

**MINUTES  
ZONING BOARD OF APPEALS  
SEPTEMBER 14, 2006**

Board members met at Stow Town Building at 9:00 a.m. for the purpose of conducting a site visit to 124 Kingland Road that had been the subject of a public hearing on September 11th. Members present were Arthur Lowden, John Clayton, Edmund Tarnuzzer, Donald Dwinells and Michele Shoemaker (associate).

**124 Kingland Road - Elizabeth Mattison** - The corners of the proposed location of the replacement dwelling had been staked with tape running between each to outline the footprint. The corner bounds of the lot were located. As had been presented at the hearing, the existing structure was found to be in severe disrepair.

The Board returned to the Town Building at 9:55 a.m. to discuss the findings. The applicant had left a plan in the mail slot to show the revised dwelling size of 40'x24' from 40'x26' and a reduction in the front yard variance being sought from approximately 19 feet to 16 feet. It was agreed that a new dwelling on the lot would be an improvement to the neighborhood. Questions were raised concerning the plan that shows the lot in question being surrounded by "Parcel K". The Assessors' maps are not in agreement, and it is supposed that the parcel is part of the open space of the Wildlife Woods PCD subdivision to the rear. Mr. Tarnuzzer indicated he would contact Zanca Land Surveying, who drew up the plan, to learn where the reference was obtained.

On motion of Mr. Tarnuzzer, second by Mr. Clayton, it was voted unanimously to grant the special permit and the variances.

**Pulte Homes of New England** - The members reviewed the decision, as drafted by Mr. Tarnuzzer, reflecting the Board's vote of September 11th to extend by six months the variance granted following the September 12, 2005 public hearing, and filed with the Town Clerk on October 3, 2005, related to the Arbor Glen AAN project off Hudson Road. The draft with a minor change was approved.

**Adjournment** - The meeting was adjourned at 10:10 a.m.

Respectfully submitted,  
Catherine A. Desmond  
Secretary to the Board