

**MINUTES**  
**ZONING BOARD OF APPEALS**  
**JULY 15, 2005**

Board members met at Stow Town Building at 2:00 p.m. to conduct site visits to locations that had been the subject of public hearings on July 11th. Members present were Donald Hyde, Edmund Tarnuzzer, Michele Shoemaker (associate) and William Byron (associate).

**28 Crescent Street – Laurence & Amanda Bennett** – The members observed the existing two-story addition on the dwelling's westerly side proposed for demolition to be rebuilt on the same footprint with a proper foundation. It was noted that the existing "foundation" consists of what appeared to be stones laid on the ground.

**155 Crescent Street – Brian McCarthy** – The applicant proposes to add a second story and a Farmer's Porch to the small ranch house. The members reviewed the plans submitted and visualized the second floor shed dormer to be added to the rear of the existing structure. The front roof would slope from the ridge downward and over the porch.

**35 Heritage Lane – Mark & Kathleen Harnett** – The limits of the proposed addition to an existing porch were observed, as was the proximity of neighboring dwellings. The porch will be extended toward the side lot line to wrap around the corner of the house to provide access to the rear yard.

**147 Red Acre Road – William Caira** – The members observed the existing small brick dwelling that appears to be in disrepair. The plans for the proposed new structure were reviewed. It is proposed to position the dwelling to be 25'-5" from each side lot line. Mr. Caira had submitted a revised plan showing the rear of the new dwelling without a walk-out basement. There was also a plan depicting the location of the new driveway to run along the northerly lot line to the garage side entrance. The members observed neighboring properties and structures.

**35 Sudbury Road – Brian Walsh & Dorothy Sansevero** – The members were joined by the applicants who assisted by explaining their plans for the addition of a family room to one side of the dwelling. The corners of the proposed structure had been staked. The addition will be set back from the front of the dwelling to avoid the necessity of moving electrical, telephone and cable connections at the corner.

**Lot 32 North Shore Drive – Thomas French** – The members were met at the site by Mr. French. He had provided a copy of the original subdivision plan of North Shore Drive showing the individual lots on both sides of the road. Since the hearing, Mr. French had also submitted a copy of the title examiner's report that found that the chain of title for Lot 32 begins in 1946 and that the lot has stood on its own since then. The lot is heavily wooded. The front corners of the lot were observed, as well as the proximity of the abutting property of the Stagemans. Mr. French had tied tape in certain areas to demonstrate certain limits.

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**Discussion:**

**French** – Based on the documentation submitted and the opinion of the Building Inspector, it appeared to the members that Lot 32 is a pre-existing, non-conforming and legal building lot. Its area and frontage are in keeping with those all along North Shore Drive. On motion of Mr. Tarnuzzer, second by Ms. Shoemaker, it was voted unanimously by the four members to grant the special permit to allow construction of a two-bedroom dwelling with garage.

**Walsh & Sansevero** – The members found that the proposed family room addition was in keeping with and would not be detrimental to the neighborhood. On motion of Mr. Tarnuzzer, second by Ms. Shoemaker, it was voted unanimously by the four members to grant the special permit.

**Bennett** - The members found that the structure proposed for demolition and replacement was in the condition of disrepair as stated by the applicants at the hearing. On motion of Mr. Tarnuzzer, second by Ms. Shoemaker, it was voted unanimously by the four members to grant the special permit.

**McCarthy** - The facts presented at the public hearing were found to be consistent with existing conditions. It was felt that the proposed second story and Farmer's Porch would improve the property and the enhance the neighborhood. On motion of Mr. Tarnuzzer, second by Ms. Shoemaker, it was voted unanimously by the four members to grant the special permit.

**Harnett** – The members had no problem with the proposal to add to the existing porch. On motion of Mr. Tarnuzzer, second by Ms. Shoemaker, it was voted unanimously to grant the requested side lot line variance.

**Caira** – The members had reservations about the size of the proposed new dwelling and its proximity to the side lot lines. It was decided to discuss the application for special permit at the August 1st meeting when the five members who participated would be present.

**Adjournment** – The meeting was adjourned at 4:05 p.m.

Respectfully submitted,

Catherine A. Desmond  
Secretary to the Board