

**TOWN OF DEERFIELD
ZONING BOARD OF APPEALS
March 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, Ronald Bohonowicz, Richard Calisewski, Jamie Hartwright, Fran Olszewski

Absent: William McGoldrick, Roger Sadoski

I. Alex Ghiselin and Diane Welter

Application received by Town Clerk on February 6, 2006 subsequently posted & published on 2/6/2006. Legal ad printed in The Recorder on 2/16/2006 & 2/23/2006. Applicant is requesting permission to use an existing common driveway to access a new home to be built on Keets Road, Deerfield. (Assessors Maps 27, Lot 10).

The reason they chose not to put in another driveway is that the driveway would need to be about three times as long and it would penetrate both the farmland and the wetlands.

Mr. Ghiselin stated that someone from an environmental agency has come out to flag the wetlands. The letter from the Deerfield Land Trust was mentioned. The letter states that the Deerfield Land Trust has accepted the gift of a conservation restriction from Alexander Ghiseline and Diane Welter on approximately 17 acres of land on Keets Road.

Steve Barrett asked Mr. Ghiselin how far is the proposed house from the flagged wetlands? He said about 100 feet (or more).

Dick Calisewski asked Mr. Ghiselin about the placement of the septic system. He said there would be a 100 foot buffer from the wetlands.

The applicants were asked if they could get a legal driveway without having to go through the ZBA. They told the Board that if they have to penetrate the farmland or wetlands, then they probably would not put a house there.

Mr. Ghiselin was asked if he had been to the Planning Board. He said that they did take the plan to the Planning Board and the Planning Board supported it but did not put it in writing. Mr. Waite (abutter and Planning Board member confirmed that).

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Brian Bordeaux of 18 Keets Road, Ken Arnold of 35 Keets Road and John Waite of 15 Keets Road all spoke briefly and none have issues with this proposed project.

ZBA Chair, Dick Calisewski closed the hearing to the public for further discussion.

The following letters are required for the next hearing:

- (1) Letter from John Waite stating that he will grant an easement for property A and property B if the ZBA grants the variance;
- (2) Letter from Fire Department;
- (3) Letter from Police Department;
- (4) Letter to the Land Trust detailing the proposal/intentions to them.

Motion made to continue hearing to Thursday, March 16, 2006 @ 7:30 pm.
Vote unanimous (5-0).

Motion made to adjourn the hearing.

II. Mail/Correspondence/Other Business

Meeting adjourned at 7:50 p.m.

Respectfully submitted,

Patricia Kroll