

**TOWN OF GREENFIELD**  
**ZONING BOARD OF APPEALS**

**August 2, 2011**

**REGULAR MEETING**

A regular meeting of the Town of Greenfield Zoning Board of Appeals was called to order by Taylor Conard at 7:30 PM. On roll call the following members were present: Taylor Conard, Paul Lunde, Joseph Szpak and Denise Eskoff, Alternate. Kevin Veitch and Michelle Granger were absent.

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**JULY 5, 2011 MINUTES**

MOTION: P. Lunde

SECOND: J. Szpak

RESOLVED, that the Zoning Board of Appeals waives the reading of and accepts the minutes of July 5, 2011 as submitted.

VOTE: Ayes: Conard, Lunde, Szpak, Eskoff

None: None

Absent: Veitch, Granger

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**NEW BUSINESS**

**MARK LORENO – Area Variance, Case #875**

North End Road

Mark Loreno was present: T. Conard explained that the applicant would like to build a deck onto an existing camp on a pre-existing non-conforming lot. This will require a front yard setback variance of 22' and a left side yard setback variance of 3'. T. Conard mentioned to Mr. Loreno that due to the fact that this property is located within the Overlay District that a verification of the septic system will be required. Mr. Loreno stated that he had already done so. J. Szpak noted that it not only had to be a conforming system, but that it had to be at least a minimum of 150' from the high water line. Mr. Loreno stated that the septic system had been updated from what was shown on the plan. The leachfield is on the other side of the road. J. Szpak asked if all the other distances shown on the map were accurate to date. Mr. Loreno believed the rest of the map was accurate.

**RESOLUTION – M. Loreno, Area Variance**

MOTION: P. Lunde

SECOND: J. Szpak

August 2, 2011 continued

RESOLVED, that the Zoning Board of Appeals accepts the application of Mark Loreno for area variances for property located at 563 North End Road, TM#122.19-1-7 as complete and sets a public hearing for September 6, 2011 at 7:30 PM.

VOTE: Ayes: Conard, Lunde, Szpak, Eskoff  
Noes: None  
Absent: Veitch, Granger

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**RONALD COLEMAN – Area Variance, Case #876**  
Hoffman Road

Ronald Coleman was present. T. Conard explained that the applicant would like to build a storage shed on a pre-existing non-conforming lot. There is no residence located on the lot. This would require a 35' front yard setback variance, a 20' right side yard setback variance, a 40' left side yard setback and a 40' rear yard setback variance. P. Lunde asked if there was any electricity on the property. Mr. Coleman stated that there was no plumbing or electric on the property. P. Lunde asked if what was shown on the map was a deeded right-of-way that separated the property. Mr. Coleman stated that it was a paper road. D. Eskoff questioned what was located on the neighbors' property. It appeared that there were some trees and an existing shed on the adjacent property. Mr. Coleman stated that there was also a house located there. It was actually located on the other side of another paper road. Mr. Coleman stated that he had a new survey map that he would provide the Board with for the next meeting. P. Lunde felt that it would be helpful to have a copy of the tax map of the area. D. Eskoff stated that it appeared that the answers to questions B & C in the Area Variance section of the application were switched.

**RESOLUTION – R. Coleman, Area Variance**

MOTION: P. Lunde

SECOND: J. Szpak

RESOLVED, that the Zoning Board of Appeals accepts the application of Ronald Coleman for area variances for property located at 28 Hoffman Road, TM#135.12-2-20 as complete and sets a public hearing for September 6, 2011 at 7:30 PM.

VOTE: Ayes: Conard, Lunde, Szpak, Eskoff  
Noes: None  
Absent: Veitch, Granger

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Meeting adjourned at 7:43 PM. All Board members in favor.

Respectfully submitted,

MaryAnn Johnson