

**MINUTES
ZONING BOARD OF APPEALS
OCTOBER 3, 2011**

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

Andrew & Sylvia Messier –

The public hearing continued from September 12, 2011 was held in Stow Town Building and opened at 7:33 p.m. on the application for Special Permit filed by **Daniel Memont, 260 Sudbury Road, Stow on behalf of Andrew and Sylvia Messier** under Section 3.9 of the Zoning Bylaw, "Non-Conforming Uses and Structures", to allow addition of a two-car garage with breezeway to an existing dwelling at **49 Lakewood Road**. Also filed was a petition for Variance under Section 4.3 and 4.4, "Area, Frontage, Yard, and Floor Area Requirements", for front yard variance of seventeen (17) feet. The property contains 19,632 sq. ft. and is shown on Stow Property Map U-3 as Parcel 7.

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

The absence was noted of Charles Barney who had participated in the initial hearing. The applicants were asked if they had objection to Mr. DeMore as a substitute. Otherwise, the remaining four members would hear the continued hearing, and an affirmative vote of all four would be required for grant of variance. There was no objection. Mr. DeMore reviewed the minutes of the September 12th session.

Mr. Tarnuzzer chaired and read the initial notices of hearing as they had appeared in the *Beacon Villager* on August 25th and September 1st, 2011. Notice of the continued hearing had been forwarded to all abutters. No abutters were in attendance.

Mr. Memont and Mr. and Mrs. Messier were present. The hearing had been continued to allow the petitioners to present an amendment and additional information to the original applications as they had not included reference to living space above the proposed garage. Mr. Memont presented plans depicting the basement level that will include the new garage and breezeway (so-called). The breezeway will provide access to the new garage and to the existing under-house garage area that will become a playroom. It will include a stairway for access to the upper level and to the master bedroom suite above the proposed garage. Other changes will be made within the dwelling to accommodate the addition. The new structure will be six feet lower than the existing roofline. There will be a 670-sq. ft. increase in habitable area.

The Board noted a site visit had been conducted on September 16th and it was felt the new construction will be in keeping with other properties in the neighborhood.

The joint hearing was closed at 7:50 p.m.

Following the close of the hearing, the members had a brief discussion. Mr. Fletcher moved to grant the Special Permit as the application was amended to increase the living area. Second by Mr. DeMore. The vote was unanimous to grant the Special Permit. Mr. Fletcher moved to grant the requested 17-foot front yard variance from the 30-ft. requirement. Second by Ms. Shoemaker. The vote was unanimous to grant the Variance.

The meeting was adjourned at 8:10 p.m.

Respectfully submitted,
Catherine A. Desmond
Secretary to the Board