

**TOWN OF DEERFIELD  
ZONING BOARD OF APPEALS  
July 27, 2015  
MINUTES**

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

Present: Ron Bohonowicz, Chair, Bob Decker, Chris Pichette, Ben Wadham, Jamie Hartwright.

Also present: Richard Calisewski, Building Commissioner

Hearing: The Zoning Board of Appeals of the Town of Deerfield will hold a public hearing on July 27, 2015 at 7:00 p.m. in Room 107 at the Town Offices, 8 Conway Street, South Deerfield, MA 01373 on the application of Trinity Solar/Sean Pontani for a variance request from side and rear setback for less than 100' to install a stand-alone solar array detached from the main structure of the house located at 5 Lee Road, South Deerfield, MA. (Assessors Map 111, Lot 5)

Chair Bohonowicz opened the hearing by reading the hearing notice. Sean Pontani of Trinity Solar and Mr. Goldstein, the project manager explained what the intent was for this system. The homeowner, Ronald Wood, has a geothermal system that spikes oftentimes in the summer that causes a high amount of kilowatt hours used and was therefore looking to not be paying that out to the electric company but to have his own solar system to be able to generate his own electricity for his own property and for his own usage. What they deemed necessary for his usage was an 18kW system and a ground mount system at the back end of the property.

Mr. Calisewski, the Zoning Enforcement Officer said that they could install a ground-mounted system of up to 10 kW with only a 10' side and rear setback and it would not require anything from the ZBA or a system of any size that is roof-mounted if they chose. There are no restrictions on roof-mounted PV systems.

Chair Bohonowicz now asked if anyone would like to speak in favor of this variance. No one did. Chair Bohonowicz now asked if anyone would like to speak in opposition of the variance. Mr. Wayne Manly & wife Carol Pelis, abutters from 93 Mill Village Road asked questions and stated their multiple issues. Sylvia Procopio and her husband Kenneth Perkins, abutters from 89 Mill Village Road spoke in opposition next read a long list of issues with the project and its location. The ZBA members listened to all of the concerns that the abutters presented and got answers to their questions from the petitioner as well.

The Board and the Building Commissioner both pointed out that issuing a variance requires proof of a hardship. No one felt that there was any proof of a hardship. The property owner was not present to explain any hardship. The variance was therefore denied.

Bob Decker made a motion to deny the variance for the 100' side and rear setback. Ben Wadham seconded the motion. The vote was unanimous that a hardship was not proven and the variance is denied. Vote (5-0-0)

Respectfully submitted,

Patricia Kroll  
Administrative Assistant