

TOWN OF GREENFIELD
ZONING BOARD OF APPEALS

JULY 1, 2008

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, Paul Lunde, Kevin Veitch, Stanley Weeks, and Stefan Strakos, Alternate. Gerry McKenna, Zoning Administrator is present.

JUNE 3, 2008 MINUTES:

MOTION: P. Lunde

SECOND: M. Granger

RESOLVED, that the Zoning Board of Appeals waives the reading of and accepts the minutes of June 3, 2008, with a correction to read:

PFEIL – people who wanted to make their camps year round....

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

Noes: None

NEW BUSINESS

DAVID HURD & JOANN YAKUSH – Area Variance, Case #812

Sand Hill Road

David Hurd is present. T. Conard reviews that the applicants would like to install an outdoor wood boiler. They have 3.29 acres and 5 acres is required, and they are requesting a left side yard variance of 5'. K. Veitch asks if the applicant can provide specs for the boiler and an elevation, as he would like to see how tall the smoke stack needs to be. T. Conard states that he would like to see the distance to surrounding neighboring structures. K. Veitch asks if the applicant has an alternate location.

RESOLUTION – D. Hurd & J. Yakush, Area Variance

MOTION: K. Veitch

SECOND: M. Granger

RESOLVED, that the Zoning Board of Appeals accepts the application of David Hurd and JoAnn Yakush for area variances for property located at 642 Sand Hill Road, TM#136.-1-24.1 and sets a public hearing for August 5, 2008 at 7:30 p.m., contingent upon the receipt of:

- **Specifications for the boiler and an elevation**
- **Distances to neighboring habitable structures**
- **Information to be received by July 22, 2008**

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

Noes: None

July 1, 2008

GARY & KELLY LADD – Area Variance, Case #813
Spier Falls Road

No one is present representing this application. T. Conard reviews that the applicant needs 6 acres in this zone to have horses and the property is only 4.5 acres. T. Conard states that there appears to be wetlands on the property and he would like more detail as to where the buildings are or will be located in relation to the wetlands. T. Conard asks if this is to be a small stable. The applicant has 4 horses. M. Granger asks about neighboring structures and the distances to those. M. Granger asks if R. Rowland can look up the acreage for neighboring properties indicated as having animals.

RESOLUTION – Gary & Kelly Ladd, Area Variance

MOTION: M. Granger

SECOND: S. Weeks

RESOLVED, that the Zoning Board of Appeals accepts the application of Gary and Kelly Ladd for an area variance for property located at 419 Spier Falls Road, TM#100.-1-70.1 and sets a public hearing for August 5, 2008 at 7:30 p.m., contingent upon the receipt of:

- **Better delineation of wetlands**
- **Better locations of structures to be on the lot**
- **Distances to neighboring habitable structures**
- **Information to be received by July 22, 2008**

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

Noes: None

OLD BUSINESS

ANTHONY VACCARIELLI – Case #809, Area Variance

Route 9N (Triple J Way)

Anthony Vaccarielli is present. T. Conard states that the applicant has requested that this case be adjourned to August 5, 2008. A public hearing is opened and T. Conard states that the applicant is seeking 4 area variances to subdivide and the zoning has changed since he began the process. N. Kmen asks if the public hearing will be reopened on August 5th. T. Conard states that it will. K. Veitch asks if the neighbors will be notified again. T. Conard states that they will be. There being no further public comment, this public hearing is closed and the case is adjourned to August 5, 2008 at 7:30 p.m.

DONALD & KATHLEEN KIEFFER – Case #811, Area Variance

King Road

T. Conard reviews that the applicant is seeking a front yard setback variance to build a 24 x 22 garage and breezeway. A public hearing is opened at 7:42 p.m. There being no public comment, this public hearing is closed at 7:43 p.m.

T. Conard states that it appears that the new construction will be on the same line as the house. D. Kieffer states that it may actually be a little further from the road as the axis of the house and the center line of the road are not parallel. M. Granger states that the updated drawing was very helpful.

July 1, 2008

RESOLUTION – D. & K. Kieffer, Area Variance

MOTION: M. Granger

SECOND: S. Weeks

RESOLVED that the Zoning Board of Appeals grants the request of Donald & Kathleen Kieffer for an area variance for property located at 16 King Road TM#150.-2-37.2 as follows:

- **5' front yard setback variance**

This is based on the following criteria:

- **No undesirable change to the neighborhood**
- **Not a substantial request**
- **No adverse physical or environmental effects**

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

Noes: None

Meeting adjourned 7:45 p.m., all members in favor.

Respectfully submitted,

Rosamaria Rowland
Secretary