

**TOWN OF DEERFIELD
ZONING BOARD OF APPEALS
February 2, 2006**

MINUTES

**Meeting convened at 7:00 p.m. in the Main Meeting Room, Municipal Offices,
8 Conway Street, South Deerfield, MA.**

Present: Stephen Barrett, Richard Calisewski (not voting), Jamie Hartwright, William McGoldrick, Fran Olszewski, Roger Sadoski.

Absent: R. Bohonowicz

I. Diane M. Lilly

Application received by Town Clerk on January 6, 2006 subsequently posted & published on 1/11/2006. Legal ad printed in The Recorder on 1/19/2006 & 1/26/2006. Applicant is requesting the continuance of a pre-existing retail use in the form of a bicycle sales and service business instead of an appliance sales and service business at 104 Sugarloaf Street, South Deerfield (Assessors Maps 184, Lot 22).

The following questions were asked:

- o Will bicycles be displayed in the windows of the store? Yes.
- o Will there be an exterior sign? Yes, not to exceed 6 sq. ft.
- o What days and hours of operation are planned? Six or 7 days per week 9-5pm or 9-7pm. Maybe 12-5 on Sundays.
- o Will there be bicycle rentals? Not at this time. Possibly in the future.
- o Is there sufficient parking? Yes.
- o How many employees will there be? Just one at this time. Maybe 2 more in the future.

After further discussion about its nonconforming use, the hearing was closed.
(refer to Chapter 179, Section 2252 in the Zoning Bylaws about Nonconforming Uses)

Mr. Olszewski made a motion to grant Diane M. Lilly a special permit to have a sales, service and office space at 104 Sugarloaf Street (not to include a dentist or doctor office due to Board of Health issues). This property (Map 184, Lot 22) is grandfathered as commercial property according to the ZBA as of 2/2/2006.

The motion was seconded.

Vote* was unanimous (5-0) in favor of granting the special permit.

*Mr. Calisewski did not vote. The ZBA alternates, Mr. McGoldrick and Ms. Hartwright voted at this hearing along with Steve Barrett, Francis Olszewski and Roger Sadoski.

Chair Calisewski closed the hearing.

Motion made to adjourn the hearing.

II. Mail/Correspondence/Other Business

Meeting adjourned at 7:30 p.m.

Respectfully submitted,

Patricia Kroll