

**MINUTES
ZONING BOARD OF APPEALS
JULY 9, 2009**

The members met at Stow Town Building at 9:00 a.m. for the purpose of conducting site visits to the properties that had been the subject of public hearings on July 6, 2009 and to later meet at the building. Board members present were Arthur Lowden, Edmund Tarnuzzer, Michele Shoemaker, Charles Barney (associate) and William Byron (associate).

84 Pine Point Road - John & Judy McMahon - The members first reviewed existing conditions for the proposed garage on the opposite side of the road from the dwelling. There was no indication on the ground of where it was proposed to construct the garage. Referring to the plan submitted and orienting the rear corner with the existing shed, the approximate location was ascertained. The lot slopes upward and appears to be used for vehicle and boat parking.

The members were joined by Mrs. McMahon who explained plans for the deck expansion. The extent of the proposed deck had been indicated on the existing patio. A 6-foot high fence separates the property from that of the Gross family, and there is a maple tree that overhangs the fence and provides some screening. Mrs. McMahon mentioned it was planned to plant some type of evergreen to provide even more screening between the properties. There is little land between the rear of the house and the water where there is a small sitting area.

281 Sudbury Road - Daniel Nicholson & Julie Siftar - The existing dwelling is small and may have been a seasonal cottage at one time. The wrap-around porch had been removed but there remained the platform that was not in good shape. The designer, Duncan Thorne, had erected wooden structures to indicate the extent of the two proposed additions, one on each side of the dwelling. The waterside screened porch was observed as also not in good repair.

The members returned to the Town Building at 10:00 a.m. to continue the meeting.

281 Sudbury Road - The members reviewed the plan and rendering of the proposed additions. It was noted there would be no encroachment on lot line setbacks. On motion of Mr. Barney, second by Ms. Shoemaker, it was voted unanimously to grant the requested special permit.

84 Pine Point Road - The proposed garage was discussed at length, particularly as related to the roof dormers shown on the plan. It had been stated in the application that there was to be no living space in the loft area and that the dormer were an option. Also, there was to be an internal stairway to the loft rather than external as depicted in the plans. It was felt that dormers would tend to make the garage look livable and not in keeping with others in the neighborhood. The deck expansion was felt to be in keeping with others in the neighborhood. Concern was expressed that sometime in the future the owners would want to enclose the deck to create a screened porch. It would then be up to the Building Inspection to determine if action of this board would be required.

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On motion of Mr. Tarnuzzer, second by Mr. Barney it was voted unanimously to grant the requested special permit for the garage and variances for the garage and deck expansion. A condition of the decisions related to the garage was that roof dormers and external stairs are not permitted. It may have electrical service, but no plumbing and no living space.

The meeting was adjourned at 11:05 a.m.

Respectfully submitted,
Catherine A. Desmond
Secretary to the Board