

**MINUTES
ZONING BOARD OF APPEALS
DECEMBER 10, 2013**

The meeting was held in Stow Town Building and began at 7:00 p.m. Board members present were Edmund Tarnuzzer, Michele Shoemaker, Charles Barney (associate), William Byron (associate) and Andrew DeMore (associate).

Michael Edwardsen – The members met to discuss the application for special permit filed by Mr. Edwardsen, on behalf of Susan Lord, 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 a two-story dwelling on approximately the same footprint.

Mr. Edwardsen and contractor Marcel Maillet were in attendance.

Following the hearing on December 2nd, Mr. Tarnuzzer had contacted the town of Maynard Building Department concerning the application for special permit as a portion of the property and the proposed dwelling will be within Maynard. Because most of the property is in Stow, the building permit will be issued by the Stow Building Inspector. Demolition of the existing dwelling will require a permit from Maynard, under its zoning bylaws. Also, approval from the Maynard Public Works Department must be obtained for water and sewer services prior to commencement of construction.

Several of the members had visited the site. Mr. Byron noted the presence of standing water at the rear of the property. Mr. Maillet felt it was caused by runoff from the hill. The site is on a steep hill. Minimal excavation will be required and runoff will be addressed. The rear of the new foundation will be extended four feet further back from that existing. Mr. Edwardsen noted the basement of the existing dwelling has no exterior water seepage.

Ms. Shoemaker moved to grant the special permit as requested; second by Mr. Barney. The vote of the five members was in favor of the motion to grant the special permit.

The meeting was adjourned at 7:30 p.m.

Respectfully submitted,
Catherine A. Desmond
Secretary to the Board