

**TOWN OF DEERFIELD
ZONING BOARD OF APPEALS
November 13, 2007**

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, William McGoldrick, Fran Olszewski,

Absent: Ronald Bohonowicz, Jamie Hartwright

Old Business:

Eric M. Malloy, Business Manager from The Eaglebrook School sent a letter regarding the access road to the radio towers on Old Pine Nook. He originally had offered to lock the access road gate that is located on Eaglebrook property. However, because the access road is a legal right of way to which many parties have a granted right, locking it would be in violation of the terms of the Massachusetts Law relative to rights of way and therefore unreasonable.

Mr. McGoldrick made a motion to remove condition #2 from the special permit that was granted on November 1, 2007. Mr. Olszewski seconded the motion. Vote passed unanimously (4-0).

7:00 Hearing – Filion Leasing, Inc. is requesting a special permit to re-build the Leader Home Center building at the property located at 14 & 16 Elm Street, South Deerfield, MA (Assessors Map 168 Lots 120 & 121).

Dave Robinson represented Leader Home Center. The proposed plan is to tear down the old store and to rebuild the new store along Elm Street. They also propose to rectify the existing drainage problem. The new building will be a two-story building, which will have the retail store on the first floor and offices on the second floor. The building will be colonial in design with a pitched roof and clapboard exterior keeping with the look and feel of the town. The new store will replace the existing store and house next to it to create a much more pleasing looking building as well as much more functional building for Leader to have a nice hardware store.

Mr. Robinson was asked how many parking places there will be with the new store. He was not sure of the number. The new building will be set back 10' from the Railroad Street property line. Tractor-trailers will offload freight into the loading dock on the Railroad Street side of the building. There will be 2 entrances.

Hearing closed to the public.

After a brief discussion by the board members, it was decided to grant the special permit based on the plans as submitted on 9/26/07.

Meeting adjourned at 7:27 p.m.

Respectfully submitted,

Patricia Kroll
ZBA Secretary