

LAUREL REYNOLDS
APPLICATION FOR SPECIAL PERMIT
NOVEMBER 14, 2011

The public hearing was held in Stow Town Building and opened at 7:30 p.m. on the application for Special Permit filed by **Laurel Reynolds, 128 Barton Road, Stow** under Section 3.9 of the Zoning Bylaw, "Non-Conforming Uses and Structures", and Section 3.10.1, "Table of Principal Uses", to allow replacement of an existing 1,344-sq. ft. dwelling with a 2,030-sq. ft. modular dwelling at said address. The property contains 8,970 sq. ft. and is shown on Stow Property Map U-2 as Parcel 7.

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

Mr. Tarnuzzer chaired and read the notice of hearing as it had appeared in the *Beacon Villager* on October 27th and November 3rd, 2011. The hearing notice had been forwarded to all abutters by certified mail, return receipt. No abutters were in attendance. Mr. Tarnuzzer recited the requirements to be met for grant of special permit.

Ms. Reynolds was present with Jeffrey Hoffman who had surveyed the property. He presented site plans of existing conditions and with the proposed new structure. It is proposed to hold the lines of the existing dwelling with a footprint of 983 sq. ft. and with 245 sq. ft. within the 35-ft. buffer zone to the lake. The proposed footprint will be 1,395 sq. ft. with 230 sq. ft. within the buffer zone. None of the existing setbacks to lot lines will be changed: front yard at 33.3ft.; northerly side yard 27.9 ft; southerly side yard 17.5 ft.

The height of the existing structure was said to be 23 feet. No height dimensions were indicated on the plans submitted with the application. It scaled at 24 to 25 feet. A new foundation will be installed that will be higher than that existing by as much as two feet, depending on the location of the water table. The new structure will measure 36 ft. by 30 ft., as indicated by the floor plan, with 2,030 sq. ft. of living area.

Mr. Fletcher questioned the positioning of the structure on the site, noting that it might be possible to meet setback compliance on both sides. Mr. Hoffman replied that the attempt is to keep as close as possible to existing setbacks. Additionally, the well and septic locations are considerations.

Mr. Tarnuzzer questioned if a variance would also be required, particularly as regards the 17.5-ft. setback. Mr. Hoffman advised that the Building Inspector had said only that the proposed increase in intensity required a special permit. There will be no alteration of current setbacks.

Discussion continued as regards the proposed height of the structure. Ms. Reynolds contacted by cell phone the contractor Bernard Christopher of Great Woods Post and Beam. The structure will be about 25 feet high from the sill, and the foundation could be two feet higher

above ground than that existing, for a total of 27 feet. They are trying to keep as close to the existing footprint as possible and not increase the non-conformity. This plan seemed to be the best approach in conversation with the Building Inspector.

The Board planned a site visit for Thursday, November 17th. Mr. Hoffman agreed to indicate the corners of the proposed structure.

The hearing was closed at 8:25 p.m.

Respectfully submitted,
Catherine A. Desmond
Secretary to the Board