

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

**November 3, 2015**

**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, Denise Eskoff, Laura Sanda, Joseph Szpak and Curt Kolakowski, Alternate. Kevin Veitch is absent.

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**October 6, 2015 MINUTES**

MOTION: L. Sanda

SECOND: C. Kolakowski

RESOLVED, that the Zoning Board of Appeals waives the reading of and accepts the minutes of October 6, 2015.

**VOTE:** Ayes: Conard, Eskoff, Kolakowski, Sanda  
Noes: None  
Absent: Veitch  
Abstain: Szpak

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**NEW BUSINESS**

**OLD BUSINESS**

**JEFFREY DOUGLAS & TINA PETHICK – Area Variance**

Case#953

Jeffrey Douglas and Tina Pethick are present. T. Conard reviews that the applicants would like to combine two lots on Wing Road, take out an old mobile home and move in a double wide. A 1.77 acre area variance and a 115' frontage variance are required.

A public hearing is opened at 7:32 p.m. T. Conard reads a letter from Robert Wilson in favor of the project and stating that it would be an improvement. There being no further public comments, this public hearing is closed at 7:33 p.m.

J. Szpak states that this would be a desirable change to the neighborhood and it does not look like there are other feasible means for the applicants. T. Conard states that the applicants are increasing the size of the lot. J. Szpak states that there would be no adverse physical or environmental effects and it is not self-created. D. Eskoff questions that they situated it in such a way because of the septic, etc. The applicant concurs. T. Conard states that there would be no change to the nature of the neighborhood and it is an improvement.

**RESOLUTION – J. Douglas & T. Pethick, Area Variance**

MOTION: J. Szpak

SECOND: L. Sanda

RESOLVED, that the Zoning Board of Appeals approves the application of Jeffrey Douglas and Tina Pethick for an area variance for their property located at 42 Wing Road, TM# 151.-2-67 and 256 Grange Road, TM#151.-2-66 as follows:

November 3, 2015

- **Area variance of 1.77 acres**
- **Frontage variance of 115'**

This approval is based on the following criteria:

- **Benefit cannot be achieved by other feasible means**
- **This is a desirable change to the neighborhood**
- **No adverse physical or environmental effects**
- **The difficulty is not self-created**
- **This action actually increases the current non-compliant lot size**

VOTE: Ayes: Conard, Eskoff, Kolakowski, Sanda, Szpak  
Noes: None  
Absent: Veitch

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### **DISCUSSION**

T. Conard states that this may be his last meeting if there is no new business in December. He states that he has appreciated serving on the Board for so many years but he thinks it is time for new people to come in. He has submitted his letter of resignation tonight and he will be here through the end of December. D. Eskoff thanks T. Conard for his services and leadership.

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Meeting adjourned at 7:36 p.m.

Respectfully submitted,

Rosamaria Rowland  
Secretary