

**MINUTES
ZONING BOARD OF APPEALS
DECEMBER 5, 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), Andrew DeMore (associate) and Ruth Sudduth (associate).

Weston Fisher

The public hearing was held in Stow Town Building and opened at 7:30 p.m. on the application for Special Permit filed by **William Evans, 200 Manning Street, Hudson on behalf of Weston Fisher** under Section 3.9 of the Zoning Bylaw, "Non-Conforming Uses and Structures", to allow replacement of 6-ft. x 6-ft. brick steps with a 6-ft. x 6-ft. deck with roof at **202 Barton Road**. Also filed was a petition for Variance under Section 4.4, "Area, Frontage, Yard, and Floor Area Requirements", for side yard variance of five (5) feet. The property contains 12,162 sq. ft. and is shown on Stow Property Map U-2 as Parcel 27.

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

Mr. Tarnuzzer chaired and read the notices of hearing as they had appeared in the *Beacon Villager* on November 17 and 24, 2011. The hearing notices had been forwarded to all abutters by certified mail, return receipt. No abutters were in attendance. Mr. Tarnuzzer recited the criteria to be met for grant of variance and the requirements for special permit.

Mr. Evans related that the property is at the edge of Lake Boon with a ranch-style house dating to the 1950's. The existing brick steps have deteriorated. He proposes redesign and improvement to make the steps more maneuverable for the elderly owner, with the addition of railings and roof. The new structure will be open on the three sides. Concrete footings will support the new construction.

Mr. Tarnuzzer noted that several Board members had visited the property in November while on Barton Road for another site visit. Based on that, he did not see a problem with the proposal.

The hearing was closed at 7:40 p.m.

Following the close of the hearing, the Board briefly discussed the Fisher proposal and reviewed draft decisions as prepared by Mr. Tarnuzzer. Several changes were made. On motion of Mr. DeMore, Second by Ms. Sudduth, it was voted unanimously to grant the requested Special Permit and Variance and to approve the draft decisions.

The meeting was adjourned at 7:45 p.m.

Respectfully submitted,
Catherine A. Desmond
Secretary to the Board