like anything else. A. Wine states that the notes are helpful. D. Eskoff states that she would like a picture from the road. A. Martin states that there is gravel at the foot/base of the solar array. D. Eskoff asks if the evergreens will remain as a visual outline in the front at the road. She states that the Board can require a buffer the Board will require that whatever they ask for to be submitted two weeks prior to the October meeting. C. Kolakowski agrees with D. Eskoff. K. Taub asks what the elevation is increased from the north boundary of the road. A. Martin states about 8'-10' from the array. He states that he could provide a

topographical map. It slopes east to west. K. Kolakowski asks for the total dimensions with the width and height. A. Wine states that it appears that the back of the panels are 28' wide and 134' high. K. Taub asks if the 10 kw will cover the entire home. A. Martin explains the kw coverage. D. Eskoff states that it won't exceed the entire home. She states that the Town has Code for solar arrays and that is what the Board needs to go by. A. Wine states that it appears that it will cover 72-90 % range for the home for this size of solar array. D. Eskoff reviews M. Waldron's determination with the Board.

MOTION: C. Kolakowski

SECOND: K. Taub

RESOLVED, the Zoning Board of Appeals hereby accepts the Application for Area Variance for a Ground Mount Solar Installation by Kasselmann Solar for property located at 2 Maddy Groves Road (LDR), TM# 151.-3-69.1, Case #1048 and sets a Public Hearing for October 4, 2022 at 7 p.m. contingent upon receipt of the following information by September 20, 2022:

- Photos from the road perspective showing elevations/topography from the north boundary of the roadway to the base of the solar panel. Photos should also include the visual perspective from the roadway of the solar panel area and view from neighboring properties.

VOTE:

Ayes: D. Eskoff, A. Wine, C. Kolakowski, S. MacDonald and K. Taub

Noes: None

Abstain: None

Absent: None

Gavitt, S. Case #1052
TM# 164.-1-48

Area Variance
36 Locust Grove Road

Shane Gavitt, Applicant, is present. He states that he is the representative for the property owner. The lot is .46 of an acre. The lot is small. It fits the character of the neighborhood and they are looking for an Area Variance to achieve this for a single family residence. C. Kolakowski states that the lot is pre-existing non-conforming. D. Eskoff states that they need 50' of relief. She states that this parcel is less than one acre in the MDR-1 District for a single family residence to be built. S. Gavitt states that this will be a stick built home. D. Eskoff states, yes, that they will be building the residence from the ground up. C. Kolakowski states 50' for the front. D. Eskoff states yes, for the frontage. S. Gavitt states that the lot is wooded and currently this there is nothing there. D. Eskoff states that the well and septic will go through the Building Department. A. Wine states that once the trees are cleared there is nothing the neighbor's won't see. C. Kolakowski states that he goes home that way and he knows the lots quite well. S. Gavitt states that he is the architect for this project. The Board discusses buffering concerns to neighbor and the need for photos.

MOTION: A. Wine

SECOND: K. Taub

RESOLVED, the Zoning Board of Appeals hereby accepts the Application for Area Variance

by Shane Gavitt for frontage and acreage relief for a single-family residence for property located at 36 Locust Grove Road (MDR1), TM #164.-1-48, Case #1051, and sets a Public Hearing for October 4, 2022 at 7 p.m., contingent on receipt of the following information by the Zoning Board of Appeals by September 20, 2022:

- Nine (9) copies of two (2) separate photos to be taken straight back from the roadway towards the subject property: One photo to show the property line area of the left-side neighboring property boundary and one photo to show the property line area of the right-side neighboring property boundary. Each of these two photos must indicate the location of the neighboring property line boundary and specifically highlight where the existing foliage/buffering is to remain and/or to be added.
- Additional photos/depictions to those listed above may also be submitted, at the Applicant's discretion.

VOTE:

Ayes: D. Eskoff, A. Wine, C. Kolakowski, K. Taub and S. MacDonald

Noes: None

Abstain: None

Absent: None

DISCUSSION

D. Eskoff states that K. McMahon put a note in the Board members folders and states this is an example of what the Planning Board has on their agenda's. She asks if the Board members can review and make any changes and discuss this at their next meeting. She states that it is something to consider.

Meeting adjourned at 7:32 p.m. All members in favor.

Respectfully submitted by,

Kimberley McMahon
ZBA Executive Secretary