

MINUTES
ZONING BOARD OF APPEALS
MAY 10, 2010

The meeting was held in Stow Town Building and began at 7:30 p.m. Board members present were Edmund Tarnuzzer, Michele Shoemaker, Charles Barney (associate), William Byron (associate) and Andrew DeMore (associate).

Christopher & Jennifer Rodstrom - The public hearing continued from April 5, 2010 was reopened at 7:33 p.m. in Stow Town Building on the petition filed by **Christopher and Jennifer Rodstrom, 9 Assabet Street, Stow** for easterly side yard setback variance of approx. thirteen (13) feet and front yard setback variance of approx. five (5) feet under Section 4.4 of the Zoning Bylaw, "Table of Dimensional Requirements", to allow family room replacement and expansion with a new garage below at said address. The property contains 19,150 sq. ft. and is shown on Stow Property Map R-29 as Parcel 16.

Board members present: Edmund Tarnuzzer, Michele Shoemaker, Charles Barney (associate), William Byron (associate), Andrew DeMore (associate).

Ms. Shoemaker chaired. Notice of the continued hearing had been forwarded to all abutters, but none were present.

Mr. Rodstrom presented a revised plan for the proposed addition. The original plan filed with the petition for variance showed the addition extending from the front to a jog where the addition continued to accommodate a home office. The Board had asked why it was not planned to square off that line to the rear and then straight across to meet the existing screened porch. Mr. Rodstrom said he had discussed that with the construction contractor. It was mutually decided the Board's suggestion made sense and that construction costs would not change significantly. Therefore, the side yard distance at the nearest point will change from 13.9 feet to 11.3 feet, for a setback variance of approximately fourteen (14) feet.

The hearing was closed at 7:40 p.m. .

The public hearing was held in Stow Town Building and was opened at 7:41 p.m. on the application filed by **Christopher and Jennifer Rodstrom, 9 Assabet Street, Stow** for Special Permit under Section 3.9 of the Zoning Bylaw, "Non-Conforming Uses and Structures", to allow family room replacement and expansion with new garage below at said address. The property contains 19,150 sq. ft. and is shown on Stow Property Map R-19 as Parcel 16.

Board members present: Edmund Tarnuzzer, Michele Shoemaker, Charles Barney (associate), William Byron (associate), Andrew DeMore (associate).

Ms. Shoemaker chaired and read the notice of hearing as it had appeared in the *Beacon Villager* on April 15 and 22, 2010. The hearing notice had been forwarded to all abutters by

certified mail, return receipt. No abutters were present. The requirements to be met for grant of special permit were recited.

Mr. Rodstrom explained, as he had at the previous hearing for variance, that the existing family room/garage structure is unsound. Photographs were presented showing the areas of deterioration . Additionally, the garage is too small to accommodate his vehicle. The proposed addition will replace the family room with one slightly larger and will include a small office area to the rear. Mr. Rodstrom submitted to the Board, as part of the continued variance hearing, a revised site plan dated April 12, 2010 showing the line of the addition as parallel to the side lot line.

The Board had conducted a site visit on April 8th in response to the petition for variance, and did not feel an additional visit was necessary.

The hearing was closed at 7:45 p.m.

The Board members had conducted a site visit on April 8th following the hearing on the petition for variance held April 5th. A second site visit was felt to be unnecessary. On motion of Mr. Tarnuzzer, second by Mr. DeMore, it was voted unanimously to grant the side yard setback and front yard setback variances, based on the site plan dated April 12, 2010. On motion of Mr. Tarnuzzer, second by Mr. DeMore, it was voted unanimously to grant the special permit.

Villages at Stow - A request was received from David Coia, Project Manager for Stow Villages, requesting a construction bond modification for Phase II and III of the Chapter 40B project. A letter had previously been received from Susan Carter of Places Site Consultants, following her inspection, recommending the amount to be bonded at 150% of the \$78,000 construction estimate, or \$117,013. On motion of Mr. Tarnuzzer, second by Mr. Barney, it was voted unanimously to reduce the construction bond from \$158,320.00 to \$117,013.00 for Phase II and III.

Adjournment - The meeting was adjourned at 7:55 p.m.

Respectfully submitted,
Catherine A. Desmond
Secretary to the Board