

**TOWN OF DEERFIELD
ZONING BOARD OF APPEALS
March 17, 2011**

MINUTES

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

Present: Steve Barrett (Acting Chair), Bob Decker, Jamie Hartwright, Bill McGoldrick, Chris Pichette,

Absent: Ron Bohonowicz

Public present: Kevin Kolakoski, Mrs. Kolakoski (mother), Helen Petrovic

7:00 Hearing: – Sonam Lama for a special permit to own and operate a bed and breakfast at his single-family home located at 261 Greenfield Road, South Deerfield (Assessors Map 122, Lot 6).

Mr. Lama has lived in the house for four years. He did some renovations and got the idea of the Bed & Breakfast because he has four bedrooms and he only needs two. Mr. Barrett referred to Deerfield Zoning Code, section 5700, page 179:44 stating the definition of a Bed & Breakfast. Bed and Breakfast shall mean a private owner-occupied residence in which lodging and breakfast are offered to transients for a fee. Such a facility shall not contain more than 6 (six) rooms for rent. The Zoning District of Mr. Lama's home is CII which means that a bed and breakfast is allowed by special permit. Parking is adequate. Septic is adequate per the Deerfield Health Agent. His proposed start date is to be after the completion of construction which is roughly 2 months from now.

Public comment – How many businesses are at that location now? Is there a limit? Currently, there are a bakery, pizza shop, healing temple, and Mr. Lama's stone business. A neighbor commented about a plan that never happened for extension of the Town sewer to that area.

Mr. Barrett listed the Criteria for granting of Special Permits.

Procedure for granting a Special Permit requires that within three days of filing a request for a hearing, copies of the application, plans, and other documentation be provided to: Board of Health, Conservation Commission, Building Inspector, Director of Public Works, Police Chief, and Fire Chief for consideration, review, and report. Mr. Lama said he hadn't done this. Mr. Barrett suggested that the hearing be continued until May 19th so that Mr. Lama can comply with the requirement.

A motion was made, seconded, and voted to continue the hearing until May 19, 2011.

A motion was made, seconded, and voted to adjourn. The time was 7:20 PM.

Respectfully submitted,

Priscilla Phelps
Administrative Assistant