

TOWN OF GREENFIELD
PLANNING BOARD

September 12, 2023

REGULAR MEETING

A regular meeting of the Town of Greenfield Planning Board is called to order by Tonya Yasenchak Chair at 7:00 p.m. On roll call the following members are present. Tonya Yasenchak, Charlie Dake, Butch Duffney, Steve Licciardi, Beth Podhajecki, Robert Roeckle, and Clyde Ronk, alternate. Joe Sabanos is absent. Clyde Ronk has full voting privileges for the entirety of the meeting. Charlie Baker is present. Justin Reckner is present.

Minutes

August 8, 2023

NOTION: B. Podhajecki
SECOND: R. Roeckle

RESOLVED, The Planning Board waives the reading of and accepts the August 8, 2023 Minutes with minor corrections.

VOTE: Ayes: C. Dake, B. Duffney, S. Licciardi, B. Podhajecki, C. Ronk, R. Roeckle, and T. Yasenchak
Noes: None
Abstain: None
Absent: J. Sabanos

August 29, 2023

NOTION: B. Duffney
SECOND: C. Ronk

RESOLVED, The Planning Board waives the reading of and accepts the May 29, 2023 Minutes with minor corrections.

VOTE: Ayes: C. Dake, B. Duffney, S. Licciardi, B. Podhajecki, C. Ronk, R. Roeckle, and T. Yasenchak
Noes: None
Abstain: None
Absent: J. Sabanos

Brennan J. & Fitzpatrick, D. Case #706
TM# 111.-1-68.12

LDR/Special Use Permit
305 Ormsbee Road

Jo Brennan and Declan Fitzpatrick are present. T. Yasenchak states that this project is in Low Density Residential District and they are in front of the Board for a Special Use Permit. J. Brennan states that they are looking to keep their RV and live in it while they build their house on the property. She states that they intend on being in the house in anywhere from April to June of 2024. T. Yasenchak asks J. Reckner if they are in front of the Board because of the 2 Primary principal uses. J. Reckner states yes, they are building their home themselves and they wish to live in the RV until the house is done. T. Yasenchak states that with a Special Use Permit the Board has to set a Public Hearing. This can be classified as a temporary Special Use Permit for 1 year and if the house isn't done by then they would just have to come back in front of the Board for an extension of the Special Use Permit. R. Roeckle asks if their water, septic, and electrical is tied into the house. D. Fitzpatrick states yes. He states that he re-insulated and rewired the RV for them to live in. B. Podhajecki asks if the RV is registered. J. Brennan states no. D. Fitzpatrick states that it is movable and on wheels. B. Duffney states that the RV is a park model. Meaning they use them in camp grounds or mobile home parks. D. Fitzpatrick states that he plans on being in the house in May of 2024. B. Duffney states that he does not have a problem with this he is in support of it. S. Licciardi asks if they are planning on moving after the house is done. D. Fitzpatrick states yes. C. Dake states that he is glad to see letters from the neighbors. C. Baker asks if the septic plans are in with the Building Permit. D. Fitzpatrick states yes. T. Yasenchak states this is a Special Use Permit for 2 single family residents on one parcel. The Board sets a public hearing for September 26, 2023.

Meeting adjourned at 7:10 p.m. All members in favor.

Respectfully submitted by,

Kimberley McMahon
Planning Board Executive Secretary