

Karen Kelleher

From: Karen Kelleher
Sent: Monday, December 19, 2022 12:33 PM
To: claudiagailpeters@yahoo.com
Subject: RE: [Stow MA] Jan 9 hearing- Stow Acres South Course Randall Rd (Sent by Claudia Peters, claudiagailpeters@yahoo.com)

Hi Claudia,

I left a voice message in response to your email below. In the meantime, I will attempt to answer your questions below. In addition to attending the public hearing, you are also welcome to submit your comments and concerns in writing prior to the public hearing so they may be included in the members' meeting packet.

Feel free to contact me if you have any further questions.

Karen Kelleher, Administrative Assistant
Zoning Board of Appeals
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Website: <https://www.stow-ma.gov/zoning-board-appeals>

From: Contact form at Stow MA <cmsmailer@civicplus.com>
Sent: Friday, December 16, 2022 2:31 PM
To: Karen Kelleher <kkelleher@stow-ma.gov>
Subject: [Stow MA] Jan 9 hearing- Stow Acres South Course Randall Rd (Sent by Claudia Peters, claudiagailpeters@yahoo.com)

Hello kkelleher,

Claudia Peters (claudiagailpeters@yahoo.com) has sent you a message via your contact form (<https://www.stow-ma.gov/user/933/contact>) at Stow MA.

If you don't want to receive such e-mails, you can change your settings at <https://www.stow-ma.gov/user/933/edit>.

Message:

Karen,

I am seeking which zoning regulations are covering or impacting Stow Acres (SCC) request for the 1/9/23 hearing:

a) to build an access road off Randall,

b) construct a non-conforming steel storage shed in top parking lot of South Course,

c) if any architectural requirements are regulated by ordinance to construct a building in consonance with the architectural style of this residential neighborhood,

The Zoning Bylaw does not dictate architectural standards. However, the Board could request that the building design be more in keeping with the neighborhood. One of the standards that must be met for a Special Permit is the proposed use and development is appropriate for the site for which the Application is submitted and is related harmoniously to the terrain and to the use, scale and proportions of existing and proposed BUILDINGS in the immediate vicinity that have functional or visual relationship to the proposed use;

d) if any topographic or wetlands restrictions would prevent SCC from locating such a storage shed in a different location within the South Curse

property, specifically back end of lower parking lot where plenty on non-paved cleared land already exists,

During the Public Hearing, the Board can request that the applicant explore other locations.

e) if given the proposed increase in traffic and potential for traffic pattern changes upon development of the North Course property, zoning regulations exist to restrict adding more traffic of equipment and/or non-passenger vehicles to Randall Road and its intersection with Cross Street as well as Boon Road.

I understand the study is under way for the proposed residential development and am not aware that a traffic study has been completed or submitted at this time.

I would like to understand procedures for Jan. 9 Zoom hearing: may abutters speak,

- how much time may each abutter speak and how much time is allotted all abutters collectively to be heard,

All abutters will have an opportunity to speak. Any time limits would be up to the discretion of the chair.

- must abutters speak only in regards to any regulation they understand may be violated by SCC's appeal,

Any discussion during the public hearing must be limited to the proposed development.

- may additional 'neighbors' (ie on Cross St, Boon Rd., and Randall Rd) (ie not designated abutters per this hearing) be recognized to speak at this Zoom hearing,

Anyone in attendance at the public hearing, whether listed on the certified list of abutters or not, will have an opportunity to speak.

- what may an abutter do if they find anything inaccurate, insufficient, different or misleading as prepared and submitted by agents of SCC on documents as are now posted on STow-MA.gov by ZBA?

Anyone may bring such concerns to the attention of the Board.

I also have concerns regarding the extent of the newly implemented "traffic study" only currently established on Randall Rd in front of SCC South Course Club house late December 2022 I understand as are planned for the North Course development under MCC Associates and Mark O Hagan. Data from the yet-to-be-completed traffic study may be the only data from which ZBA could potentially have available objective information to substantiate future safety or traffic changes on the road configurations affected by the proposed access road off Randall Rd within Jan 9 petition to ZBA.

As an abutter, I seriously question any need SCC may have for such an access road, a radical change from increased storage needs & an access road to it, against past practice of the last 40 years, at a time when future golfers are expected on 18 holes as opposed to prior 36 holes, and at a time when significant change could occur given the MCC & Associates development impacting traffic flow from the former North Course. I do not believe ZBA is the body that answers or regulates this traffic study, but clearly may benefit from its data, so I'd be grateful to be redirected to the correct Stow governing authority and its immediate supervisor for this traffic study.

The traffic study is being conducted by a separate owner/entity for submission with the residential development. The Board could ask the applicant for justification for an additional access to Randall Road and

also request that the Applicant reach out to MCC Associates to see if there is any data in this vicinity they would be willing to share.

Given the bulk and variety of my questions, I wonder if it may be most efficient for you to call my cell at 978-501-2133, so I could be very clear as to the information I seek. Time remaining before the January 9, 2023 ZBA hearing is very short given the holidays upcoming. We trust greatly in our governing authorities in Stow, and we sincerely believe without this and other information, many of us as abutters will remain on "the back foot."

Claudia Peters 978- 501-2133 147 Boon Road