

**TOWN OF DEERFIELD
ZONING BOARD OF APPEALS
December 17, 2015
MINUTES**

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

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

Also Present: Richard Calisewski, Building Commissioner

Hearing: The Zoning Board of Appeals of the Town of Deerfield will hold a public hearing on December 17, 2015 at 7:00 p.m. in Room 107 at the Town Offices, 8 Conway Street, South Deerfield, MA 01373 on the application of Henry J. Zukowski of 82 Whately Rd, South Deerfield, MA for relief from 200' frontage to 178' frontage. Lot size 4.11 acres. (Assessors Map 167, Lot 21)

Mr. Wadham made a motion to grant the variance to Mr. Henry J. Zukowski with the condition that it only be used for a single family dwelling. Mr. Pichette seconded the motion. Vote passed (5-0-1).

Hearing: The Zoning Board of Appeals of the Town of Deerfield will hold a public hearing on November 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 Pioneer Gardens, Inc. for a variance to allow a Large-Scale Ground-Mounted Solar Electric Installation to be located off of Mill Village Road, which is in the RA district and relief from sideline setback of 100' to dimensions as show on solar plan of Pioneer Gardens, Inc. The address of the property affected is 198 Mill Village Road, Deerfield, MA. (Assessors Map 94, Lot 9)

Mr. Molenaar confirmed the size of the array to be .285 MW. A 100' setback is required based on the size of the solar system being proposed. Mr. Molenaar was asked to state his hardship. He said that without the variance, (1) he cannot put up solar panels and therefore would be paying .24 cents or .26 cents per kilowatt instead of .11 cents per kilowatt; (2) his environmental footprint is pretty high now and he wants to be a good citizen by eliminating that; and (3) he needs to stay competitive since he employs 40 people full-time with benefits. He is competing with people down south who pay \$7 per hour as opposed to his starting pay of \$11 per hour which is the highest in the valley.

Mr. Molenaar's intent of this solar project is to offset the current expense of electricity in the warehouses and the greenhouses. The lot adjacent is where the greenhouses, processing coolers and warehouses are and where the meter is at. If we use the 100' setback there is no space to put this array in there. That is why he is asking for the variance. The array is an acre in size. Going back into the grid – net metering. The land is in APR.

Mr. Decker made a motion to grant the variance to Mr. Jaap Molenaar with the condition that he maintain the arborvitaes as screening. Mr. Wadham seconded the motion. Vote passed unanimously (6-0-0).

[Mr. Decker left the meeting]

Hearing: The Zoning Board of Appeals of the Town of Deerfield will hold a public hearing on December 17, 2015 at 7:00 p.m. in Room 107 at the Town Offices, 8 Conway Street, South Deerfield, MA 01373 on the application of Kathleen Sylvester for a special permit to post one room in her home located at 87 North Hillside Road, South Deerfield, MA on the website *airbnb.com* and rent to guests on a short-term basis. (Assessors Map 121, Lot 1)

We have a split-level home. On one level, there is a guest room, bathroom and living room that we don't use unless we have guests of our own so we are looking to rent that part of our home for a night or two or a week at a time. We have plenty of parking, plenty of outside lighting, railings on way down steps, smoke alarms, CO detectors. We have all of the usual things that you would expect. There will not be a sign. We will not be serving any food.

Jamie Hartwright Wadham made a motion to grant Kathleen Sylvester her special permit for her airbnb at 87 North Hillside Road to post one room on a short-term basis. Chris Pichette seconded the motion. Vote passed unanimously (5-0-0).

Jamie Hartwright Wadham made a motion to accept the minutes of October 29, 2015 and the minutes of November 19, 2015 as written. Linda Dumas seconded the motion. Vote passed unanimously (5-0-0).

Motion to adjourn was unanimous.

Meeting adjourned at 7:55PM

Respectfully submitted,

Patricia A. Kroll

Administrative Assistant