

**TOWN OF GREENFIELD**  
**PLANNING BOARD**

**July 31, 2018**

**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, Stanley Weeks, Butch Duffney, Michael Gyarmathy and Robert Roeckle. John Bokus, Charlie Dake and Karla Conway are absent. Gerry McKenna Building Inspector/Codes Administrator is present. Charlie Baker, Town Engineer, is present.

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**MINUTES – June 12, 2018**

Minutes will be reviewed at next meeting

**MINUTES – June 26, 2018**

MOTION: R. Roeckle  
SECOND: B. Duffney  
ABSTAIN: M. Gyarmathy, J. Bokus

RESOLVED that the Planning Board waives the reading of and approves the minutes of June 26, 2018 as submitted.

VOTE: Ayes: Duffney, Gyarmathy, Roeckle, Weeks, And Yasenchak  
Noes: None  
Absent: Bokus, Dake, Conway

**MINUTES – July 10, 2018**

Minutes will be reviewed at the next meeting

**MINUTES – July 31, 2018**

Minutes will be reviewed at the next meeting

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**OLD BUSINESS & PUBLIC HEARING**

Ziehnert, G. Case #618  
TM# 151.-1-30.2

Special Use Permit  
South Greenfield Road

Glenn Ziehnert is present. T. Yasenchak opens the Public Hearing at 7:04 p.m. No one is present to speak regarding this project and there is no correspondence for this project she closes the public hearing at 7:05 p.m. At the last meeting the Board had questions regarding the applicant's septic system. From talking to the Building Department she does not think that the Board has received anything. G. McKenna states that he thinks G. Ziehnert has something with him. T. Yasenchak states that G. Ziehnert can present it, but the Board cannot act on it now because they are just receiving it tonight. It is something that the Board will have to review. G. Ziehnert states that he has spoken with G. McKenna and thinks that he has to add one more thing. G. McKenna asks if this is the one with the expansion septic system. G. Ziehnert states yes. He states that he has an existing septic, 2000 gallons, they will be taking that out and adding another tank that will be 2500 gallons and an extra line. T. Yasenchak asks if that is for the house. G. Ziehnert states yes. G. McKenna states that it is an expansion of the existing septic system for the additional bedroom that was added. T. Yasenchak asks if there was a bedroom in the garage prior. G. Ziehnert states no. T. Yasenchak asks if the garage and house will share a septic. G. Ziehnert states yes. M. Gyarmathy states that it was an attached garage that was turned into a bedroom. T. Yasenchak states it was attached, she is looking at the detached garage. G. McKenna states that it was an attached garage that he made into a bedroom. That is why he has to increase the septic system. T. Yasenchak states that G. Ziehnert is expanding the septic system for the new bedroom. The Board will have the Building Inspector look at that. The Board has not seen this until tonight so they cannot act on it. G. Ziehnert states this has taken a long time for the engineer to draw up this plan. He also has a builder and it is a step process for them. If it was up to him he would have it done already. He can only go as fast as the engineer and builder are. T. Yasenchak states that it could also be required that the Town Engineer may have to review it. He had mentioned that at the last meeting. This is for a Special Use Permit and he is only going to use one bedroom. G. Ziehnert states yes just one bedroom. T. Yasenchak states that she noted in the minutes that he did not know which bedroom. G. Ziehnert states that he would like to use the new bedroom. He feels that would be the nicest one. T. Yasenchak states she is retracting her statement from the last meeting saying that she was happy that he came to the Board for the Special Use Permit obviously he has been using this as an air bnb for several months. T. Yasenchak asks the room that he is using now for his air bnb if it is not going to be used after he finishes the renovation. G. Ziehnert states he thinks it would be best. G. McKenna asks why is he limiting himself to just one bedroom. Our code does not say one bedroom air bnb it's states three or more. G. Ziehnert asks if it matters if he asks for a full B & B for the Special Use Permit. Generally an air bnb is just one bedroom. G. McKenna states that it would not make any difference for our code. T. Yasenchak states that the Board may ask for more information if he wishes to do a full Bed and Breakfast as far as making sure he has enough parking, where his garage will be, and so forth. G. Ziehnert states the paperwork that the Board has received is the exact parking. The garage/barn was added first. There is additional parking all around there. Maybe he should just stick with the air bnb. T. Yasenchak states why the Board is asking is because Special Use Permits are specific for the use and the density of the use. If a contractor is in front of the Board, he might be asked how many employees will be coming and going. In this case it would be one bedroom or two bedrooms. The Board is just trying to forward think this project. G. McKenna asks if the only issue is parking then he has two weeks before G. Ziehnert will be getting the other septic information. G. Ziehnert states that the air bnb is a side business for him and is not sure how he wants to proceed. Right now this is a part time thing for him. G. McKenna states if you get the Special Use Permit for a Bed & Breakfast it will be done. T.

Yasenchak states the Board does not want to pressure him. G. Ziehnert ask if he has to pay any more money for the Special Use Permit to do the full Bed & Breakfast. T. Yasenchak states that the Special Use Permit is for a Bed & Breakfast. G. McKenna states the only factor G. Ziehnert has right now is parking and feels that that could be figured out. T. Yasenchak states even if you want to do two bedrooms instead of a full Bed & Breakfast. G. Ziehnert asks if a Bed & Breakfast is up to three bedrooms. T. Yasenchak states it is. G. Ziehnert asks if the Board looks at his plan how much more parking will he have to have. S. Weeks states that he needs to show it. G. Ziehnert states it is there on the plans. T. Yasenchak states that it just says two parking spaces but does not show how wide they are or if people would be parking behind each other. G. McKenna states that the Code states that parking goes by how many bedrooms. G. Ziehnert asks if he can think about this a little bit or does he have to do this tonight. T. Yasenchak states yes. S. Weeks states that he does not have any questions. G. Ziehnert states that he paid for the advertising today, but the posting has been posted for a while did any of his neighbors dislike the air bnb. T. Yasenchak states that she does not think that there were any comments. K. McMahon states that a couple people came in and asked about this, but that was it. T. Yasenchak asks if anyone wrote an official letter to the Board. S. Weeks asks if G. Ziehnert specifically spoke to the neighbors about doing an air bnb for one bedroom. G. Ziehnert states no. What is interesting is that he has talked to different people in Greenfield and they have said that we need a beautiful place like his for a Bed & Breakfast, it will be nice for this area. This is probably take a while because he is going to be dealing with the engineer and builder. Is he supposed to come back in front of the Board in two weeks. T. Yasenchak states the Board will put him on the agenda when they have the information. If he was to get the Board the additional information ten days before a meeting then he will be on the next agenda. G. Ziehnert states that he thinks he will be away that week. He has spoken to the builder and the engineer and by the time they get it all straightened out it will be a while. If he can have an extension that would be great. T. Yasenchak states that when he brings everything in that is when he will be put on the agenda. R. Roeckle states that he would like, know how many bedrooms he will be using and to show them on the plan. The existing driveway may have enough parking. G. Ziehnert states there is parking all around the garage. It seems like it would be enough. There are actually four spaces now. T. Yasenchak states that it might be as easy as G. McKenna said, look at the code. B. Duffney questions that with a Special Use Permit does the Board have to look at site distance. T. Yasenchak states that it is already a residential driveway. C. Baker states he would say no it's existing. T. Yasenchak and G. McKenna concur that it falls under the residential code. B. Duffney asks if the attached garage was converted. G. Ziehnert states yes, the bathroom was there. B. Duffney asks if it was built specifically for an air bnb. G. Ziehnert states that it was built for him. R. Roeckle states the parking should be two for the house plus one for every bedroom. G. Ziehnert states that is five. He asks if his barn has two parking spots in it is that considered. R. Roeckle states that would be up to G. McKenna to determine whether the two in the garage would be the two for the house. G. McKenna states he does not need the two for the house. R. Roeckle states that he will need the parking spaces for outside the garage for each bedroom. G. Ziehnert states that he will need three spots and asks if he has put it on the plans. He states that he will think about this and decide next week. M. Gyarmathy if has no comments. C. Baker questions the engineers report on the septic verification and cleaning up the building code violations. T. Yasenchak asks G. McKenna cleaning up the building code violation is the process the Board is in. G. McKenna states correct. T. Yasenchak states that the Board will put G. Ziehnert on the agenda when he brings in addition information. The Board requires the information ten days before the meeting.

## DISCUSSION

R. Roeckle asks if there is any discussion regarding Stewart's and what the Board wants from them. T. Yasenchak states that she will review the minutes and let him know. R. Roeckle comments on the letter C. Baker gave them; and he wasn't at the last meeting and didn't read the minutes all the way through to see if there was a discussion of what the Board wanted from them. T. Yasenchak states that she thinks that they had tabled the discussion and the applicant would bring the Board additional information. She thinks the Board is waiting for that to make a determination. R. Roeckle states he wasn't sure if the Board was going to require something from them. T. Yasenchak states not until the Board sees what they provide. R. Roeckle states ok.

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

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Respectfully submitted,

Kimberley McMahon  
Planning Board Secretary