

**MINUTES
ZONING BOARD OF APPEALS
NOVEMBER 17, 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 was the subject of a public hearing on November 14th. Members present were Edmund Tarnuzzer, Charles Barney (associate), William Byron (associate) and Bruce Fletcher (associate).

Laurel Reynolds, 128 Barton Road – The members were joined by Ms. Reynolds. The surveyor had marked with stakes the corners of the proposed new structure. In a Gmail to Ms. Reynolds, Mr. Hoffmann advised he had measured 21 feet from the peak of the existing roof to the ground at the street side of the house. The neighboring house to the right side is 13 to 14 feet from the chain link fence on the lot line, and not 20 feet as mentioned at the hearing.

The members walked around the property, noting the proposed location of the modular structure and its relationship to abutters. There is, and will continue to be, a side yard in excess of 25 feet to the left side abutting property line.

The members returned to the Town Building at 9:50 a.m. to discuss the findings. A draft of a proposed decision was reviewed granting the special permit. It was felt there would be no impact on abutting properties. Several changes were made to the draft as concerned the square footage of the new structure. A question was raised as to the terms “habitable” vs. “living” space when applied to the area.

Mr. Fletcher moved to grant the special permit as requested and as discussed. Second by Mr. Byron. The vote was unanimous by the four members present.

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

Respectfully submitted,
Catherine A. Desmond
Secretary to the Board