

**Zoning Board of Appeals Meeting
Monday, March 6, 2023, 7:00 p.m.**

This meeting will be held in person at 380 Great Road, Stow, MA
and

online via the Zoom Web Conferencing service.

To join the meeting online, go to:

<https://us06web.zoom.us/j/84081320454>

Passcode: 181252

For Audio only: Dial 1 646 558 8656, when prompted enter Meeting ID 840 8132 0454

- 7:00 PM Call to Order
- Minutes
 - Members' Update
 - Stow Green Advisory Committee Update
 - Review Correspondence
 - Review and Approve Annual Report

7:10 pm Green Advisory Committee Presentation

7:35 pm Deliberations and Vote

Black Swan Management, LLC – Stow Acres Country Club

- Special Permit under Section 4.1.6 (Standard Dimensional Provisions/40,000 sq. ft. lots)

Application and related documents can be found at:

<https://www.stow-ma.gov/zoning-board-appeals/news/stow-acres-country-club-south-course-randall-road-public-hearing-january-9>

8:00 pm Public Hearing – 89 Kingland Road Special Permit and Variance

Application and related documents can be found at:

<https://www.stow-ma.gov/zoning-board-appeals/news/89-kingland-road-public-hearing-march-6-2023-800-pm>

Deliberations and Vote

- **Rules and Regulations – Discussion and Vote to amend regulations to reference Section 4.1.6 Special Permits**
- **Review and approve memo to Planning Board re: non-conforming lot zoning**
- **Executive Session Pursuant** to MGL Chapter 30A, section 21(a) (3) for the purpose of discussing ZBA litigation if the Chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body; and Section 21 (a) (7) to review Executive Session minutes per MGL Chapter 30A, sections 22(f), (g) for the meeting on October 12, 2022.

Correspondence

- 01/31/23 Correspondence from Kathleen Fisher to Select Board
- 02/16/23 Letter from Stow Building Commissioner to property owner re: violation of ZBA Special Permit
- 02/21/23 email from Dorothy Flood-Granat re: Public Records Request
- Conservation Commission Public Hearing 03/21/2023 – Stow Holdings LLC (Stow Acres) modification of Tee Boxes and tree removal.
- Conservation Commission Public Hearing 03/21/2023 – 77-79 Randall Road – Demolition and reconstruction of single-family dwelling and associated activities.

Ongoing discussions:

- Review Zoning Bylaw/ZBA Regulations re: Kennels

Looking Ahead: 03/19/23 – CPTC Annual Conference

04/03/23 ZBA Meeting