

**MINUTES  
ZONING BOARD OF APPEALS  
JANUARY 8, 2011**

The members met at Stow Town Building at 9:00 a.m. for the purpose of conducting a site visit to the property that had been the subject of public hearing on January 3rd, 2011. Members present were Edmund Tarnuzzer, Charles Barney (associate), Lee Heron (associate), Bruce Fletcher (associate) and Andrew DeMore (associate).

**S & F Adventures, LLC/Frank Patterson, 18 Great Road** - The members were met by Mr. Patterson at the site. The extent of the proposed addition to the rear of the building was indicated by blocks of wood. The location of the easterly abutter, Paulette Boudrot, was noted. The evergreen plantings along the common lot line extend only to the fence that screens vehicle storage and not to the rear lot line. There is an easterly overhead door, one at the rear and two at the front. The easterly door, when left open, is that about which Ms. Boudrot complained. Mr. Patterson explained the door is left open along with one at the front for air circulation on warm days. Ms. Boudrot's complaint is that allows noise from the auto body operation to escape. Additionally, Ms. Boudrot had complained of horn tooting to signal for the door to be opened. The Board suggested that a remote garage door opener might help alleviate that situation. Mr. Patterson said he would attempt to keep the easterly door closed as much as possible.

The members returned to the Town Building at 9:40 a.m.

It was noted that Mr. Patterson will be required to submit an engineered plan in order to demonstrate compliance with the setbacks. The proposed addition represents a 20% expansion of the existing floor space. There is no other option for expansion. It was Town Counsel's opinion that the Special Permit should address the current application, but could impose any and all reasonable conditions.

Mr. Fletcher felt the matter of noise and odor was an enforcement issue. Keeping the door closed might not be the only way to mitigate the noise.

Mr. Fletcher moved to grant a Special Permit and that Mr. Tarnuzzer draft the decision with conditions; second by Mr. Heron; all in favor.

The members reviewed a first draft, as prepared by Mr. Tarnuzzer. Several comments were made. The members were to review the draft and e-mail comments, revisions, etc., to Mr. Tarnuzzer toward a final draft.

The meeting was adjourned at 10:30 a.m.

Respectfully submitted,  
Catherine A. Desmond  
Secretary to the Board