

**MINUTES
ZONING BOARD OF APPEALS
JUNE 9, 2005**

Board members met at Stow Town Building at 9:00 a.m. to conduct site visits to locations that had been the subject of public hearing on June 6th. Members present were Arthur Lowden, John Clayton, Edmund Tarnuzzer and William Byron (associate).

11 Hale Road – Kent & Debra Seith: The members observed the abutting single-story dwelling at 9 Hale Road that is a bit taller than the Seith dwelling. The subject dwelling is set back a bit further on the lot than that abutting and is not as wide. The current 16-foot height would be increased to 27'-7" to include an attic storage area. The plan submitted showed a roof dormer on what could be considered a third level, and the members questioned that the sole purpose of the space was for storage.

33 Hale Road – William & Donna Taylor: The members found that the existing house had been demolished and there were workmen on site apparently installing a septic system. A truck carrying cement blocks was awaiting someone's arrival. It could not be determined where the original house had been sited as there was no corner staking as the Board had requested.

16 Davis Road – Leslie Wetherell: The members met with Mr. Wetherell's son-in-law, John Rossi, who clarified that the replacement deck would be set back from the right side lot line by five to six inches so as to avoid an existing tree. There would be no encroachment into that side yard. The Board observed that there is virtually no back yard as the lot does indeed slope sharply to the lake. There is some terracing with railroad ties to help lessen the slope. The deck is at a lower level than the road, and the new expanded structure would be at the same elevation.

230 Hudson Road – Kevin & Alicia Kerr: The corners of the proposed new construction had been staked out. The members reviewed the plans submitted and visualized the bulk that a two-car garage with room above would represent. The inclusion of a kitchen in one corner of the family room with sink, stove and refrigerator was questioned. There appeared to be a treed buffer between the side yard and that of the abutter.

84 Peabody Drive – Aaron & Jacqueline Ondrey: The members observed the siting of the dwelling and those on abutting lots. As is typical of many lots on Peabody Drive, the house was constructed with the front facing the side lot line. The Farmer's Porch would wrap around from the back door (facing the road) and to the entire front.

Discussion:

Seith – The members had reservations concerning the proposed height of the second story addition and the roof dormer in the attic area said to be for storage. There was a question if the Board could approve a second story but with a lesser height. Would that constitute design? Mr. Clayton wished more information with regard to intent. The plan of the prior owner of the property (McGarry) and the special permit decision were to be reviewed.

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Wetherell – On motion of Mr. Clayton, second by Mr. Lowden, it was unanimously voted to grant the requested side yard variance and the special permit to allow construction of a replacement deck to the rear of the dwelling at **16 Davis Road**.

Ondrey – On motion of Mr. Clayton, second by Mr. Lowden, it was voted unanimously to grant the requested side yard variances and the special permit to allow the addition of a Farmer's Porch on two sides of the dwelling at **84 Peabody Drive**.

Taylor – The Building Inspector was to be contacted for information from his files on this property.

Kerr – The members had concerns about the visual impact of the proposed two-car garage with family room above (26' x 30') and the inclusion of a mini-kitchen in the room. A question was raised as to the intent and purpose of the Zoning Bylaw with regard to grant of special permit.

Adjournment – The meeting was adjourned at 11:10 a.m.

Respectfully submitted,

Catherine A. Desmond
Secretary to the Board