

**MINUTES
ZONING BOARD OF APPEALS
DECEMBER 6, 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), Andrew DeMore (Associate) and Ruth Sudduth (Associate).

Star Tower Co./T-Mobile Northeast - At 7:30 p.m. the hearing continued from November 15, 2010 was reopened on the petition for variances under Zoning Bylaw Section 3.10, 5.3.7.1, 5.3.7.2 and 5.3.8 to allow construction of a wireless service facility at **215 Harvard Road (Wedgewood Pines C.C.)**. The hearing was adjourned at 9:05 p.m. to be continued on January 10, 2011. (minutes attached)

Pilot Grove I & II Chapter 40B - Board members Shoemaker, Tarnuzzer, Barney, Byron and DeMore met with Town Counsel Jonathan Witten to review the drafts of Chapter 40B Comprehensive Permits for Pilot Grove II for a 30-unit affordable rental development and for amendment of Pilot Grove I to accommodate the Pilot Grove II development.

Representing the applicants were Peter Munkenbeck, Rita Schwantes, Bruce Fletcher, Jeffrey Smith and Deborah Woods.

There were several questions for clarification. Paragraph 5.2 of the decision was to be changed to read: "The Applicant shall pay up to \$15,000 of the reasonable expenses incurred by the Board and Town for the engineering and legal review" The figure had been \$10,000. Other minor changes were to be made by Mr. Witten and a corrected copy e-mailed to the secretary.

On motion of Mr. Tarnuzzer, second by Mr. Barney, it was voted unanimously to grant the Chapter 40B Comprehensive Permit to Stow Community Housing Corporation for Pilot Grove Apartments II.

On motion of Mr. Tarnuzzer, second by Mr. DeMore, it was voted unanimously to grant the First Amendment to the Chapter 40B Comprehensive Permit of Pilot Grove Apartments Limited Partnership.

The signature sheets were signed.

Plantation I & II Chapter 40B - The decisions have been appealed in Superior Court by Attorney Daniel Hill on behalf of abutter Gregory Reynolds of DeVincent Drive. Mr. Witten advised he will file a Notice of Appearance on behalf of the Board of Appeals

The meeting was adjourned at 9:45 p.m.

Respectfully submitted,
Catherine A. Desmond
Secretary to the Board