

TOWN OF GREENFIELD
ZONING BOARD OF APPEALS

AUGUST 4, 2009

REGULAR MEETING

A regular meeting of the Town of Greenfield Zoning Board of Appeals is called to order by Taylor Conard at 7:30 p.m. On roll call the following members are present: Taylor Conard, Paul Lunde, Michelle Granger, Kevin Veitch, Stanley Weeks and Joseph Szpak, Alternate. Gerry McKenna, Zoning Administrator is present.

JULY 7, 2009 MINUTES:

MOTION: P. Lunde

SECOND: M. Granger

RESOLVED, that the Zoning Board of Appeals waives the reading of and accepts the minutes of July 7, 2009 as submitted.

VOTE: Ayes: Conard, Granger, Lunde, Veitch, Weeks

Noes: None

NEW BUSINESS

LORRAINE & PAUL VARLEY

Ballou Road

Lorraine and Stephanie Varley are present. T. Conard reviews that this is a request for subdivision of a 10.098 acre lot. When it was originally purchased it was two lots and it has been combined into one. This is in the LDR and KROD zones and requires 8 acres. The applicants would need a 2.294 acre variance on lot 1 and a 3.608 acre variance on lot 2. M. Granger states that it is unclear from the map what the surrounding lot sizes are. P. Lunde asks if the Board can be provided with copies of tax maps for applications as this is a question that comes up often. R. Rowland will do this.

RESOLUTION – L. & P. Varley, Area Variance

MOTION: K. Veitch

SECOND: S. Weeks

RESOLVED, that the Zoning Board of Appeals accepts the application of Lorraine and Paul Varley for area variances for property located at 345 Ballou Road, TM# 111.-1-65 and sets a public hearing for September 1, 2009 at 7:30 p.m.

T. Conard asks if there are any other houses on the properties surrounding this lot. P. Lunde states that he lives across the street.

VOTE: Ayes: Conard, Granger, Lunde, Veitch, Weeks

Noes: None

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OLD BUSINESS

TERI & WILLIAM CROWE – Case #814, Area Variance

Old Stone Ridge

No one is present for the application. T. Conard states there has been no action on the code changes. P. Lunde states that he spoke with someone and that they were going to be working on some changes.

RESOLUTION – T. & W. Crowe, Area Variance

MOTION: P. Lunde

SECOND: K. Veitch

RESOLVED, that the Zoning Board of Appeals tables the application of Teri and William Crowe for an area variance for property located at 10 Old Stone Ridge Road, TM#164.6-1-7, to September 1, 2009 at 7:30 p.m.

VOTE: Ayes: Conard, Granger, Lunde, Veitch, Weeks

Noes: None

WALBRIDGE ENTERPRISES, LLC – Case# 829, Area Variance

Maple Avenue

Bill Walbridge is present for this application. T. Conard reviews that the applicant needs a 1.21 acre area variance and a 20' frontage variance. A public hearing is opened at 7:37 p.m. There being no public comments, this public hearing is closed at 7:38 p.m.

M. Granger notes that we received a positive recommendation from the Planning Board. T. Conard states that this is already used for business and it doesn't appear to be a type of business that is going to greatly increase traffic at all. It is not going to change the nature of the location.

RESOLUTION – Walbridge Enterprises, LLC, Area Variance

MOTION: K. Veitch

SECOND: M. Granger

RESOLVED, that the Zoning Board of Appeals grants the application of Walbridge Enterprises, LLC for property located at 455 Maple Avenue, TM#153.13-1-24.11, as follows:

- **1.21 acre area variance**
- **20' frontage variance**

This approval is based on the following criteria:

- **No negative impact to the neighboring properties**
- **This is a pre-existing use already in place**
- **There is no environmental impact**

VOTE: Ayes: Conard, Granger, Lunde, Veitch, Weeks

Noes: None

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A. JAMES MASON – Case #830, Area Variance
Locust Grove Road

A. James Mason is present for this application. He is requesting an area variance on a pre-existing, non-conforming lot of .66 acres as he would like to build a house. At the last meeting we changed the request to 5' right side yard variance and an 11' left side yard variance. A public hearing is opened at 7:40 p.m. G. McKenna states that James Petralia did call, he is very much in favor of the variance but wanted the applicant to know where his well and septic are located. A. J. Mason states that G. McKenna brought up the idea at the last meeting of making the variance a foot more on each side just to avoid any problems when the house is placed. A. J. Mason states that he would like to request that additional foot on each side. G. McKenna states that the reason he suggested it is that the lot is just 100' wide. There being no further comment, this public hearing is closed at 7:42 p.m.

M. Granger asks if she recalls correctly from the last meeting that the proposed house location is more centered in the lot with the way it is currently proposed.

RESOLUTION – A. James Mason, Area Variance

MOTION: M. Granger

SECOND: K. Veitch

RESOLVED, that the Zoning Board of Appeals grants the application of A. James Mason for property located at 217 Locust Grove Road, TM#152.-1-69, as follows:

- **12' left side yard variance**
- **6' right side yard variance**

This approval is based on the following criteria:

- **Benefit cannot be achieved by other means**
- **Applicant has modified his request to center the proposed house within the property boundaries**
- **This is not a substantial request**
- **No adverse physical or environmental impacts**

VOTE: Ayes: Conard, Granger, Lunde, Veitch, Weeks
Noes: None

Meeting adjourned 7:45 p.m., all members in favor.

Respectfully submitted,

Rosamaria Rowland
Secretary