

**TOWN OF DEERFIELD
ZONING BOARD OF APPEALS
May 30, 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, Bill McGoldrick, Chris Pichette, Ed Wise

Absent: Jamie Wadham, Ben Wadham

Hearing: The **Zoning Board of Appeals** of the **Town of Deerfield** will hold a public hearing on **Thursday, May 30, 2013 at 7:00 p.m.** in Room 107 at the Town Offices, 8 Conway Street, South Deerfield, MA 01373 on the application of **Abbott Lowell Cummings** for variances from the single family residence dimensional requirement of 60,000 square feet for properties located at 88 Hillside Road, South Deerfield, Massachusetts owned by Abbott Lowell Cummings Indenture of Trust dated May 20, 2002, and at 92 Hillside Road, South Deerfield, Massachusetts owned by John H. & Barbara V. Kudukey.

Attorney Ronald R. LaRocque represented the two neighbors each applying for a variance on Hillside Road. Mr. Kudukey's property is currently non-conforming because it has less than 60,000 square feet. Mr. Cummings's "L" shaped property is conforming because he has more than 60,000 feet. Mr. Cummings wants to give to Mr. Kudukey the piece of property that is behind Mr. Kudukey's house making both properties rectangle in shape and non-conforming but Mr. Kudukey's property will be significantly less non-conforming.

Mr. Decker made a motion to grant the variances from the single family residential requirement of 60,000 square feet for both 88 Hillside Road and 92 Hillside Road with the restriction that both properties stay single family residences and abide by all other zoning bylaws. Mr. Pichette seconded the motion. Motion passed unanimously 5-0-0.

Respectfully submitted,

Patricia A. Kroll

Administrative Assistant