

TOWN OF GREENFIELD
ZONING BOARD OF APPEALS

OCTOBER 6, 2009

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

September 1, 2009 MINUTES

The September 1, 2009 minutes will be reviewed at the November meeting as we do not have a quorum of members present to vote. M. Granger was absent at the last meeting and intends to abstain.

OLD BUSINESS

PEG RONK – Case #832, Area Variance

Spier Falls Road

Tonya Yasenchak, Peg and Clyde Ronk are present for this application. T. Conard reviews that this is a Type 1 Home Occupation, which is a permitted use; the lot size required is 6 acres and the existing lot is 1.5 acres, so the applicant would require an area variance of 4.5 acres. A public hearing is opened at 7:32 p.m. There are three written comments which were received from Helen Stanton, Don Stanton and D. Stanton, all in favor. There being no further public comments, this public hearing is closed at 7:33 p.m.

T. Conard states that he has no problem with this. M. Granger states that since it is a Type 1 she has no concerns about it, the applicant is not going to be generating traffic and there will not be a negative impact on the neighborhood. If the applicant were not going to be the delivery person and was having people come to her home, M. Granger would have a problem with it. T. Yasenchak states that P. Ronk delivers all the cakes so that she sees that they get there in one piece. She also does all of her own shopping so she does not have any delivery trucks coming to her home. T. Conard states that is why we have a Type 1 now in the law, we did not originally, we just had a home occupation. Now we differentiate between those that don't show any signs of having an occupation going on in the house such as a home office or something like that. K. Veitch asks if the construction of the addition is going to cause any needs for setback variances. T. Yasenchak states that it will not.

RESOLUTION – P. Ronk, Area Variance

MOTION: K. Veitch

SECOND: M. Granger

RESOLVED, that the Zoning Board of Appeals grants the application of Peg Ronk for an area variance for property located at 112 Spier Falls Road, TM#112.-1-79, as follows:

- **4.5 acre area variance**

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This approval is based on the following criteria:

- **No negative impact to the neighborhood**
- **No negative environmental impact**
- **Not achievable by any other means**
- **No additional land available for purchase to meet the current zoning**

VOTE: Ayes: Conard, Granger, Veitch
Noes: None
Absent: Lunde, Weeks

TERI & WILLIAM CROWE – Case #814, Area Variance

Old Stone Ridge

No one is present for the application. T. Conard states the applicant is awaiting a law change for outdoor wood boilers. The ZBA has not heard from the applicant. Nancy Kmen, Environmental Commission, states that she also sent them a note regarding their application and has not heard from them. K. Veitch states that since G. McKenna is not present and he could have spoken to the applicant, he suggests tabling this for one more month, but if they have not contacted G. McKenna then they need to be notified that if they do not withdraw the application that the ZBA will deny it. N. Kmen states that is what she told them, that they would be better off to withdraw it than to have it denied. She believes that there will be a public hearing coming up rather soon on the Code changes. T. Conard states that if the ZBA denies it, they cannot apply for another year. R. Rowland states that she did send them a letter after the last meeting tabling their application and asking that they contact the ZBA with their intentions. K. Veitch asks if we can send a stronger letter notifying the applicant that failing to contact the ZBA will result in denial of the application and that the Board recommends that they withdraw the application.

RESOLUTION – T. & W. Crowe, Area Variance

MOTION: K. Veitch

SECOND: M. Granger

RESOLVED, that the Zoning Board of Appeals tables the application of Teri and William Crowe for an area variance for property located at 10 Old Stone Ridge Road, TM#164.6-1-7, to November 3, 2009 at 7:30 p.m.

VOTE: Ayes: Conard, Granger, Veitch
Noes: None
Absent: Lunde, Weeks

JAMES MASON – Area Variance

G. McKenna has provided a copy of a proposed plot plan. A. James Mason was granted an area variance in August to build a home. The variances were for 12' left side yard and a 6' right side to fit the house in. T. Conard states that he believes that the applicant was intending to have a garage that was attached and now he has found that it is better to have a detached garage, within the same variances, and is questioning whether the variances still apply. G. McKenna is asking the ZBA if they have any issues with this. K. Veitch states that his feeling is that the variance was not granted based on whether the applicant was going to have an attached or detached garage. It was based on the fact that he needed that 12' side yard variance for construction of a structure. M. Granger states that she agrees. K. Veitch states that he feels that

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the applicant is within his rights to build the detached structure. T. Conard states that he has no problem with this either. This is not really in violation of the variances that were given.

Meeting adjourned 7:42 p.m., all members in favor.

Respectfully submitted,

Rosamaria Rowland
Secretary