

TOWN OF GREENFIELD
Zoning Board of Appeals

February 7, 2023

REGULAR MEETING

A regular meeting of the Town of Greenfield Zoning Board of Appeals is called to order by D. Eskoff, Chair, at 7:00 p.m. On roll call the following members are present: D. Eskoff, A. Wine, C. Kolakowski, S. MacDonald, K. Taub, and T. Flynn, alternate. M. Waldron is absent.

Minutes

January 3, 2022

MOTION: D. Eskoff
SECOND: K. Taub

RESOLVED, The Zoning Board of Appeals waives the reading of, and accepts the January 3, 2023 with minor corrections.

VOTE: Ayes: D. Eskoff, A. Wine, K. Taub and S. MacDonald
Noes: None
Abstain: C. Kolakowski
Absent: None

Baker, C. Case #1055
TM# 100.-2-2

Area Variance
29 Cohen Road

Charlie Baker, Applicant, is present. D. Eskoff states that this project was previously approved in August 2019, however, COVID-19 prohibited this project from moving forward. K. Taub states that he thought that Area Variances were good for the eternity of the property. D. Eskoff states they have to do something, permit and break ground, etc. She states that Area Variances are only good for one year unless otherwise specified. He also has a Special Use Permit and got Site Plan Review from the Planning Board. A. Wine asks if C. Baker has to go in front of the Planning Board for approval again. C. Baker states that he checked with the Building Inspector and he told him no. C. Kolakowski asks if the Board has to have a Public Hearing again for this project. D. Eskoff states yes, the variances have expired. She states that a lot of the current ZBA Members were not Members when this first got approval. She asks C. Baker to verify the acreage request portion for .99 acre. C. Baker states yes and that nothing has changed. D. Eskoff reads the resolution that the Board made in 2019 that has the variances granted. C. Baker states that he did not include maps and provides them to the Board. He states that he is copying the same footprint that he was originally approved. He provides a copy of google earth that shows that it is very vegetated and that is what he wants to keep. He states that years back he did a three lot Minor Subdivision. K. Taub asks about the cost of the project. C. Baker states that is the scary part. He asks if the ZBA could/will consider extending the Area

Variances for longer than a year. D. Eskoff states she does not know that the ZBA has ever done that, however, they can look into it.

MOTION: K. Taub

SECOND: C. Kolakowski

RESOLVED, that the Zoning Board of Appeals hereby accepts the Application of Charles Baker for an Area Variances for a garage apartment at 29 Cohen Road (LDR), TM# 100.-2-2, Case #1055 and sets a Public Hearing for March 7, 2023 at 7:00 p.m.

VOTE: Ayes: D. Eskoff, C. Kolakowski, A. Wine, S. MacDonald, and K. Taub

Noes: None

Abstain: None

Absent: None

Meeting adjourned at 7:11 p.m. All members are in favor.

Respectfully submitted by,

Kimberley McMahon
ZBA Executive Secretary