

**TOWN OF DEERFIELD  
ZONING BOARD OF APPEALS  
October 20, 2011**

**MINUTES**

Present: Ron Bohonowicz, Chris Pichette, Jamie Hartwright, Ed Wise, Robert Decker III  
Also Present: Mark Wightman, Brian Kolokoski

Bob Decker recused himself and left the building during the Wightman hearing.

Mr. Wightman presented his plan to separate two existing homes onto separate lots. He feels that by doing this, it will increase the conformity of the property. Mr. Wightman also discussed his concern with taking care of two homes when he gets older. In order to continue living in that neighborhood, he may also need to liquidate one of them if the economy gets worse. or perhaps the need to liquidate one of them when he gets older or if the economy gets worse in order to continue living in that neighborhood. Mr. Wightman talked about he has some health issues and is trying to refinance and cannot because of the two houses on one lot. He also demonstrated that the topography only lends the lot to be split as drawn.

Mr. Bohonowicz asked if he was going to discontinue the loop driveway across Lot 7A and he said at the time of sale of the house and lot 7A he would as not to have an easement.

Mr. Wightman presented a letter from every neighbor that they favored the split. (see file)

During a discussion of the Board, it was stated that this split will correct an already non-conforming condition, topography of this land only allows this to occur, more tax dollars will result of the split.

Ms. Hartwright made a motion to grant a variance as shown on the plans and described in Mr. Wightman's application. Mr. Pichette Chris seconded the motion. Vote passed unanimously (4-0-0).

Other Business: Minutes of previous meetings.

Mr. Decker returned to the meeting after the hearing was completed.

The Board voted to accept all the previous minutes as printed. Vote passed unanimously (4-0-0).

The Board took a vote to instruct the Building Commissioner to enforce the letter of violation to Magic Wings and to instruct Magic Wings to come in to the Zoning Board of Appeals. Vote passed unanimously (4-0-0).

The Board had a discussion and took a vote on the J.M. Pasiecznik sign located at 112 Sunderland Road. The Board voted to instruct the Building Commissioner not to issue a new sign permit in April and to instruct the petitioner to come back to the Zoning Board of Appeals. It was requested that the Building Commissioner take a picture of the sign and get written opinion from legal counsel as to whether the sign content is agricultural or retail. It was also requested that we seek legal counsel advice as to whether or not the Building Commissioner can go on the property and remove to non-confirming signs. Vote passed unanimously (4-0-0).

Respectfully submitted,

Patricia Kroll  
Administrative Assistant