

Zoning Board of Appeals Meeting

Monday, May 1, 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/85002516890>

Passcode: 959745

For Audio only: Dial 1 646 558 8656, when prompted enter Meeting ID 850 0251 6890

This meeting of the Zoning Board of Appeals will be held in-person at the location provided on this notice. Members of the public are welcome to attend this in-person meeting. Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public, the meeting will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless otherwise required by law. Members of the public with particular interest in any specific item on this agenda should make plans for in-person vs. virtual attendance accordingly.

- 7:00 PM Call to Order
- Minutes (04/03/23)
 - Members' Update
 - Stow Green Advisory Committee Update
 - Review Correspondence

- 7:15 pm **Deliberations - 89 Kingland Road 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>

Request to withdraw application without testimony

Deliberate and Vote

Discussion and Possible Vote

- **Review and approve memo to Planning Board re: non-conforming lot zoning**
- **Stow Elderly Housing Corp. Insubstantial Modification to Comprehensive Permit dated January 30, 2023**
- **Policy and Regulation – Determination as to when a special permit, variance or both are required**
 - 01/11/22 Minutes – Discussion with Town Counsel
 - Diagram indicating when Special Permit or Special Permit and Variance is required (CPTC presentation)
- **Review Zoning Bylaw and ZBA Regulations re: Kennels**

Correspondence

- 04/05/23 – Letter from KP Law Re: Gregory Reynolds et al. v. Stow Elderly Housing Corp., et al. (Notice of Appearance)
- 04/14/23 – Email from Nina Schwarzschild re: Elizabeth Brook Apartments (aka Plantation Apartments) Mediation
- 05/02/23 – Conservation Commission Public Hearing – 89 Kingland Road
- 05/02/23 – Conservation Commission Public Hearing – Hudson Road/Great Road Intersection improvements

Looking Ahead: 05/13/23 - Annual Town Meeting, 9:00 am, Hale School

06/05/23 – ZBA Meeting
Public Hearing – 98 Pine Point Road

Added
4/27/23
4:33 pm
DND