

**TOWN OF DEERFIELD
ZONING BOARD OF APPEALS
February 19, 2015
MINUTES**

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

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

Also present: Building Commissioner, Richard Calisewski, Atty David Singer, Joan Arms, Winthrop Arms

Hearing: The Zoning Board of Appeals of the Town of Deerfield will hold a public hearing on February 19, 2015 at 7:00 p.m. in Room 107 at the Town Offices, 8 Conway Street, South Deerfield, MA 01373 on the application of Zafar Kiani for a special permit for the change of use to add: 1) convenience store and 2) liquor sales per local and state requirements at the property located at 513 Greenfield Road, Deerfield, MA. (Assessors Map 69, Lot 18)

The hearing that took place on February 5, 2015 was continued until tonight and Mr. Kiani was asked to address a number of issues. He began by addressing the parking issue and area of access. The Board and Mr. Kiani discussed the signage to comply with zoning bylaws, lighting, security, hours of operation, building exterior, compressor sound, dumpster location and enclosure, foot traffic with neighbor, right of way and height of snowbanks at intersection of Greenfield Road and Old Main Street.

Ms. Wadham made a motion to grant the special permit to Zafar Kiani with the ten conditions as listed below for 513 Greenfield Road in Deerfield. Mr. Wadham seconded the motion. Vote passed with one abstention (5-0-1).

Conditions:

1. Curb cut onto Old Main Street will be approximately 20 feet and under the jurisdiction of the Deerfield Highway Superintendent.
2. Existing arborvitae on west side will be continued to Old Main Street. They will be 4 feet tall and installed under the direction of a landscaper on the Arms' property. After installation, they will be maintained by the Arms family as the owners.
3. Dumpster, on west side of property, will be fenced, with gates on it.
4. Any cut on the west side of the property will require an engineered retaining wall.
5. Hours of operation: 6am – 9pm, 7 days/week.
6. All lighting will be directed only toward the property.
7. The refrigeration compressor on the northwest corner of the building shall not generate more than 10 decibels above the ambient noise during operating hours.
8. Snow will not be piled to block the line of sight at the intersection of Old Main Street and Greenfield Road.
9. The right of way shall not be encumbered.
10. Petitioners have withdrawn request for liquor sales.

Respectfully submitted,

Patricia A Kroll
Administrative Assistant