

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

**JANUARY 5, 2010**

**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, Michelle Granger, Kevin Veitch, Stanley Weeks and Joseph Szpak, Alternate. Paul Lunde and Gerry McKenna, Zoning Administrator are absent.

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**PUBLIC HEARING**

A public hearing is opened at 7:31 p.m. for the application of Tim and Dorothy Tyler. There being no public comment, this public hearing is closed at 7:32 p.m.

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**December 1, 2009 MINUTES**

MOTION: K. Veitch

SECOND: M. Granger

RESOLVED, that the Zoning Board of Appeals waives the reading of and accepts the minutes of December 1, 2009, with minor corrections.

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

Noes: None

Absent: Lunde

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**OLD BUSINESS**

**TIM & DOROTHY TYLER – Case #834, Area Variance**

Mia Way

T. Conard reviews that this is an application for area variances on a pre-existing, non-conforming .688 acre lot. The applicant will need a front setback variance of 28.2 feet and a rear yard setback variance of 22.7 feet. D. Tyler explains that they are going to square off the back of the garage, put a porch on the back of the house and then build the free standing garage. K. Veitch clarifies that the front variance will be for the garage and the rear setback for the porch. M. Granger explains that the ZBA is supposed to grant the minimum variance necessary and asks about where they are situating the garage. T. Tyler states that they are putting the garage on the most open spot on the property. If they put it on the other side it would be too close to the property line. T. Conard states that he has no problem with this and that it will be compatible with the area. M. Granger states that she drove by there today and most of the houses seem to be centered in the lots. J. Szpak asks if the applicant spoke with their neighbors about this. R. Rowland states that we did have some who called or came in with questions, but no one objected. S. Weeks states that the additional map with the distances from the other structures helped. S. Weeks comments that we will probably have a number of these types of variances because of the changes in zoning setbacks.

January 5, 2010

**RESOLUTION – T. & D. Tyler, Area Variance**

MOTION: K. Veitch

SECOND: M. Granger

RESOLVED, that the Zoning Board of Appeals approves the application of Tim and Dorothy Tyler for property located at 13 Mia Way, TM# 124.-1-25, as follows:

- **Front yard setback variance of 28.2 feet for the garage**
- **Rear yard setback variance of 22.7 feet for the porch**

This is based on the following criteria:

- **No negative impact to surrounding properties**
- **No environmental impact**
- **No other way to position this without variances**

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

Noes: None

Absent: Lunde

T. Conard states that this does cover the rear of the garage also, it is just that the Board goes to the closest structure to the lot line.

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Meeting adjourned 7:40 p.m., all members in favor.

Respectfully submitted,

Rosamaria Rowland  
Secretary