

**TOWN OF DEERFIELD
ZONING BOARD OF APPEALS
July 15, 2010**

MINUTES

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

Present: Steve Barrett, Ronald Bohonowicz, Bob Decker, Chris Pichette, Jamie Hartwright

Absent: Bill McGoldrick

7:00 Hearing – Bela Breslau and Stephen Billias for a special permit to own and operate a bed and breakfast at the property located at 595 A/B River Road, Deerfield. (Assessors Map 64, Lots 3 & 3.1)

Ms. Breslau was asked if there is adequate parking on the property. Designated parking would be requirement. The premises that the bed & breakfast would be in is not the primary residence. According to the Deerfield Zoning Bylaws, if the homeowner does not live in the same house as the bed & breakfast, then it is more of a boarding house than a bed & breakfast. The house has three bedrooms and one bath. Hotel? Multiple businesses? Signage? Septic system?

Mr. Bohonowicz asked that the applicants speak with Mr. Calisewski about whether there is a problem with having the bed & breakfast in a house that is not the property-owners primary residence. If the property-owners do not live in the house, would it be considered a boarding house? He also asked that the applicants speak to the Board of Selectmen about what their position is on having two home businesses. Is it okay with them?

Neighbors Steve Anderson and Ava Gips attended the hearing and asked to go on record in support of the bed & breakfast.

The Board of Appeals voted unanimously to continue this hearing to Thursday, September 2, 2010 at 7:00 PM.

Meeting adjourned at 7:31 p.m.

Respectfully submitted,

Patricia Kroll
Secretary to the ZBA