

**MINUTES
ZONING BOARD OF APPEALS
MARCH 9, 2006**

Board members met at Stow Town Building at 9:00 a.m. to conduct a site visit to the Hawkes residence at 9 Dawes Road that had been the subject of a public hearing on March 6th. Members present were Edmund Tarnuzzer, Donald Dwinells, Michele Shoemaker (associate) and William Byron (associate).

9 Dawes Road – Donald & Lori Hawkes – The Board members were joined by the petitioners who pointed out certain features of the lot and answered questions. Abutter Edward Fasulo was also in attendance. The corners of the proposed 16-ft. by 14-ft. addition had been indicated by stakes. The purpose of the addition is to provide a usable kitchen with table space as an extension of the current galley style. The house was formerly a summer residence converted for year-around use, as have been most properties around Lake Boon.

The members noted the location of Mr. Fasulo's residence with regard to his statement that his view of the lake would be obstructed. It did not appear that would be the case as his dwelling is about directly opposite that of the Hawkes. The addition will extend to the rear of the Hawkes house and further back on the lot than the Fasulo house extends.

The Board returned to the Town Building at 9:25 a.m. to discuss the findings of the site visit and to review the submitted plans.

It was noted there are no changes from the original proposal in 2004 for the single-story addition. The feeling was that no views of the lake would be obstructed as it is not now possible to see the lake from the Fasulo house.

On motion of Mr. Tarnuzzer, second by Mr. Dwinells, it was voted unanimously by the four members present to grant the requested 16-foot side yard variance to allow the addition to be constructed nine feet from the lot line.

Reserve Fund Transfer – A request for transfer of \$600 from the Reserve Fund was signed for the purpose of postage. The April 3rd hearing requires the mailing of 95 notices of hearing for which there are insufficient funds.

Adjournment – The meeting was adjourned at 10:00 a.m.

Respectfully submitted,
Catherine A. Desmond
Secretary to the Board