

Dear Zoning Board of Appeal members,

12/6/2021

I have had ongoing concerns and will not address any of the current matters I have in court. It is my understanding that properties when they do work and modifications to land areas and structures that have an impact on the drainage, etc. require permits. Building permits, driveway permits and drainage plans. The board of health should and has to ensure that water, septic and interior safety comply before a new business opens. It has been my understanding that the town is required to ensure the safety of a patron who enters a property to purchase a good or service.

The Property at 84 to 102 Great Road now increased to two dealerships, the number of vehicles is also being expanded along with the area of operation of the Car Dealerships.

There have been many changes since 2017 including work on right of ways, additional driveway expansion, construction design changes, drainage, trash storage etc.

The previous owners of the properties located between 84 and 102 great Rd applied for many building permits and special permits over the time that they owned the properties. Wayne Erkkinen believe they were needed to change and expand businesses. They were granted a special permit to modify the front building and expand the business back in the late 1900's. The special permit required conditions to be met. The owners did not expand the business, the conditions could not be easily met. Note the area was within the Right of way noted on the plans. So the special permit is not in force.

Since 1988 Stow Zoning rules and Regulations have been modified. Building safety code requirements have also changed in addition to State Health Codes . The state requires groundwater safety as well. Drinking water standards and public water supply regulations also changed.

Mr. Presti the current owner has not pulled any permits under his name for construction or special permits to expand the areas used or the uses on the property. During Mr. Presti's ownership, two of the tenants; Hobby Land and the Stow Tile each rented the east side and modified the building eliminating use as garages on the end of the building. They became shops and storage. Prior to Mr. Presti's ownership the center showroom and other spaces were rented to Stepping Stones School. Stepping Stones School also pulled permits to modify the building.

I am asking for you to allow the Zoning Enforcement officer to review the recent changes. It does not seem to be in the town or the community's interest to have work done outside of the Town Laws and Regulations without permission and proper review by authorities as it allows for health and safety concerns without any checks or balances.

Sincerely,

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