

**TOWN OF DEERFIELD  
ZONING BOARD OF APPEALS  
October 29, 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, Jamie Hartwright, Ben Wadham.

Also present: Richard Calisewski, Building Commissioner and prospective ZBA member, Linda Dumas.

Hearing: The Zoning Board of Appeals of the Town of Deerfield will hold a public hearing on October 29, 2015 at 7:00 p.m. in Room 107 at the Town Offices, 8 Conway Street, South Deerfield, MA 01373 on the application of Dana Lavigne for a special permit to own and operate a Bed & Breakfast in her home located at 754 River Road, Deerfield, MA. (Assessors Map 24, Lot 12)

Ms. Lavigne built an addition roughly five years ago that has not quite been finished yet. It's a large living space above her 3-car garage. After Ms. Lavigne's husband passed away last November, she decided to retire from the State Police to be home to raise the children and although she has a pension, she thought it would be nice to have the additional income and to be around for the children as they are making their way and preparing for college. She figured this way she could kill two birds with one stone and finish the addition and make a little money by providing a service as a bed & breakfast. She has a small driving range. She has about 5 acres of open land. The addition is comparable to one bedroom and a large family room it's nice because it is somewhat separate from the rest of the house. She would cook breakfast for her guests and serve them up in that space.

Ms. Lavigne has talked to her neighbor Bela Breslau who runs a nearby bed & breakfast about many of the details. She also spoke to her accountant about taxes and what she can write off and the like. Ms. Lavigne has another property on Hillside Road that she plans to refinance in order to finish the renovation.

Ms. Lavigne would like to operate the proposed bed & breakfast year round except during her vacations. She would like to have an illuminated 3' x 5' sign at the end of her driveway. She has adequate parking and lighting. She has one to two bedrooms available at this time but once her children are off to college, she will have more rooms available. Her septic system is designed for a 5 bedroom home. She would like to be able to rent 4 bedrooms in the future if this venture turns into a viable income.

Mr. Bohonowicz made a motion to grant the special permit to Dana Lavigne for a bed & breakfast at her home at 754 River Road, Deerfield, MA. Mr. Decker seconded the motion. Vote passed unanimously (5-0-0). Conditions include: (1) Special permit is restricted to existing owner; (2) Special permit is restricted to current 4-bedroom structure; (3) Bed & breakfast must be owner-occupied /residence.

Respectfully submitted,

*Patricia A. Kroll*  
Administrative Assistant

*(minutes accepted as written at 12/17/15 meeting)*

