

Town of Deerfield

Zoning Board of Appeals

July 1, 2004

Minutes

- I. Meeting convened at 7:00 p.m., Main Meeting Room, Municipal Offices, South Deerfield.

Present: F. Olszewski (Chair), R. Bohonowicz, R. Calisewski, and R. Sadoski

Absent: S. Barrett, G. Friary, L. Grybko, Sr.

- II. Chair Olszewski opens the public hearing on an application by Claudette Boudreau agent of Marian and Ted Chen, for a special permit, variance or whatever relief is needed to allow the property located at 43 Conway Street (Assessors Map 16, Parcel 136) which is now classified as a TWO-Family dwelling, and containing three (3) units, to be legally permitted a THREE-family dwelling per section 2230 Use Regulations of Deerfield Zoning Bylaws.

Chair Olszewski informs the applicant that the hearing could be held with four members present or could be postponed to a later date when five members could vote. The agent of the applicants, Claudette Boudreau, states that she would like to ask some questions of the board. R. Bohonowicz states that the board should not entertain any questions at this point. R. Calisewski recommends a postponement of the hearing until July 23, 2004. C. Boudreau expresses her concern that with a postponement they may lose a buyer. R. Bohonowicz states that the board will be asking for a housing inspection of the property to verify the quality and violations of the housing code as a two-family dwelling. The Health Department has been alerted that violations may exist and asked to investigate the situation.

F. Olszewski states that the board has requested a drawing illustrating the stairway leading to the two upstairs apartments. R. Bohonowicz mentions that he received a copy of a plan earlier today, July 1, 2004. R. Bohonowicz and F. Olszewski both state that the plan is not adequate because it doesn't show any of the doorways nor does it label the rooms. R. Bohonowicz mentions that there are many problems that the applicants need to address. He continues to say that if the case is heard today that another member of the board could not be included in the voting at a later date.

C. Boudreau asks if she could arrange a meeting with the town health agent to discuss possible violations. R. Bohonowicz states that an official housing inspection of the apartments will need to be done and an official housing

citing and violations form will need to be completed. He is willing to speak with C. Boudreau regarding her concerns at another time.

The board determines that the continuation of the hearing on the application by Claudette Boudreau agent of Marian and Ted Chen will be postponed until July 23, at 7:00 p.m.

Meeting adjourned.

Respectfully submitted,

Barbara D. Sussbauer
Substitute Clerk to the Zoning Board of Appeals