

MINUTES
ZONING BOARD OF APPEALS
JULY 7, 2008

The meeting was held in Stow Town Building and began at 7:30 p.m. Board members present were Arthur Lowden, John Clayton, Edmund Tarnuzzer, Michele Shoemaker and William Byron (associate).

Kristin & Kurt Benedict - The public hearing was held in Stow Town Building and opened at 7:30 p.m. on the application filed by **Kristin and Kurt Benedict, 394 Great Road, Stow** for Special Permit under Section 3.9.7.1 of the Zoning Bylaw, "Non-Conforming Uses and Structures", to allow addition of two roof dormers to the existing dwelling at said address. The property contains 5,035 sq. ft. and is shown on Stow Property Map U-9 as Parcel 2.

Board members present: Arthur Lowden, John Clayton, Edmund Tarnuzzer, Michele Shoemaker, William Byron (associate).

Mr. Byron chaired and read the notice of hearing as it had appeared in the *Beacon Villager* on June 19 and 26, 2008. The hearing notice had been forwarded to all abutters by certified mail, return receipt. No abutters were present. Mr. Byron recited the requirements for grant of special permit under Section 9.2.6.

Ms. Benedict presented the application for special permit. It is proposed to add a shed dormer to the roof on the easterly (left) side of the dwelling (as viewed from Great Road and adjacent to The Store). Two "pop-up" dormers are proposed on the opposite side of the roof, to be aligned with the windows below. There will be no change in the footprint, or to the floor area of the dwelling. The dormers will provide headroom and more useable space. Ms. Benedict had spoken to neighbors who indicated no problem with the proposal.

The members questioned the need for a special permit. Ms. Benedict replied that the Building Inspector had required a special permit be sought for the non-conforming parcel. Mr. Tarnuzzer reviewed the Zoning Bylaw that appears to support the Building Inspector's opinion.

The hearing was closed at 7:43 p.m.

Sonja Furneaux - The public hearing was held in Stow Town Building and opened at 7:45 p.m. on the application for special permit filed by **Sonja Furneaux, 122 White Pond Road, Stow** under Section 3.9 of the Zoning Bylaw, "Non-Conforming Uses and Structures", to allow construction of a 33-ft. x 16-ft. family room to the existing dwelling at said address. Also filed was a petition for side yard setback variance of ten (10) feet under Section 4.4, "Table of Dimensional Requirements", to allow the addition to be constructed fifteen (15) feet from the lot line. The property contains 20,520 sq. ft. and is shown on Stow Property Map R-29 as Parcel 28.

Board members present: Arthur Lowden, John Clayton, Edmund Tarnuzzer, Michele Shoemaker, William Byron (associate).

**Zoning Board of Appeals
July 7, 2008 - Page Two**

Mr. Byron chaired and read the notices of hearing as they had appeared in the *Beacon Villager* on June 19 and 26, 2008. The hearing notices had been forwarded to all abutters by certified mail, return receipt. Jeffrey Needle of 4 Shore Avenue was present. Mr. Byron recited the requirements for grant of special permit and criteria for grant of variance.

Ms. Furneaux was present with contractor Douglas Storey. She has been a resident at the address for ten years and wishes to continue living there for many years to come. Her family would like more space. They had investigated adding a second story but did not believe that would fit into the neighborhood of mostly cottage-type dwellings. Also, it was felt that would block properties to the rear. There is an incline at the rear of the property that it is proposed to dig into slightly in order to add the "L" to the end of the existing dwelling. The roof line will be 4" lower than the larger section of the house that was said to contain 950 sq. ft. The addition will be no closer to the side lot line than that existing, and will add about 500 sq. ft.

The members planned a site visit for Friday, July 11th. The corners of the proposed addition were to be staked.

The hearing was closed at 8:05 p.m.

Following the public hearings, the members briefly discussed that of Benedict, questioning the need for special permit. It was decided to consult the Building Inspector as there may be some requirement of the building code that has a bearing.

Site visits were planned for Friday, July 11th at 9:00 a.m. to be followed by a meeting to discuss the findings toward decision.

The meeting was adjourned at 8:15 p.m.

Respectfully submitted,
Catherine A. Desmond
Secretary to the Board