

MINUTES
ZONING BOARD OF APPEALS
NOVEMBER 1, 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).

Acton Auto Inspectors, Inc. - The public hearing was held in Stow Town Building and opened at 7:34 p.m. on the application filed by **Acton Auto Inspectors, Inc., 408 Massachusetts Avenue, Acton** for Special Permit under Section 3.3.3.3 of the Zoning Bylaw, "Business District Uses", to allow an automobile inspection station at **124 Great Road**. The property contains 41,016 sq. ft. and is shown on Stow Property Map R-29 as Parcel 88.

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

Ms. Shoemaker chaired and read the notice of public hearing as it had appeared in the *Beacon Villager* on October 14 and 21, 2010. The hearing notice had been forwarded to all abutters by certified mail, return receipt. Abutter Geraldine Bebernitz of 24 Lane's End was present. Ms. Shoemaker recited the requirements to be met for grant of Special Permit.

Representing the applicant was Kelly Reynolds who explained she had been referred to the Board by the Building Inspector as the property has been vacant for more than two years. It had been a gasoline service station under a Special Permit for many years prior to being discontinued. The auto inspection service may include minor repairs such as bulb or windshield wiper replacement. Vehicles to be inspected include passenger cars, motorcycles and commercial trucks that can fit within the building. The main business location in Acton has a mobile inspection unit to which larger trucks will be referred. There will be no storage of vehicles on site. Hours of operation will be 8:00 a.m. to 5:00 p.m. Monday through Friday, and 8:00 a.m. to 3:00 p.m. on Saturday.

Abutter Bebernitz questioned the need for Special Permit. It was explained that in the uses permitted section of the Zoning Bylaw a Special Permit granted by Board of Appeals is necessary for this use in the Business District. Ms. Bebernitz inquired into noise and lighting. Ms. Reynolds responded that computer equipment is used for inspections performed inside the building. Vehicles are in and out. On any given day there could be 10 to 50 vehicles, especially at the end of a month. There will be three employees. Existing exterior lighting will be replaced with low ground units. As to repairs, any required beyond minor would be referred to the Acton location. An air compressor will operate the lifts.

The hearing was closed at 7:52 p.m.

Star Tower Co. & T-Mobile Northeast - The hearing on the petition for variance to allow construction of a wireless service facility at **215 Harvard Road** (Wedgewood Pines Country

Club) was to be continued to this evening. The report of the Board's consulting radio frequency engineer, David Maxson, was to be discussed, however, that report has not been received. A representative of the applicant was present to request continuance of the public hearing to November 15th rather than to November 22nd as had been previously decided at the October 25th continued hearing. Mr. DeMore noted he will be out of town on the 15th and unavailable. It was agreed he could participate in the final decision after reviewing the minutes of the November 15th continued hearing. The Star Tower/T-Mobile Northeast public hearing is continued to Monday, November 15, 2010 at 7:30 p.m.

Plantation I and Plantation II Comprehensive Permits - Board members Tarnuzzer, Shoemaker, Barney and DeMore signed the signature pages of the Plantation II Chapter 40B Comprehensive Permit and the amendment to the Plantation I Comprehensive Permit.

Adjournment - The meeting was adjourned at 8:20 p.m.

Respectfully submitted,
Catherine A. Desmond
Secretary to the Board