



Town of Stow Conservation Commission

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TO: Zoning Board of Appeals
FROM: Kathy Sferra, Stow Conservation Director *KS*
RE: 206 Barton Road, Request for Variance and Special Permits
DATE: September 9, 2021

The Stow Conservation Commission reviewed the request for variance/special permit at its meeting on September 7, 2021 and offers the following comments:

This property is within the 100' buffer to Lake Boon and is just over 5,000 square feet.

The applicant has not yet filed with the Stow Conservation Commission and will be required to do so. Since it is possible that the Conservation Commission's review of this project will result in changes to the plan as proposed, we would strongly recommend to the applicant that they file as soon as possible with the Conservation Commission to allow both boards to review the project simultaneously. We have already discussed this with the architect for the project.

It is relevant to note that the Conservation Commission has no permit history on this lot. The amount of lot coverage is already very high as shown on the Existing Conditions plan and includes a "slate patio" area that extends well beyond the property line into Lake Boon. To our knowledge, this area has never been properly licensed under DEP's Chapter 91 Waterways License requirements (and would be unlikely to be approved as it is a non-water dependent use). We have been unable to determine from building records or aerial photos when this development occurred, however, the property appears to have been in the same family ownership since the 1990s.

If the ZBA is willing to entertain granting a variance for the carport that would increase lot coverage beyond the existing conditions, we would recommend that project be modified to provide for enhanced stormwater recharge and/or an equivalent decrease in impervious coverage elsewhere on the lot – for example elimination of the patio areas between the house and the Lake and a return of these areas to more natural conditions that would allow for site recharge.

Thank you and please let me know if you have any questions.