

TOWN OF DEERFIELD  
ZONING BOARD OF APPEALS

Minutes of March 25, 1999

Members present: R. Bohonowicz; C. Sakowicz; F. Olszewski; G. Friary; R. Sadoski;  
L. Grybko, Sr.; and Town Counsel, Ed Pepyne

Hearing called to order to hear application of Joe Gorey for a Special Permit pursuant to Deerfield Zoning By-laws Section 2253 (b) for a non-conforming structure for change of a commercial space into another dwelling unit. Mr. Gorey stated that he is unable to rent the 1<sup>st</sup> floor of his building at 2 Park Street as commercial space and wishes to change half of the first floor into another dwelling unit. The Board members agreed that this 4<sup>th</sup> dwelling unit was allowed by right as the residential space was incidental to commercial. There was no opposition heard. Steve Upton spoke in favor of the change. Motion made to close the hearing to public. Motion made by Olszewski to grant Special Permit for Change of Use from commercial use to residential use for back half of first floor with condition that only 4 dwelling units will be allowed in this building. Friary seconded motion. Unanimous vote of 5-0 in favor of Special Permit. Voting members were Bohonowicz, Olszewski, Friary, Sakowicz and Grybko.

Hearing called to order to hear the application of Nancy Cadarette for a Special Permit to run a bed and breakfast at her home at 354 River Road on weekends. Ms. Cadarette stated that she has a 3 bedroom house and would like to use 2 of the bedrooms for bed and breakfast. Discussion held regarding parking and square footage of area to be used. Mr. Asmann, Zoning Enforcement Officer, stated that the square footage of the area must be under 600 sq. ft. and if not she needed to go before the Planning Board for a Site Plan Review. She stated that there is room for 6 cars in driveway and that she wasn't sure of square footage as she did not have any plans for review. Grybko made motion that the hearing be continued to a later date so that she could get all the necessary information and plans together for review by board. Bohonowicz seconded the motion. Hearing continued to April 22, 1999 at 7:00 p.m. Unanimous vote of 5-0 in favor of continuing hearing to April 22, 1999. Voting members were Bohonowicz, Olszewski, Friary, Sakowicz and Grybko.

Hearing called to order by Friary as Chairman as Bohonowicz recused himself from hearing as he is an employee of Yankee Candle Co., Inc. and Roger Sadoski joined board in his place. Application is from Yankee Candle Co. for a Special Permit pursuant to Use Schedule, Section 2230 of Deerfield Zoning By-laws, to operate a limited service restaurant serving ice cream and snacks at 25 Greenfield Road. Steve Upton, representing Yankee Candle, stated that the history section in middle of building would be converted to an ice cream parlor. There would only be alteration to one wall. There would be no restrooms added. No comments from audience were heard. Motion made to close hearing. Grybko made motion to grant a Special Permit to Yankee Candle Co.

for a limited service restaurant, Section 2230 of Use Schedule. Olszewski seconded the motion. Unanimous vote of 5-0 in favor of granting Special Permit. Voting members were Friary, Grybko, Olszewski, Sadoski and Sakowicz .

Motion made to adjourn meeting and seconded.

Respectfully submitted by,

Julie Gray, Secretary