

**MICHAEL EDWARDSSEN  
ON BEHALF OF SUSAN LORD  
APPLICATION FOR SPECIAL PERMIT  
DECEMBER 2, 2013**

The hearing was held in Stow Town Building and opened at 7:30 p.m. on the petition filed by **Michael Edwardsen, 8 Arthur Street, Maynard, MA on behalf of Susan Lord** for Special Permit under Section 3.9 of the Zoning Bylaw, "Non-Conforming Uses and Structures", to allow replacement of an existing one-story dwelling at **11 Assabet Street** with as two-story dwelling on approximately the same footprint. The property is shown on Stow Property Map R-29 as Parcel 15.

Board members present: Edmund Tarnuzzer, Michele Shoemaker, Charles Barney (associate), William Byron (associate) and Andrew DeMore (associate).

Mr. Tarnuzzer chaired and read the notice of hearing as it had appeared in the *Beacon Villager* on November 14 and 21, 2013. The hearing notice had been forwarded to all abutters by certified mail, return receipt. There were no abutters in attendance. Mr. Tarnuzzer recited the conditions to be met for grant of special permit.

Mr. and Mrs. Edwardsen were present with contractor Marcel Maillet. Mrs. Edwardsen is the daughter of Susan Lord whose parents were Donald and Jane MacClellan, the former owners. They wish to replace the existing one-story dwelling with a two-story dwelling to accommodate a growing family. Mr. Maillet stated the new structure will be on approximately the same footprint, but four feet deeper. Noting that part of the parcel lies within the town of Maynard, the applicants were asked if the new structure could be completed located within Stow. The response was there are mature trees and a shed at that lot line. The plan submitted did not show the square footage of the existing dwelling. Mr. Maillet made some calculations and determined the existing square footage is 1,844. The proposed square footage is 2,628.

Mr. Tarnuzzer asked if the town of Maynard will have any input concerning the proposed construction. Mr. Maillet said that the property is served by Maynard town water and sewer, and there will be permits from the DPW for connections. The building permit will be issued by the Stow Building Inspector. It appears the Stow street address is the determining factor as to such permits and inspections.

Mr. Byron asked the justification for the request. Mrs. Edwardsen responded there is a sentimental connection to the property of her grandparents who had resided there for a long time.

The Board members did not feel it necessary to conduct a site visit. One member indicated he would visit on his own.

It was decided to meet again on December 10th at 7:00 p.m. for discussion and vote on the application for special permit.

The hearing was closed at 7:50 p.m.

Respectfully submitted,  
Catherine A. Desmond  
Secretary to the Board