

**TOWN OF DEERFIELD  
ZONING BOARD OF APPEALS  
January 21, 2016  
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 January 21, 2016 at 7:00 p.m. in Room 107 at the Town Offices, 8 Conway Street, South Deerfield, MA 01373 on the application of Atlantic Furniture, Inc. of 10 Greenfield Road, South Deerfield, MA for a special permit for use of 5 Industrial Drive, West for wholesale, warehouse or distribution. (Assessors Map 183, Lot 10)

Mr. James Pitittieri, Atlantic Furniture's Warehouse Manager, spoke on behalf of Atlantic Furniture, Inc. He stated that one, maybe two; containers of furniture are delivered each morning at 7:30. The truck backs up to the dock and their staff unloads it. It is drop and go. In the late afternoon between 3:00 and 5:00 is the usual pickup of the goods. The common carriers (Fed X ground, UPS ground) will come pick up a few pallets. Just shipping is taking place. The shipping staff consists of 9 people and Mr. Pitittieri. It is a day-shift operation only.

Mr. Calisewski stated that recently that area was rezoned specifically for warehousing with a special permit required. The only thing that Mr. Calisewski would like to ask is that if there is any change of use from the furniture business that they have to come back again for change of use. Also prohibit any storage of hazardous waste.

Ms. Hartwright-Wadham made a motion to grant Atlantic Furniture, Inc. a special permit for use of 5 Industrial Drive, West for wholesale, warehouse or distribution with two conditions: 1) There can be no change of use without returning to the ZBA and 2) There can be no storage of hazardous waste. Ms. Dumas seconded the motion. Vote passed unanimously (5-0-0).

Hearing: The Zoning Board of Appeals of the Town of Deerfield will hold a public hearing on January 21, 2016 at 7:00 p.m. in Room 107 at the Town Offices, 8 Conway Street, South Deerfield, MA 01373 on the application of Fleet Maull & Kate Crisp of 98 Columbia Avenue, Cranston, RI 02905 for 1) a special permit to operate a bed & breakfast and 2) a special permit to operate a meditation center at 595B River Road, Deerfield, MA. (Assessors Map 64, Lot 3.1)

Mr. Maull and his significant other, Sophie Lajay was present. Kate Crisp, who will be co-owner, was unable to attend. Ms. Crisp will live on the property.

Mr. Steve Anderson, a neighboring abutter, stated that he is in favor of the proposed use and special permit. There was no opposition to the proposed use.

Mr. Wadham made a motion to grant Fleet Maull & Kate Crisp a special permit to operate a bed & breakfast with two conditions. The bed & breakfast will be: 1) limited to two rooms and 2) will be owner-occupied. Ms. Hartwright-Wadham seconded the motion. Vote passed unanimously (5-0-0).

Ms. Dumas made a motion to grant Fleet Maull & Kate Crisp a special permit to operate a meditation center for 20 participants at 595B River Road, Deerfield subject to all building, health and fire codes. Ms. Hartwright-Wadham seconded the motion. Vote passed unanimously (5-0-0).

The Zoning Board entered into Executive Session as allowed by M.G.L. c.30A §21(a)(3), to discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares. Mr. Calisewski was invited by Chairman Bohonowicz to join in the Executive Session.

The Board reconvened in open session at 8:11PM

Ms. Hartwright-Wadham made a motion to adjourn the meeting. Mr. Wadham seconded the motion. Motion to adjourn was unanimous. Meeting adjourned at 8:13PM

Respectfully submitted,

*Patricia A. Kroll*

Administrative Assistant

**\*Note:**

(Alternate member, Robert Decker, was in attendance and participated but did not vote tonight)