

**TOWN OF DEERFIELD  
ZONING BOARD OF APPEALS  
January 3, 2013  
MINUTES**

Meeting convened at 7:00 PM in Room 107, Municipal Offices, 8 Conway St, So. Deerfield, MA

Present: Ron Bohonowicz, Chair, Bob Decker, Jamie Wadham, Ed Wise, Chris Pichette

Hearing: William D. Wolfram for a variance to divide locus into two lots, lot 2 is short by 2,766 square feet, or divide lot to equal amounts of square feet, 2 lots at 58,617 square feet or as board deems appropriate at his property located on Hillside Road, South Deerfield. The Zoning Board of Appeals voted unanimously to continue Mr. Wolfram's hearing until February 21, 2013 in order to allow him to meet with the Planning Board for an ANR first (5-0-0).

Hearing: Bela Breslau and Stephen Billias are requesting a special permit to own and operate a bed and breakfast at their property located at 595B River Road, Deerfield.

Ms. Breslau stated that she and her husband would like to operate the bed & breakfast year-round. They have ample parking and plenty of lighting at their 4-bedroom, 3-bath home located at 595B River Road.

The Board asked the petitioners several questions and seemed satisfied with the answers that they received. Following the brief question and answer session, the hearing was closed to public comment.

Mr. Decker made a motion to grant a special permit to Bela Breslau and Stephen Billias to own and operate a bed and breakfast at 595B River Road. The special permit is restricted to the existing owners and to the existing 4-bedroom structure. Mr. Wise seconded the motion. The vote passed unanimously (5-0-0).

Respectfully submitted,

*Patricia A. Kroll*

Administrative Assistant