

TOWN OF GREENFIELD

PLANNING BOARD

FEBRUARY 9, 2010

REGULAR MEETING

A regular meeting of the Town of Greenfield Planning Board is called to order by Gary Dake at 7:00 p.m. On roll call, the following members are present: Gary Dake, Lorna Dupouy, Thomas Siragusa, John Streit, Michael Thrailkill and Nathan Duffney, Alternate. Tonya Yasenchak is absent. Charlie Baker, Town Engineer, is present.

MINUTES – January 26, 2010

MOTION: T. Siragusa

SECOND: M. Thrailkill

RESOLVED, that the Planning Board waives the reading of and accepts the minutes of January 26, 2010, as submitted.

VOTE: Ayes: Dake, Duffney, Dupouy, Siragusa, Streit, Thrailkill

Absent: Yasenchak

Noes: None

PLANNING BOARD CASES

CARL HULETT – Special Use Permit

Alpine Meadows Road

Carl Hulett is present and states that he wants to put a mobile home back on the property with no changes to the location of the previous home, which was removed in November. G. Dake reads from G. McKenna's notes that the applicant would like to replace the old mobile home with a 2000 or newer model. Applicant requires area variances because of lot size. New mobile to be placed in same location due to septic, well, electric and pier locations. The septic system will require a PE certification. Board has no comments. G. Dake states that as a special use permit, this requires a public hearing. Public hearing is scheduled for February 23, 2010. The Planning Board cannot take action on this application until the Zoning Board of Appeals takes action. G. Dake recommends that the Board review Section 105-54. M. Thrailkill asks the size of the lot. C. Hulett states that it is 125 x 347.

KENNETH MERCHANT – Special Use Permit

South Greenfield Road

Kenneth Merchant is present. G. Dake states that his company does business with K. Merchant, but he does not feel there is a conflict of interest as this is not related to K. Merchant's business. K. Merchant states that since the zoning laws have finally changed with regard to in-law apartments, he would like to make the existing garage apartment on this property rentable. G. Dake reads from G. McKenna's notes stating that this is now an allowed use, however variances are needed for acreage and frontage. G. Dake states that G. McKenna did tell him that this has been an issue for a number of years and this was one of the apartments that G. McKenna used as an example for the language changes for in-law apartments. C. Baker states that he has no comments as G. McKenna has stated that he has a certification for the septic system.

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J. Streit asks if there will be any modifications to the exterior of the building. K. Merchant states that there will not be. M. Thraikill states that he visited the property today, looked around and thinks it is an ideal spot for a garage apartment. G. Dake reiterates that we are required to have a public hearing and one is set for Tuesday, February 23, 2010. He again states that the Board should review Section 105-54 and since the applicant needs variances, the Planning Board cannot act until after the ZBA rules. G. Dake suggests talking with the neighbors and letting them know what his plans are. B. Duffney asks how far it is from the garage apartment to the neighboring house and whether there is a buffer of trees. K. Merchant states that there are some trees, but not many. T. Siragusa asks what the neighbor's concerns were in the past. K. Merchant states that the neighbor told him he was concerned that his property value would decrease. J. Streit asks if the Planning Board can approve contingent upon ZBA action. G. Dake states that he recommends that the Planning Board not take action; it could be approved contingent upon ZBA, but should the ZBA have any conditions, it might have to come back. These applications will be referred from the ZBA for comment also. We need to be considerate of the ZBA as well and not put undue pressure on them.

DISCUSSION

Sara Lieberman, Environmental Commission, states that they will be sending the Planning Board information regarding invasive species. They have some information from Cornell and they are in the process of getting additional information. They would ask for the Planning Board's cooperation in making this information available to developers. There are species that are becoming problematic in this area and there are alternatives available that do the same kind of thing. She states that she found out about it because the Town of Moreau is getting very involved in and going after invasive species.

J. Streit discusses the Kigali Medical University, which is currently being built, the first of three five story buildings being built in Rwanda. G. Dake commends J. Streit for the work he has done with the Kigali Medical University and states that he is proud to be associated with someone who does such good work for the world.

Meeting adjourned 7:16 p.m., all members in favor.

Respectfully submitted,

Rosamaria Rowland