

MINUTES
ZONING BOARD OF APPEALS
MAY 11, 2006

Board members met at Stow Town Building at 8:30 a.m. to conduct a site visit to the Verock residence at 45 Hudson Road that had been the subject of a public hearing held on May 8th. Members present were Arthur Lowden, John Clayton, Edmund Tarnuzzer and Charles Barney (associate).

45 Hudson Road - Edward Verock - The corners of the proposed garage extension were marked by stakes. The adjacent lot line, from which a five-foot variance was requested, was also indicated. A tape measurement from that common line to the abutting dwelling indicated a distance of about thirty feet, so there would be about fifty feet between the garage and the abutting dwelling.

The members returned to the Town Building at 8:50 a.m. and reviewed the findings. Preliminarily, Mr. Tarnuzzer had drafted a possible decision that he read to the others. On motion of Mr. Barney, second by Mr. Clayton, it was voted unanimously to grant the northerly side yard variance of five feet and to accept the decision as drafted.

Derby Woods, LLC - A decision drafted by Mr. Tarnuzzer to grant a two-year extension of the special permit, as voted at the May 8th meeting, was reviewed. It was voted unanimously to accept the decision as drafted.

Robert & Caroline Collings - The hearing opened on May 8th has been continued to June 5th on the request for a special permit as regards the Flood Plain/Wetlands District and a perceived mapping error in its delineation. Mr. Barney's interpretation of Mass. General Laws Chapter 40A indicates that the ZBA is prohibited from changing district lines. Mr. Tarnuzzer was to further explore the matter with the Planning Board.

Richard Bonetti - The hearing opened on May 8th has also been continued to June 5th. Mr. Tarnuzzer had secured a package of material from the Building Inspector with copies of Assessor records, plans, etc., related to the property. It appears that at some point additional land had been acquired and added to the original lot. There was a plan that showed the addition of a narrow strip along the lot line and another larger piece to the rear where a pond had been dug. The Building Inspector's letter to Mr. Bonetti indicated that expansion is subject to special permit from the ZBA. The members tended to agree with that opinion.

Adjournment - The meeting was adjourned at 9:25 a.m.

Respectfully submitted,
Catherine A. Desmond
Secretary to the Board