



TOWN OF STOW ZONING BOARD OF APPEALS APPLICATION FOR:

- SPECIAL PERMIT
- DIMENSIONAL VARIANCE
- SIGN VARIANCE
- APPEAL of DECISION OF BUILDING INSPECTOR/ZONING ENFORCEMENT OFFICER/SIGN OFFICER

File one (1) copy of the Application (including plans and reports as required by the Rules and Regulations), folded to fit neatly within a legal sized file folder, to the Town Clerk.

RECEIVED

Received and Filed with Town Clerk
Date _____
Stow Town Clerk _____

JAN 25 2022

TOWN CLERK
STOW, MA

File nine (9) copies of the Application (including plans and reports as required by the Rules and Regulations), folded to fit neatly within a legal sized file folder, to the Zoning Board of Appeals along with an Application fee payable to "Town of Stow" in the amount required by the Rules and Regulations. Refer to the Rules and Regulations for details on the information required.

APPLICANT'S NAME <i>Katherine Bell</i>	PHONE # <i>978 846 3943</i>
	EMAIL: <i>Kate.m.caruso@gmail.com</i>
MAILING ADDRESS: LOCATION AND STREET ADDRESS OF SITE <i>16 Pine Point Rd</i>	
AREA OF SITE <i>0.28</i> 0.28 acres	FRONTAGE <i>86.42</i> linear feet
ZONING DISTRICT <i>Residential</i>	TOWN OF STOW ASSESSOR'S MAP Number(s) <i>U1</i> Parcel Number(s) <i>4</i>
SOUTH MIDDLESEX REGISTRY OF DEEDS BOOK AND PAGE NO.(s): <i>Book 79166 Page 180</i> or LAND COURT CERTIFICATE OF TITLE NO.(s): _____	
PROPERTY OWNER(S) NAME <i>Katherine Bell</i>	PHONE NO. <i>978 846 3943</i> EMAIL <i>Kate.m.caruso@gmail.com</i>
APPLICATION FEE MADE PAYABLE TO TOWN OF STOW	\$250.00 PLUS \$2.00 FOR EACH LISTED ABUTTER \$ <i>275-</i>

TYPE OF APPLICATION

<input checked="" type="checkbox"/> Special Permit	Check the appropriate box below
	<input type="checkbox"/> Section 3.2.2 of the Zoning Bylaw (Residential District Use)
	<input type="checkbox"/> Section 3.3.3 of the Zoning Bylaw (Business District Use)
	<input checked="" type="checkbox"/> Section 3.9 of the Zoning Bylaw (Non-Conforming Use or Structure) (attach copy of form Appendix 7 for non-conforming vacant lots)
	<input type="checkbox"/> Section 4.1.3 of the Zoning Bylaw (Two or more dwelling houses)
	<input type="checkbox"/> Section 4.1.4 of the Zoning Bylaw (Floodplain)
	<input type="checkbox"/> Section 4.1.6 of the Zoning Bylaw (Single Family dwelling on non-conforming lot in single ownership)
	<input type="checkbox"/> Section 4.4 of the Zoning Bylaw (Table of Dimensional Requirements) for expansion of an existing non-conformity.
	<input type="checkbox"/> Section 5.1.1.7 of the Zoning Bylaw (Floodplain Overlay District – Mapping Error)
	<input type="checkbox"/> Other

<input type="checkbox"/> Variance (Section 4.4 (Dimensional Requirements) of the Zoning Bylaw)	Required Setback – Current Zoning Bylaw	Existing Setback	Proposed Setback	Variance Requested
Front yard	___ feet	30 30 feet	20 20 feet	___ feet
Side Yard	___ feet	15 15 feet	10 10 feet	___ feet
Rear Yard	___ feet	15 15 feet	10 10 feet	___ feet
Other	(Describe)			

<input type="checkbox"/> Variance – Section 6.3..7.7 (Signs) of the Zoning Bylaw	Attach description of and justification for variance.
<input type="checkbox"/> Appeal of Decision of the Building Commissioner/Zoning Enforcement Officer/Sign Officer	Attach description of and justification for appeal.

DESCRIPTION AND JUSTIFICATION FOR THE PROPOSED REQUEST:

Attach detailed description and justification for request.

Any additional maps, plans, photographs, deeds, or documents which the Applicant wishes to submit should be enclosed with each copy of this Application.

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The undersigned hereby certify that the information on this Application and plans submitted herewith are correct, and that all applicable provisions of Statutes, Regulations, and Bylaws will be complied with.

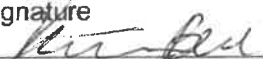
The above is subscribed to and executed by the undersigned under the penalties of perjury in accordance with Section 1-A of Chapter 268, General Laws of the Commonwealth of Massachusetts.

APPLICANT

Date: 1/17/2022	
Name (print) Katherine Bell	Signature 

OWNER'S KNOWLEDGE AND CONSENT

I hereby assert that I have knowledge of and give my consent to the Application presented above.

Date: 1/17/2022	
Name (print) Katherine Bell	Signature 

TRUST, CORPORATION OR COMPANY KNOWLEDGE AND CONSENT

Date:	
Name (print)	Signature

To The Zoning Board of Appeals

1/13/2022

This letter is an attempt to clarify my intent. The second floor of the property at 16 Pine Point Road is approx. 28 feet front to back. My intent is to construct a 20 foot long dormer on each side. These dormers will not exceed the height, width or length of the existing structure and will not extend beyond the existing footprint. The purpose of these dormers is not to increase the number of rooms but to increase the headroom, light and ventilation in the existing bedrooms.

Gerry Caruso



Town of Stow
BOARD OF ASSESSORS

380 Great Road
Stow, Massachusetts 01775-1122
(978) 897-4597
Email: Assessors2@Stow-MA.gov

REQUEST FOR CERTIFIED ABUTTERS' LIST

Date of Request: 1/11/21

Property Owner: Katherine Bell

Property Location: 16 PINE PT ROAD

Parcel ID: (Map & Lot): 01-4

Requesting Board: _____

Requestor Information:

Name: Katherine Bell

Mailing Address: 16 Pine Point Road Stow MA 01775

Email address: Kate.m.caruso@gmail.com

Phone Number: 978 846 3943

FEE: \$20.00 for first 20 abutters or less:
PLUS: \$1.00 per abutter above 20 entries and \$2.00 per sheet of labels.

Assessors' Office Use Only:

Deposit: \$ _____ Cash Check (check # _____)

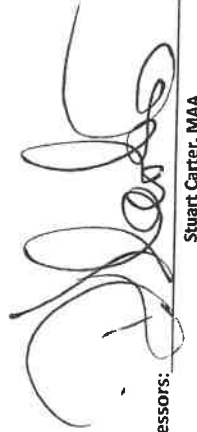
Add'l Fee: \$ 24- Cash Check (check # _____)

The Board of Assessors has 10 business days to provide all Certified Lists of Abutters.
The list is valid for 90 days from the date of Certification.
Applications submitted without all necessary information may be returned for completion.

ABUTTERS LIST
16 Pine Point Rd
MAP U1 PARCELS 4

MAP/PARCEL	PROPERTY LOCATION	OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	DEED BOOK	DEED PAGE
000U-1.000001	249 SUDBURY RD	PERISHO MICHAEL J		249 SUDBURY RD	STOW	MA	01775	37398	169
000U-1.000002	10 PINE POINT RD	GEORGE EDWARD J		10 PINE POINT ROAD	STOW	MA	01775	72759	365
000U-1.000003	12 PINE POINT RD	DAVID & KAREN GRAY REV TRUST		12 PINE POINT RD	STOW	MA	01775	62699	509
000U-1.000004*	16 PINE POINT RD	BELL, KATHERINE M.		16 PINE POINT RD	STOW	MA	01775	79166	180
000U-1.000005	18 PINE POINT RD	DALEY, LAURENCE A.		18 PINE POINT RD	STOW	MA	01775	17277	2
000U-1.000006	0 PINE POINT RD	HENNESSY JOHN M		18 MARTIN LANE	STOW	MA	01775	14153	584
000U-1.000007	26 PINE POINT RD	BAIRD DAVID		26 PINE POINT RD	STOW	MA	01775	57285	472
000U-1.000008	30 PINE POINT RD	RODNEY ELSIE LIFE ESTATE		30 PINE POINT RD	STOW	MA	01775	59885	524
000U-1.000009	32 PINE POINT RD	KENDRA JOHN J		32 PINE POINT RD	STOW	MA	01775	28641	462
000U-1.000041	0 PINE POINT RD	HABITAT FOR HUMANITY NORTH CENTRAL MASS		138 GREAT RD	ACTON	MA	01720	74729	286
000U-1.000043	233 SUDBURY RD	STANTEN DAVID A		233 SUDBURY ROAD	STOW	MA	01775	32123	470
000U-1.000046	18 MARTIN LN	HENNESSY JOHN M		18 MARTIN LANE	STOW	MA	01775	14153	584
000U-1.0046-2	10 MARTIN LN	KRAMER ROBERT J		10 MARTIN LANE	STOW	MA	01775	56897	263
000U-1.0046-3	2 MARTIN LN	MARTIN CRAIG D		2 MARTIN LN	STOW	MA	01775	14160	197

* recent sale



Stuart Carter, MAA

Certified by the Stow Board of Assessors:

1/11/21

Date Certified or Re-Certified:

Ft: 300

Middlesex South Registry of Deeds
Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number : 251061
Document Type : DEED
Recorded Date : November 17, 2021
Recorded Time : 02:52:00 PM

Recorded Book and Page : 79166 / 180
Number of Pages(including cover sheet) : 4
Receipt Number : 2747794
Recording Fee (including excise) : \$2,549.00

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 11/17/2021 02:52 PM
Ctrl# 349997 19649 Doc# 00251061
Fee: \$2,394.00 Cons: \$525,000.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com

Quitclaim Deed

We, Jessie C. Keenan, unmarried of Stow, Massachusetts and Kevin M. Keenan, married, of Mason, New Hampshire, the "Grantors", for consideration paid and in full consideration of Five Hundred Twenty-Five Thousand and 00/100 (\$525,000.00) Dollars grant to Katherine M. Bell and Charles E. Bell, Jr., husband and wife, as tenants by the entirety, now of 16 Pine Point Road, Stow, Massachusetts

with Quitclaim Covenants

Two certain parcels of land situated on the easterly side of Pine Point Road, being Lot #3 and the southerly half of Lot #2 on Plan of Land in Stow owned by Helen M. Eastman and Ann Barton, Harlen E. Tuttle, Surveyor, dated April 25, 1956, recorded with Middlesex South District Registry of Deeds (the "Registry") at the end of Book 8998, and to which plan reference is hereby made for a more particular description of said parcels of land.

Also Lot #3A and the southerly half of Lot #2A situated on the westerly side of Pine Point Road and opposite Lot 3 and the southerly half of Lot 2 above referred to.

Also the eight (8) foot strip of land lying between Lot 3 and Lot 2, running in an easterly direction from Pine Point Road to Lake Boone.

The Grantors state, under the pains and penalties of perjury, that the within premises does not constitute homestead property.

Meaning and intending to describe and convey the premises conveyed to the Grantors by deed dated May 22, 2019 and recorded at the Middlesex South District Registry of Deeds at Book 72654, Page 99.

Property Address: 16 Pine Point Road, Stow, Massachusetts

Executed as a sealed instrument this 15 day of NOVEMBER, 2021.

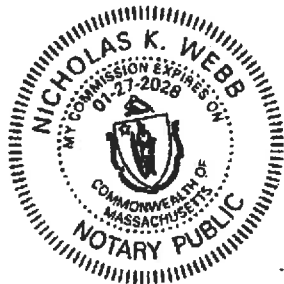
Kevin M Keenan POA

Jessie C. Keenan, by Kevin M. Keenan, her Attorney-in-Fact, under a Durable Power of Attorney recorded in Book 71139, Page 141

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 15th day of November, 2021, before me, the undersigned notary public, personally appeared Kevin M. Keenan, and proved to me through satisfactory evidence of identification, which was driver's license, passport, employee ID card, personally known to me, to be the person(s) whose name(s) is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as the Power of Attorney for Jessie C. Keenan.



Nicholas K. Webb, Notary Public

My commission expires: 01/27/2028

21MIP18695

NEW ENGLAND LAND SURVEY
Professional Land Surveyors

710 MAIN STREET
N.Oxford, MA 01537

PHONE: (508) 987-0025

FAX: (508) 438-6604

REGISTRY S. MIDDLESEX

MORTGAGE INSPECTION PLAN

NAME KATHERINE BELL & CHARLES E BELL JR

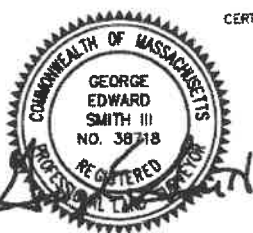
LOCATION 16 PINE POINT ROAD

STOW, MA

SCALE 1"=50'

DATE 11/02/21

BASED UPON DOCUMENTATION PROVIDED, REQUIRED MEASUREMENTS WERE MADE OF THE FRONTAGE AND BUILDING(S) SHOWN ON THIS MORTGAGE INSPECTION PLAN. IN OUR JUDGMENT ALL VISIBLE EASEMENTS ARE SHOWN AND THERE ARE NO VIOLATIONS OF ZONING REQUIREMENTS REGARDING DWELLING STRUCTURES TO PROPERTY LINE OFFSETS (UNLESS OTHERWISE NOTED IN DRAWING BELOW). NOTE: NOT DEFINED ARE ABOVE GROUND POOLS, DRIVEWAYS, OR SHEDS WITH NO FOUNDATIONS, ETC. THIS IS A MORTGAGE INSPECTION PLAN; NOT AN INSTRUMENT SURVEY. DO NOT USE TO ERECT FENCES, OTHER BOUNDARY STRUCTURES, OR TO PLANT SHRUBS. LOCATION OF THE STRUCTURE(S) SHOWN HEREON IS EITHER IN COMPLIANCE WITH LOCAL ZONING FOR PROPERTY LINE OFFSET REQUIREMENTS, OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. G.L. TITLE VII, CHAP. 40A, SEC. 7, UNLESS OTHERWISE NOTED. THIS CERTIFICATION IS NON-TRANSFERABLE. THE ABOVE CERTIFICATIONS ARE MADE WITH THE PROVISION THAT THE INFORMATION PROVIDED IS ACCURATE AND THAT THE MEASUREMENTS USED ARE ACCURATELY LOCATED IN RELATION TO THE PROPERTY LINES.



CERTIFY TO: BLUE WATER MORTGAGE CO

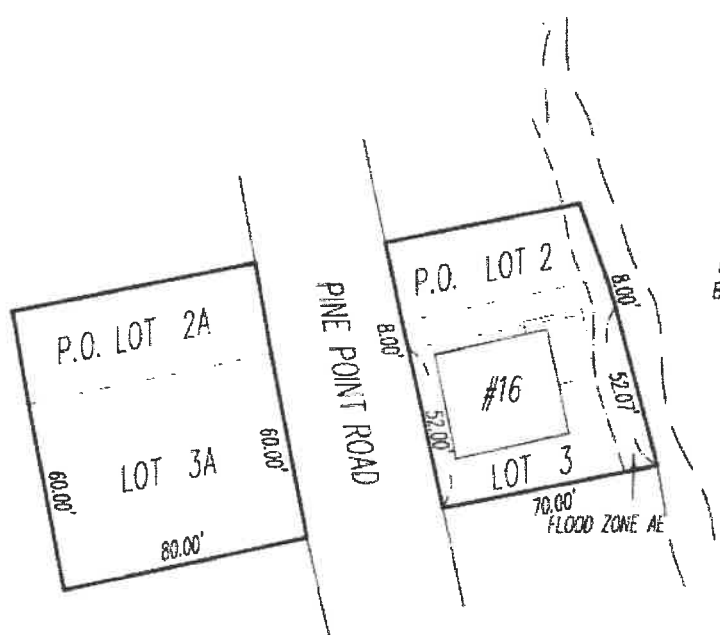
DEED REFERENCE: 72654/99

PLAN REFERENCE: 8988/END

*WE CERTIFY THAT THE BUILDING(S) ARE WITHIN THE SPECIAL FLOOD ZONE AE. SEE FIRM:

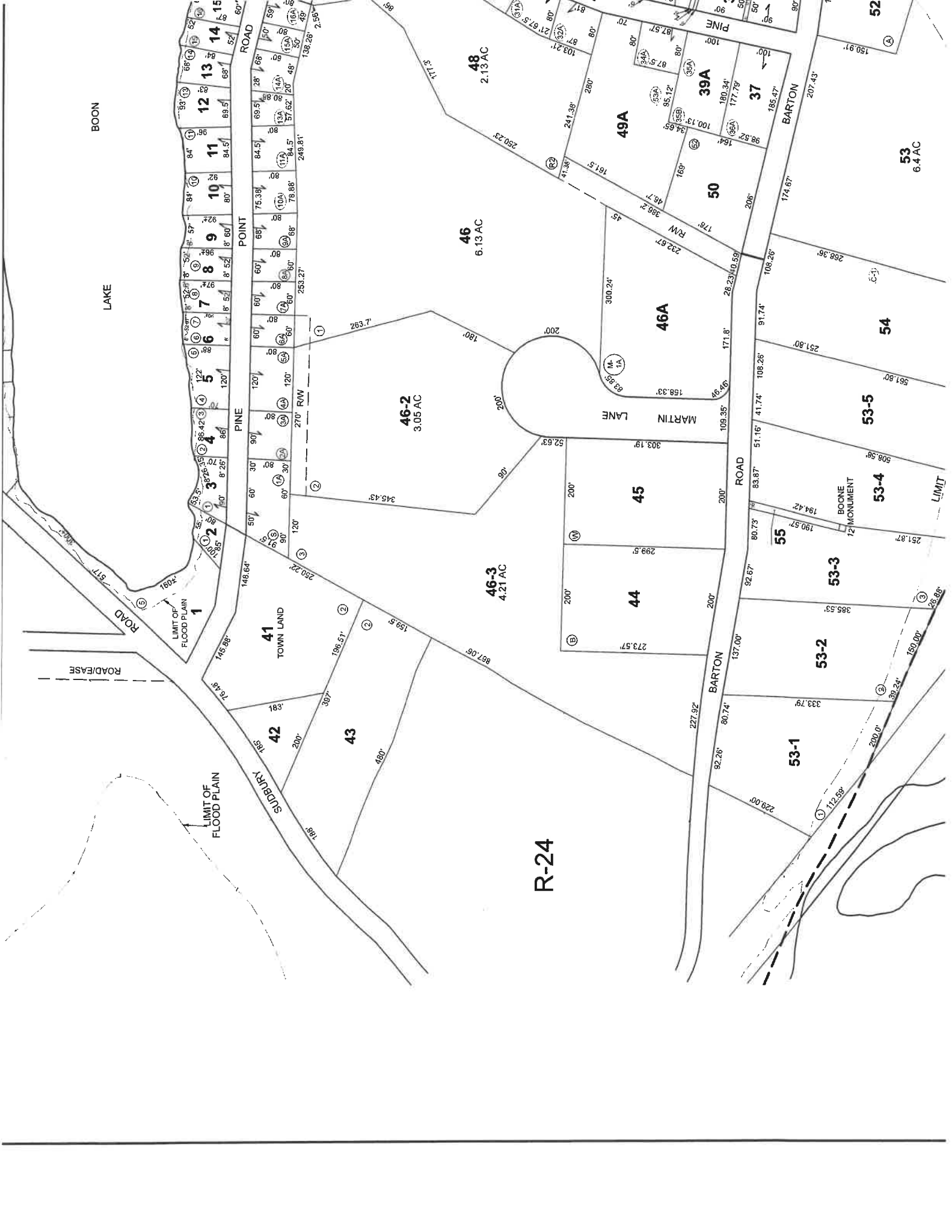
25017C0342F dtd: 07/07/2014

FLOOD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE, UNTIL DEFINITIVE PLANS ARE ISSUED BY HUD AND/OR A VERTICAL CONTROL SURVEY IS PERFORMED. PRECISE ELEVATIONS CANNOT BE DETERMINED.



REQUESTED BY: TOUCHSTONE CLOSING AND ESCROW
FIELD TEC: CM
DRAWN BY: JRM
CHECKED BY: GES
FILE: 21MIP18695





BOON LAKE

BOON LAKE ROAD

PINE ROAD

BARTON ROAD

MARTIN LANE

SADBURY ROAD

R-24

LIMIT OF FLOOD PLAIN

TOWN LAND

BOONE MONUMENT

12 13 14 15

10 11

7 8 9

6 5 4 3 2 1

48
2.13 AC

46
6.13 AC

46-2
3.05 AC

46-3
4.21 AC

49A

50

46A

45

44

52

53
6.4 AC

54

53-5

53-4

55

53-3

53-2

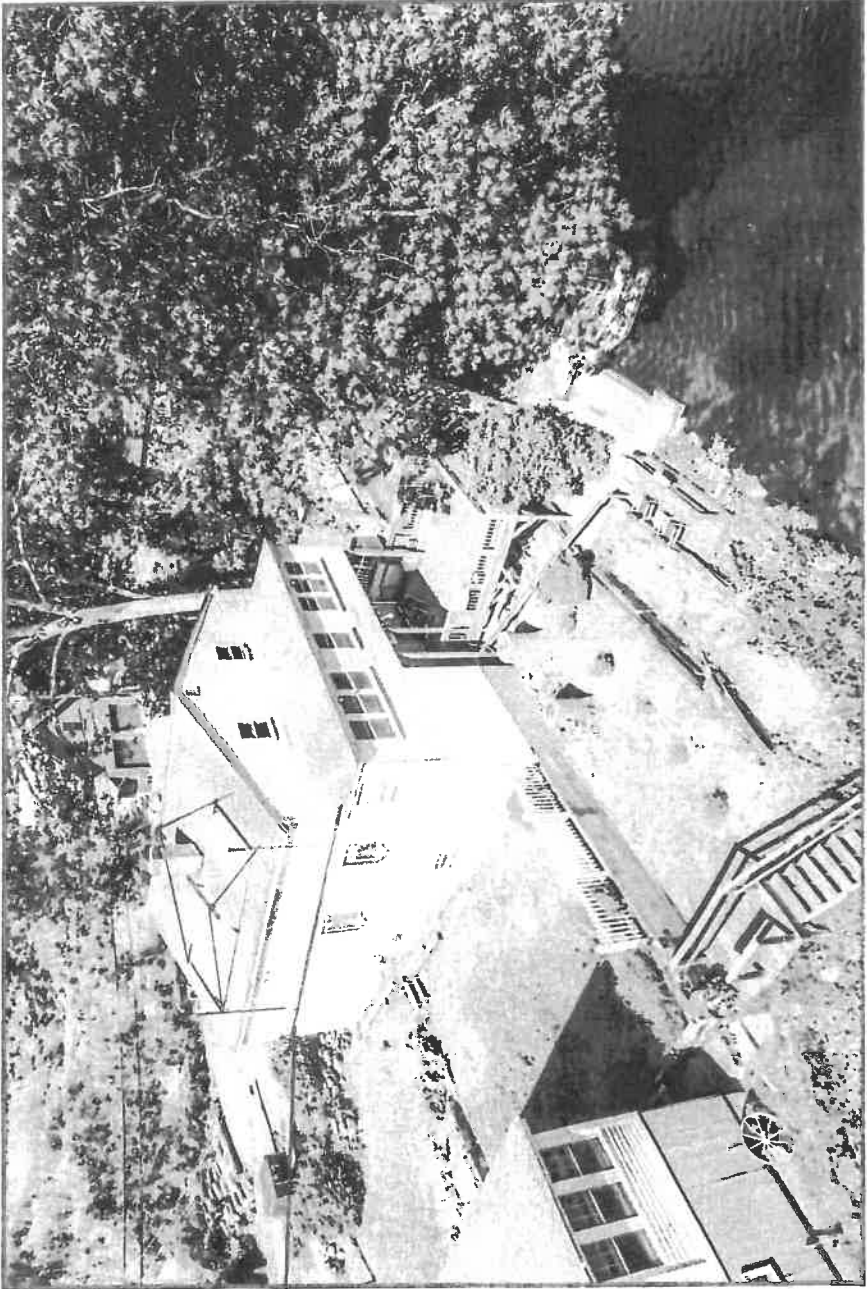
53-1

LIMIT

LIMIT

LIMIT

ADD DOKMEK ON EACH SIDE



FLOOR LEVEL
2ND FLOOR

The Property:

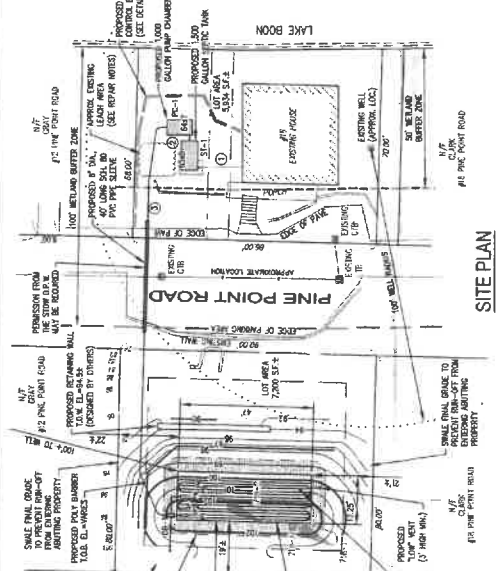
Back on the Market! Second Chance at owning a piece of paradise! Live the dream on Lake Boon! Vacation at home all year round in this prime waterfront oasis. Enjoy, swimming, boating, water skiing, fishing, and ice skating right from your backyard. This is one of the biggest lots on the lake. Parking and property on 2 sides of the road. Plenty of parking for guests and so much space to entertain in. Love it the way it is or improve this spacious home to reflect your own personality and lifestyle. Brand new 4 bedroom septic system! Lake Boon is a fun community with lots of lake activities such as a boat parade etc... The views are magnificent and you will enjoy the large deck and dock. So much to get excited about! Hurry this lakefront home is a rare and wonderful opportunity!!! You will agree!

GENERAL NOTES:

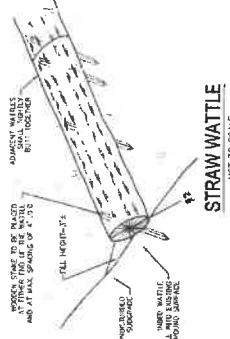
1. THESE DRAWINGS ARE THE PROPERTY OF DUCHARME & DILLIS CIVIL DESIGN GROUP, INC. (D&D) AND SHALL BE KEPT IN THE OFFICE OF THE ENGINEER.
2. ANY CHANGES TO THESE DRAWINGS MUST BE APPROVED BY D&D AND THE ENGINEER.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.
4. ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.
5. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AND SHALL BE SUBJECT TO INSPECTION AND TESTING BY THE ENGINEER.
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CONSTRUCTION NOTES:

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30. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AND SHALL BE SUBJECT TO INSPECTION AND TESTING BY THE ENGINEER.



SITE PLAN
SCALE: 1" = 20'



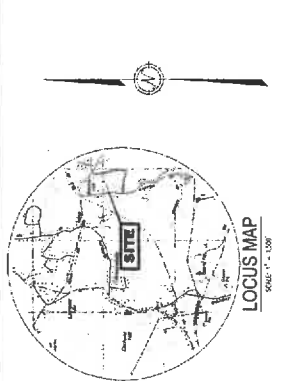
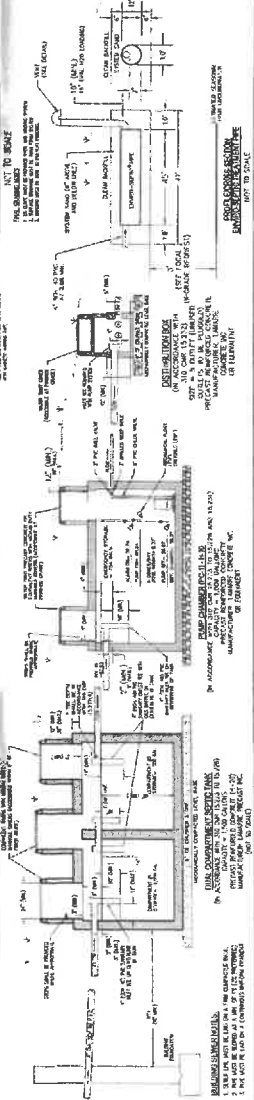
BUOYANCY CALC'S

SEPTIC TANK: 18.00 LBS
 TOTAL DOWNWARD FORCE: 18.00 LBS
 TOTAL UPWARD FORCE: 18.00 LBS
 NET FORCE: 0.00 LBS
 FACTOR OF SAFETY: 1.00

SCHEDULE OF ELEVATIONS:

ITEM	DESCRIPTION	ELEVATION
1	FINISH GRADE	100.00
2	EXISTING GRADE	100.00
3	PROPOSED GRADE	100.00
4

SYSTEM PROFILE



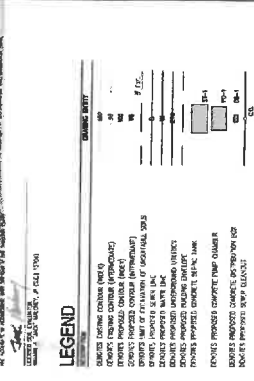
CALCULATIONS:

AREA OF PLOT: 10,000 SQ FT
 TOTAL AREA: 10,000 SQ FT
 ...
 ...

SOIL TEST DATA

TEST NO.	DEPTH (FT)	WET WEIGHT (G)	DRY WEIGHT (G)	WATER CONTENT (%)	LIQUID LIMIT (%)	PLASTIC LIMIT (%)	PLASTICITY INDEX (%)	UNSATURATED WATER CONTENT (%)	SHRINKAGE (%)	SHRINKAGE RATIO	SHRINKAGE INDEX (%)	FLUIDITY
1	0-1	100	80	20	25	15	10	15	10	0.7	10	1
2	1-2	100	80	20	25	15	10	15	10	0.7	10	1

LEGEND



SEWAGE DISPOSAL SYSTEM DESIGN
 16 PINE POINT ROAD (M: UOI P: 4)
 STOW, MASSACHUSETTS

DATE: 2/12/2019
 DESIGN BY: CLM
 DRAWN BY: CLM
 CHECKED BY: WJM

JOB NO. 5927
 DRAWING NO. 5927-505
 SHEET NO. 1 OF 2

DUCHARME & DILLIS
 Civil Design Group, Inc.
 CIVIL ENGINEERS - LAND SURVEYORS - WITLAND CONSULTANTS

1702 MAIN STREET, P.O. BOX 428
 BOSTON, MASSACHUSETTS 02116
 PHONE: (781) 775-6881 FAX: (781) 775-1180
 www.ducharmeandillis.com

OWNER: KEVIN KEENAN
 16 PINE POINT ROAD
 STOW, MA 01775

APPLICANT: KEVIN KEENAN
 16 PINE POINT ROAD
 STOW, MA 01775

SCALE: 1" = 20'

DATE: 2/12/2019

DESIGN BY: CLM
 DRAWN BY: CLM
 CHECKED BY: WJM

2/11/19

DUCHARME & DILLIS
 16 PINE POINT ROAD
 STOW, MA 01775

SCALE: 1" = 20'

DATE: 2/12/2019

DESIGN BY: CLM
 DRAWN BY: CLM
 CHECKED BY: WJM

2/11/19