

TOWN OF GREENFIELD
ZONING BOARD OF APPEALS

December 7, 2010

REGULAR MEETING

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

November 2, 2010 MINUTES

MOTION: P. Lunde

SECOND: S. Weeks

RESOLVED, that the Zoning Board of Appeals waives the reading of and accepts the minutes of November 2, 2010, as submitted.

VOTE: Ayes: Conard, Lunde, Weeks, Szpak

Noes: None

Absent: Granger, Veitch

NEW BUSINESS

PAUL & JANE BOUCHARD – Area Variance, Case #864

Denton Road

Paul & Jane Bouchard are present. T. Conard reviews that the applicants would like to install a photovoltaic array within the required rear yard setback. They want to be 5' from the rear property line so they will need a variance of 70'. P. Lunde asks for clarification on the map and photos are reviewed. P. Bouchard states that the vacant land behind him and the two lots to the east are all owned by Bob and Kathryn Hyndman, who provided a written statement. T. Conard states that we have had one of these requests before and he does not think it is going to be a problem, especially with the vacant land around it.

RESOLUTION – P. & J. Bouchard, Area Variance

MOTION: P. Lunde

SECOND: S. Weeks

RESOLVED, that the Zoning Board of Appeals accepts the application of Paul & Jane Bouchard for an area variance for property located at 166 Denton Road, Tax Map # 152.-1-91 as complete and sets a public hearing for January 4, 2011 at 7:30 p.m.

VOTE: Ayes: Conard, Lunde, Weeks, Szpak

Noes: None

Absent: Granger, Veitch

OLD BUSINESS

MIKE AND CARLA ALVORD – Area Variance, Case # 863

South Greenfield Road

Mike and Carla Alvord are present. T. Conard reviews that the applicants are seeking an area variance to install an inground pool. M. Alvord states that they have received DEC approval and provides a copy. The applicants are seeking a 52' rear yard setback variance. A public hearing is opened at 7:35 p.m. There being no public comments, this public hearing is closed. S. Weeks asks how deep the pool will be and that it will be 10' from the foundation. M. Alvord states that it will be 8' deep and confirms that it will be 10' from the house.

RESOLUTION – M. & C. Alvord, Area Variance

MOTION: P. Lunde

SECOND: S. Weeks

RESOLVED, that the Zoning Board of Appeals grants approval to the application of Mike and Carla Alvord for an area variance for property located at 160 South Greenfield Road, Tax Map # 138.-1-87, as follows:

- **52' rear yard setback variance**

This variance is based on the following criteria:

- **No change to the neighborhood**
- **No environmental impact and the applicant has DEC approval**
- **Benefit cannot be achieved by other means**

VOTE: Ayes: Conard, Lunde, Weeks, Szpak

Noes: None

Absent: Granger, Veitch

Meeting adjourned 7:38 p.m., all members in favor.

Respectfully submitted,

Rosamaria Rowland
Secretary