

**MINUTES
ZONING BOARD OF APPEALS
JANUARY 12, 2007**

The members met at Stow Town Building at 9:00 a.m. for the purpose of conducting a site visit to 63 Kingland Road that was the subject of a public hearing on Monday, January 8th. Members present were John Clayton, Edmund Tarnuzzer, Charles Barney (associate), Michele Shoemaker (associate) and Lee Heron (associate).

63 Kingland Road - Scott Himmelmann - The members referred to the plot plan submitted with the application for special permit and petition for variance as well as the surveyor stakes that were still in place. It was noted there is a sharp drop to the lake at the rear of the property. As indicated on the plan, a small corner of the structure on the adjoining lot is actually over the common lot line with the subject property.

The members returned to the Town Building at 9:45 a.m. to discuss the findings. On motion of Mr. Tarnuzzer, second by Mr. Barney, it was voted unanimously to grant the special permit and the variance.

Cingular Wireless - The members reviewed the draft of a decision as voted at the January 8th meeting to grant the request for a six-month extension of the variance granted and recorded with the Town Clerk on December 27, 2005. It was found the request dated December 18, 2006 was filed in timely fashion within the one-year limit. The draft was approved for signature and filing with the Town Clerk.

Villages at Stow - Mr. Tarnuzzer reported he had contacted Mark O'Hagan, marketer for the Chapter 40B project off Great Road, concerning a possible omission from the Board's decision regarding the six moderate income units. At the January 8th meeting, Ernest Dodd of the Planning Board noted there is no provision in the decision for deed riders regarding the moderate income units as there is for the twenty-four affordable units that are to be preserved in perpetuity. It was Mr. O'Hagan's recollection there had been discussion on the matter during negotiating sessions and not felt to be necessary. As a note of interest, those units were to be sold for \$209,000 but have been reduced to \$189,000.

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

Respectfully submitted,
Catherine A. Desmond
Secretary to the Board