



Town of Stow Conservation Commission

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TO: Zoning Board of Appeals
FROM: Kathy Sferra, Stow Conservation Director *KS*
RE: 96-98 Pine Point
DATE: May 16, 2023

The Stow Conservation Commission voted unanimously at their meeting of 5-16-23 to send the following comments on the proposed request for Special Permit and Variance for 96-98 Pine Point.

The proposed work is within the 35' buffer to Lake Boon and will require that a Notice of Intent be filed with the Conservation Commission. The Commission will require scaled plans that show all work proposed within the 100' buffer on the lot, as well as proposed mitigation for any new construction within the 35' buffer.

We note that there is an old Order of Conditions that expired in 2009 for a well and septic system on the lot. This permit has never been closed out and no Certificate of Compliance was ever issued. This will need to be done in conjunction with the proposed project. The applicant also has several unlicensed docks and floats on the property, including a dock that was extended by 30' within the last year.