



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 and Filed with Town Clerk
Date _____
Stow Town Clerk _____

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>Linda J Reynolds</i>		PHONE # <i>cell 508.259.1236 land 975.5680535</i>
		EMAIL: <i>dr1linda@netzero.com</i>
MAILING ADDRESS: LOCATION AND STREET ADDRESS OF SITE <i>123 Barton Rd Stow</i>		
AREA OF SITE <i>.496</i> sq. ft./ <u>acres</u>	FRONTAGE <i>214</i> linear feet	
ZONING DISTRICT <i>Residential</i>	TOWN OF STOW ASSESSOR'S MAP Number(s) <i>U-2</i> Parcel Number(s) <i>60</i> <i>U-2</i> <i>4A</i>	
SOUTH MIDDLESEX REGISTRY OF DEEDS BOOK AND PAGE NO.(s): <i>32621 PG 375</i> <i>25231 PG 171</i>		
or LAND COURT CERTIFICATE OF TITLE NO.(s): _____		
PROPERTY OWNER(S) NAME <i>Linda J Reynolds</i>	PHONE NO. <i>508.259.1236</i>	
	EMAIL <i>dr1linda@netzero.com</i>	
APPLICATION FEE MADE PAYABLE TO TOWN OF STOW	\$250.00 PLUS \$2.00 FOR EACH LISTED ABUTTER \$	

**TYPE OF APPLICATION**

<input type="checkbox"/> Special Permit	Check the appropriate box below.
	<input checked="" 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	<del>30</del> feet	<del>40</del> feet	___ feet
	Side Yard	___ feet	___ feet	___ feet
	Rear Yard	___ feet	___ 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: 7/11/2021		
Name (print) Linda J Reynolds	Signature	

**OWNER'S KNOWLEDGE AND CONSENT**

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

Date: 7/11/2021		
Name (print) Linda J Reynolds	Signature	

**TRUST, CORPORATION OR COMPANY KNOWLEDGE AND CONSENT**

Date:		
Name (print)	Signature	

**ZONING BOARD POINTS For APPEAL/ RESIDENTIAL DISTRICT USE COVER LETTER By Linda J Reynolds**

I have lived on Lake Boon in Stow for 39 years, raised 4 children here by myself. Love where I live and want to stay here until I cannot anymore (I am 64 years old).

I am an educator, researcher, Bioenergetic therapist and non linear scientist. My work for the most part is with the chronically ill but also work with regular clients who just want to feel better etc. Been in business for 33 years. Have been downsizing for the past 3 years but that has accelerated over the past COVID year.

1. My Home Business/profession will be conducted by Me "Linda J Reynolds", only resident of 123 Barton Rd.
2. The use is Clearly incidental considering I only see 3-5 people a week. Appointments with clients average about 2-3 hours each.  
Hardship:
  - a. business was down 50% in 2020 due to COVID shut down. Forced into early retirement, cannot live on that alone.
  - b. Can still only use my office ½ time because of other colleagues wanting to keep low body count in the office.
  - c. Still Paying full rent at that location.
  - d. One thing that the COVID experience has taught us is that we can do a lot of things from the home/internet, 60% of my business is done by Zoom, Facetime and phone consults.
3. There will be no exterior evidence of a non-residential use of the premises except as otherwise permitted.
4. There will be no additional noise, vibration, smoke, dust, odors, heat, glare, unsightliness or other nuisance. Especially since this is a place for teaching Sustainability, and Healing.
5. There will be no public display of goods or wares, and there will be no additional exterior storage of material or equipment. Just beautiful gardens.
6. I may place one small sign based on what the bylaws allow.
  - a. The use does not present a safety or health hazard to the public. If anything it will be a place where the community could value from:  
I assist clients in learning to live sustainably.  
Techniques to lower ones heavy metal burden, solvent burden and exposure to mold (which is growing 50% faster with 5G).  
Giving them the resources to create a healthy organic environment by getting rid of mold in the home, cleaning up water supply, lower if not getting rid of the chemicals they are using in the home. Lowering the EMF/WiFi/5G in the home which is causing terrible problems with our nervous systems/brain, learning disabilities in children etc.
7. I teach clients how to live within the confines of nature, eating for the season, respecting nature, understanding the innate intelligence of the body.
8. I have one contractual assistant who helps with admin 20 hours a week. It is unlikely there would be more then 2-3 cars at a time. My personal driveway accommodates 4 cars and there will be a small parking area for clients on the north side of the building.

**OTHER NOTES:**

**Day to day function:**

- a. I have ample inventory of which we ship to clients. That requires packaging space and supplies.
- b. Equipment that I rent to clients.
- c. Client files
- d. Educational material
- e. Often have interns who just want to learn or cannot afford the services. My services are all out of pocket expense.

**On a personal Note:**

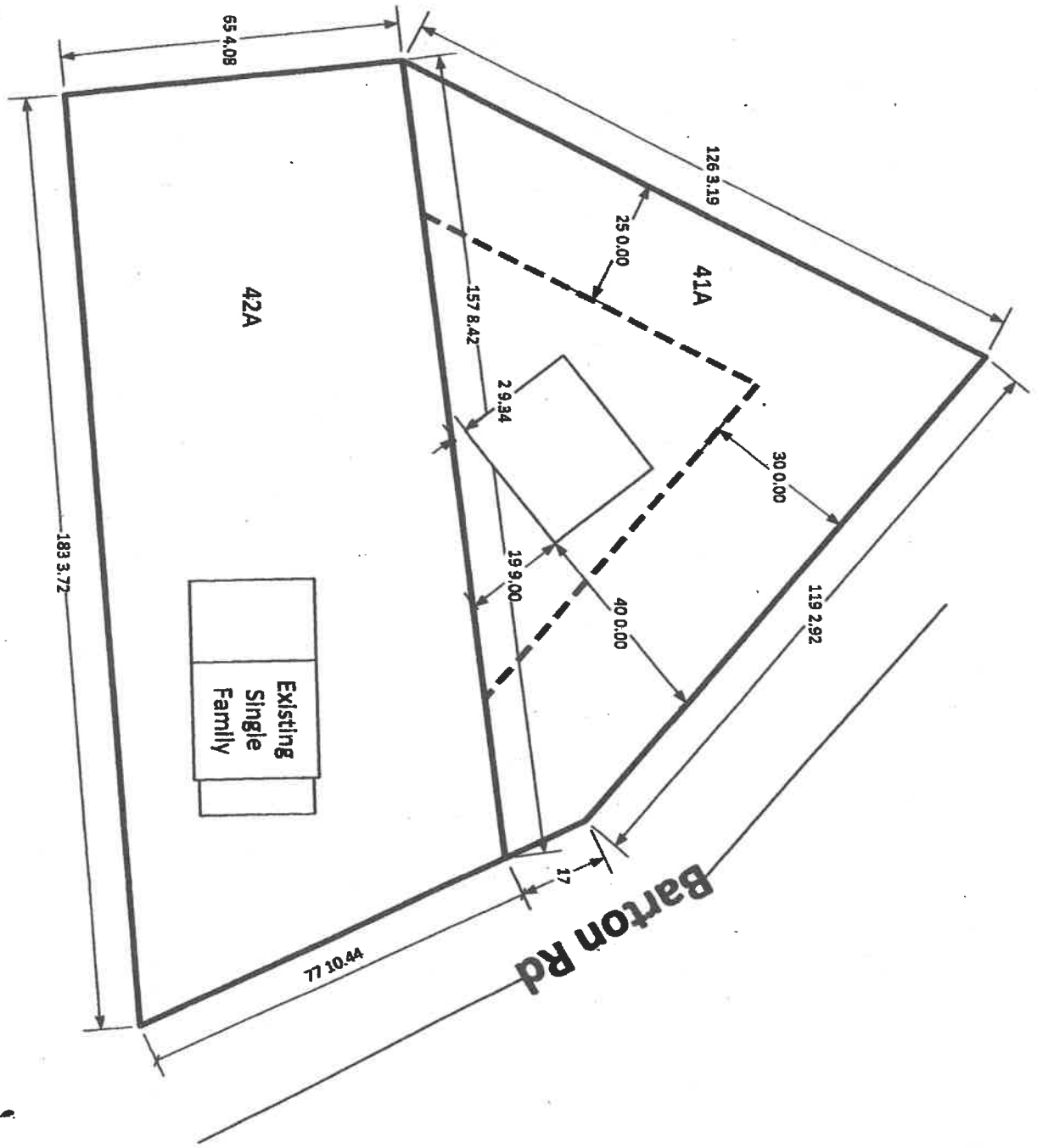
1. *I have a Bum knee and SI joint complications which makes it hard to walk sometimes. Tired of lugging all my stuff from home to office.*
2. *Why not just add on to existing home? If I did it would have to be on the North side and it would have to be added on to existing 100 year old Lake Boon house. That would be opening a can of worms (and everything ends up costing 3 x what would be expected). The existing structure only has 2 rooms on the first floor, no bathroom and the kitchen is right in the center. No basement, un-useable attic no garage and minimal closet space. Poor storage options.*
3. *Investing in my property, putting what I would be spending on rent into the office, improving property values and making my life easier along with supporting the community.*

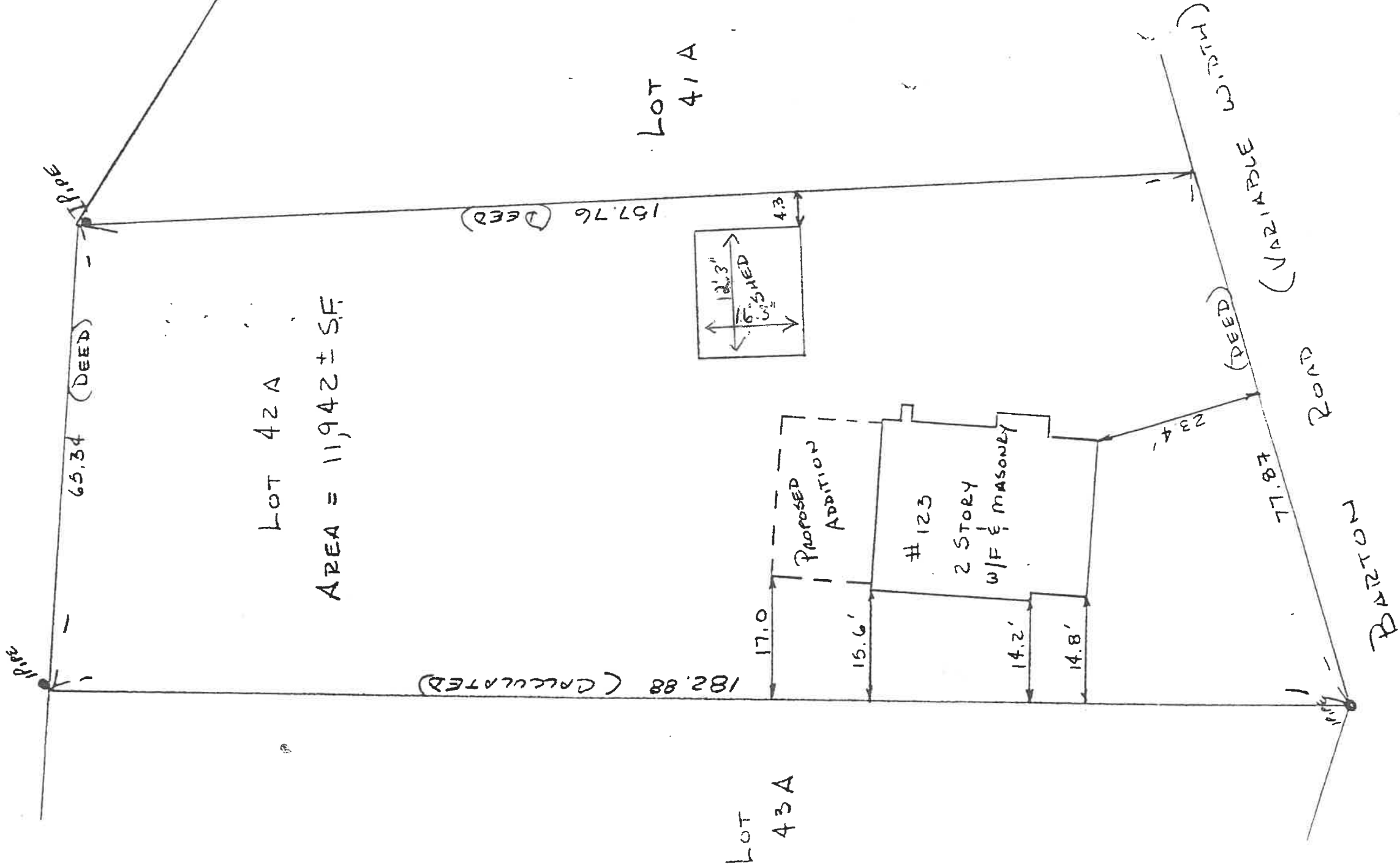
**PACKET OF CONTENTS:**

1. **SCHOFIELD BROTHERS PROPERY SURVEY**
2. **Proposed building placement on land/property**
3. **Deeds**
4. **Proposed Structure which is based on a standard 24x28 foot garage plan but designed to be an office instead. Also Floor plan.**
5. **2 creative photos of land with placement.**
6. **Building plans that include materials/building height/elevation etc.**

**Thanks,**

**Linda J Reynolds**





I hereby certify that the dwelling is situated on the lot as shown hereon.

Date: *October 16, 1987*

P.L.S.



LOT PLAN OF LAND IN

STOW, MASS

SCALE: 1" = 20' DATE: OCTOBER 16, 1987

**SCHOFIELD BROTHERS, INC.**  
 PROFESSIONAL ENGINEERS & REGISTERED LAND SURVEYORS  
 1071 WORCESTER ROAD, FRAMINGHAM, MA. 01701

14

QUITCLAIM DEED

I, SHIRLEE A. TWINE, of 120 Barton Road, Stow, Middlesex County, Commonwealth of Massachusetts, for consideration paid and in full consideration of TWELVE THOUSAND DOLLARS (\$12,000.00), GRANT to: LINDA J. REYNOLDS, of 123 Barton Road, Stow, Middlesex County, Commonwealth of Massachusetts, with QUITCLAIM COVENANTS:

That certain Lot of land situated on the westerly side of Barton Road in Stow, Middlesex County, Massachusetts, and being shown as Lot 41A on a plan entitled "Land in Stow owned by Helen M. Eastman and Ann Barton, Also Harold F. Eastman", drawn by Harlan E. Tuttle, Surveyor, dated April 20, 1956, and recorded as Plan 1081 of 1957 with Middlesex South District Registry of Deeds at Book 8988, Page End, to which plan reference is made for a more complete description of said lot.

PROPERTY ADDRESS: LOT 41A BARTON ROAD, STOW MA 01775  
GRANTEE'S ADDRESS: 123 BARTON ROAD, STOW, MA 01775

Subject to and with the benefit of all rights, easements, covenants and restrictions of record.

For my title, see deed at Middlesex South District Registry of Deeds Book 15109, Page 154.

WITNESS my hand and seal this 3<sup>rd</sup> day of April, 2001.

\_\_\_\_\_  
Witness Shirlee A. Twine  
Shirlee A. Twine

Commonwealth of Massachusetts  
Middlesex, ss. April 3, 2001  
Then personally appeared the above named Shirlee A. Twine and acknowledged the foregoing instrument to be her free act and deed, before me,

RECORDED  
APR 12 2001  
MIDDLESEX SOUTH  
REGISTERED  
CANCELLED

\_\_\_\_\_  
Notary Public  
My Commission Expires: 1-22-2004



DEED

WE, WALTER D. CAMPBELL AND LINDA J. CAMPBELL, of Stow, Middlesex County, Massachusetts for the full consideration of TWENTY THOUSAND AND 00/100 DOLLARS (\$20,000.00), grant to LINDA J. CAMPBELL, single, of 123 Barton Road, Stow, Middlesex County, Massachusetts with

**QUITCLAIM COVENANTS:**

The land with the buildings thereon situated on the westerly side of Barton Road in the Town of Stow, Middlesex County, Massachusetts, and being Lot #42A on a plan of land in Stow owned by Helen B. Eastman and Ann Forbes Barton by Harlan E. Tuttle, Surveyor dated April 20, 1956, recorded with Middlesex South District Registry of Deeds as Plan No. 1081 of 1957 at the End of Book 8988, said parcel being bounded and described as follows:

EASTERLY by Barton Road, seventy seven and 87/100 (77.87) feet;  
 NORTHERLY by Lot #41A, one hundred fifty seven and 76/100 (157.76) feet;  
 WESTERLY by Lot #12, sixty five and 34/100 (65.34) feet; and  
 SOUTHERLY by Lot #43A one hundred eighty three and 31/100 (183.31) feet.

Also, a certain parcel of land situated on the Easterly side of Barton Road and bounded and described as follows:

NORTHERLY by Lot 41 as shown on said plan by three courses, forty one and 30/100 (41.30) feet, one hundred two and 70/100 (102.70) feet and fifteen (150) feet;  
 EASTERLY by Lake Boon eight (8) feet;  
 SOUTHERLY by Lot 42, one hundred thirteen (113) feet, more or less, and forty (40) feet;  
 WESTERLY by Barton Road, eight (8) feet.

Subject to easements and restrictions of record, if any there be, so far as the same are now in force and applicable.

25.00

11

MSD 03/20/95 09:47:57

91.20 \*\*\*

\*\*\*\* MASS. EXCISE TAX:

Property Address: 123 Barton Road, Stow, Massachusetts 01775

Being all and the same premises conveyed to us by Deed of Albert C. Zani and Kathlyn F. Condon dated August 31, 1983 and recorded with the Middlesex South Registry of Deeds at Book 15198, Page 201.

Witness our hands and seals this 13 day of March, 1995.

Walter D. Campbell  
WALTER D. CAMPBELL

Linda J. Campbell  
LINDA J. CAMPBELL

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

March 13, 1995

Then personally appeared the above named WALTER D. CAMPBELL and acknowledged the foregoing instrument to be his free act and deed, before me,

Christie Morgan  
Notary Public:  
My Commission Expires: 5/29/98

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

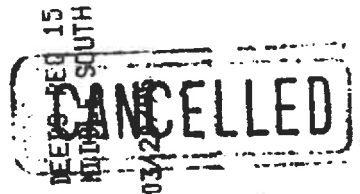
March 14, 1995

Then personally appeared the above named LINDA J. CAMPBELL and acknowledged the foregoing instrument to be her free act and deed, before me,

Christie Morgan  
Notary Public:  
My Commission Expires:

l:\closings\campb.led

TAX 91.20  
CASH 91.20  
24524015 10:52  
EXCISE TAX

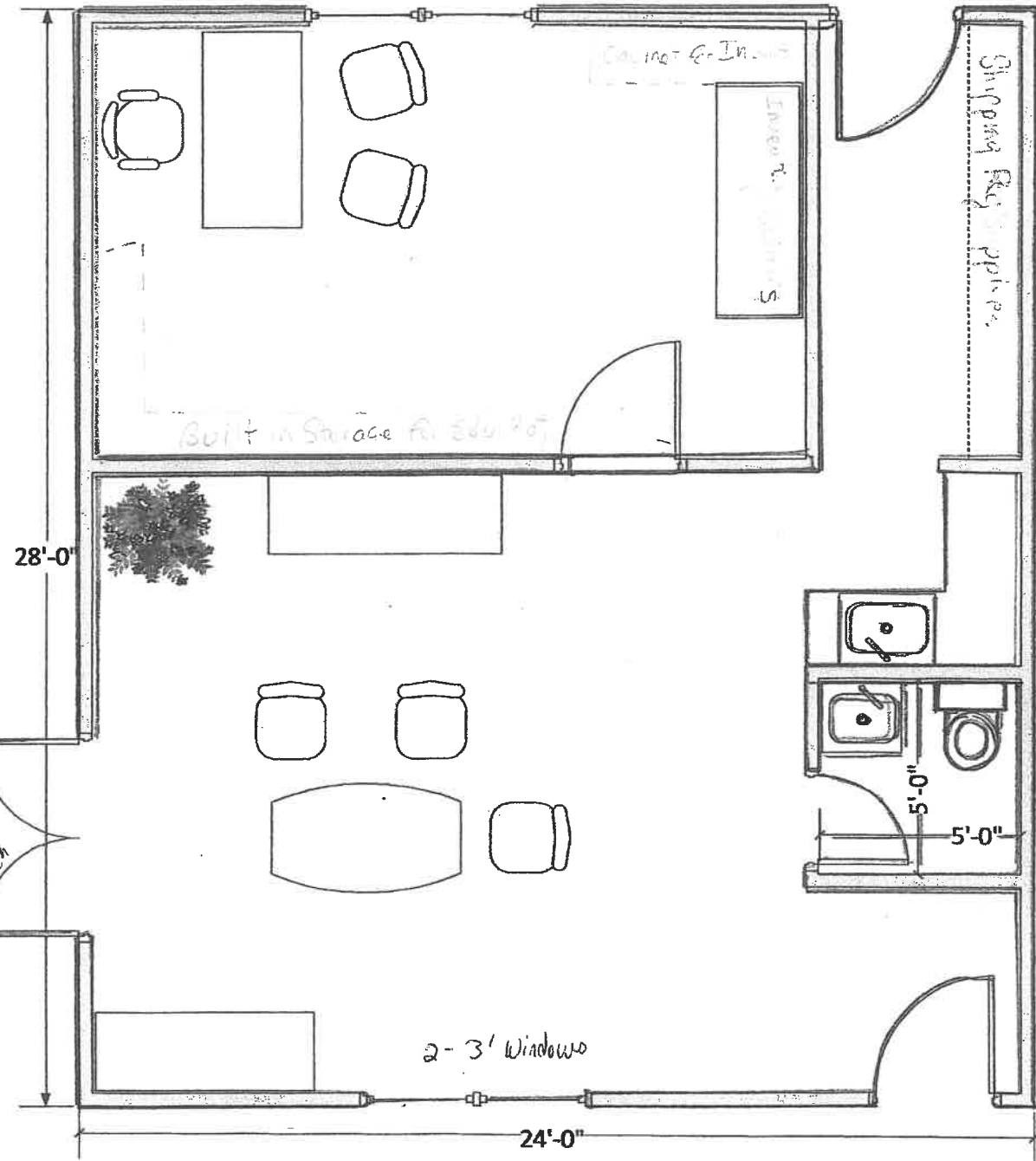




W

2-3' Windows

S



N

Normal Skylight in Kitchen

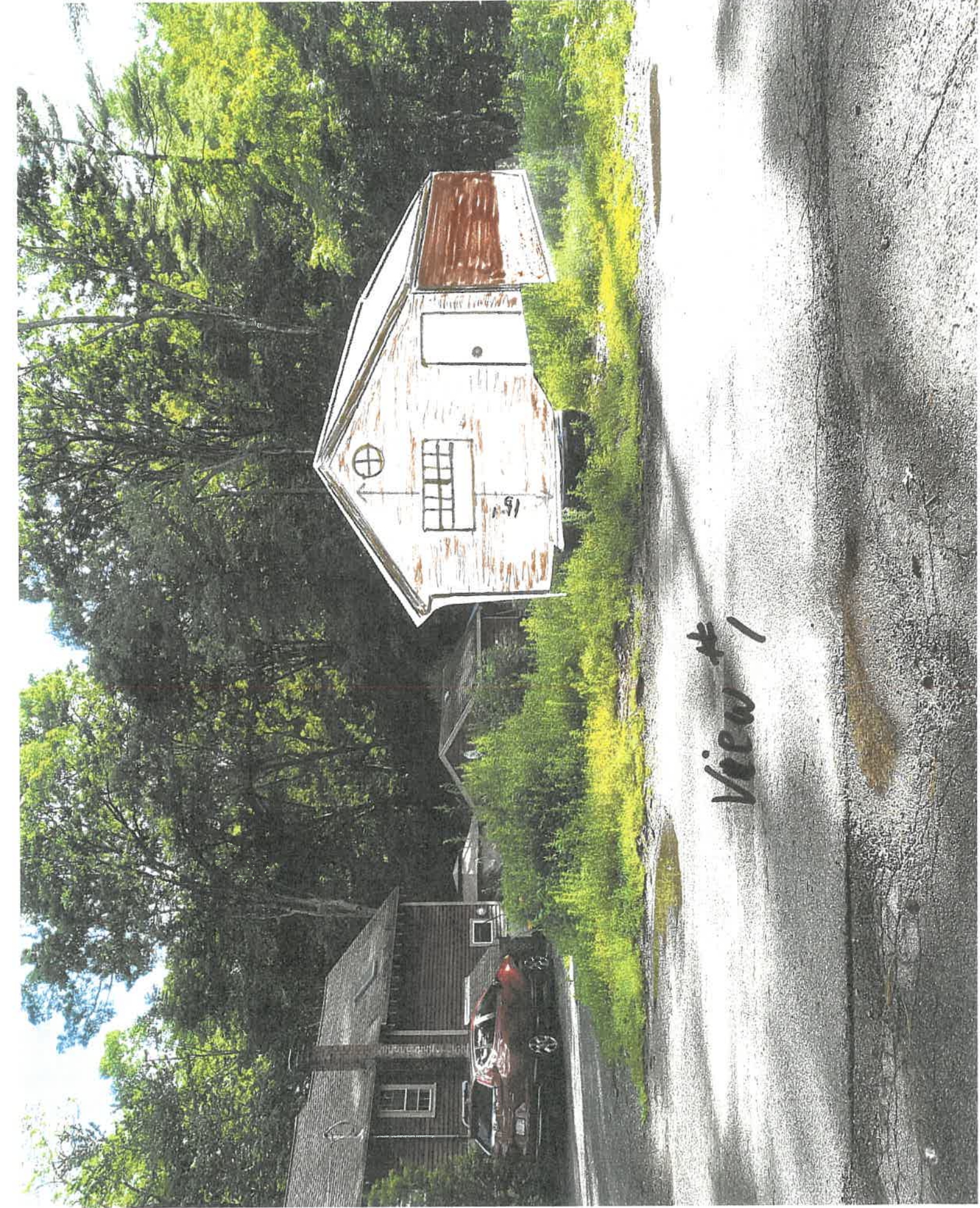
6 FT Slider or 3' French

2-3' Windows

24'-0"

E

inside doors 2'5"  
Outside doors Back + Front 3'

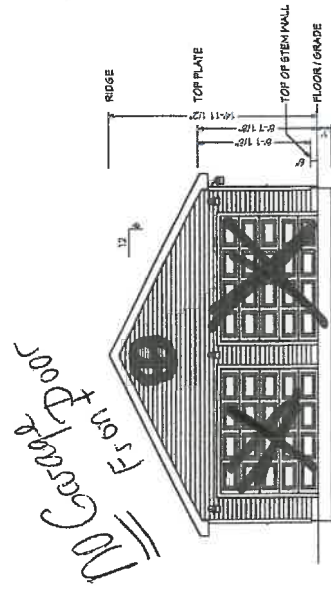


View #1

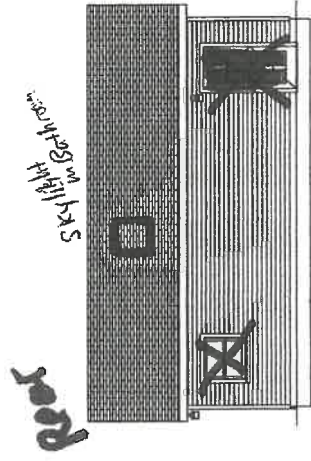


another view #2

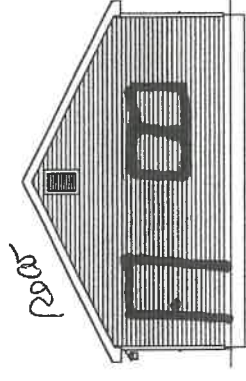
Using these Plans for Base Construction



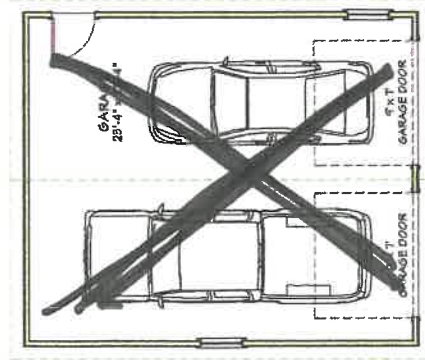
FRONT ELEVATION  
SCALE: 1/8" = 1'



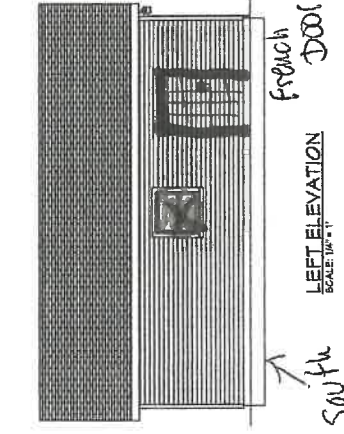
RIGHT ELEVATION  
SCALE: 1/8" = 1'



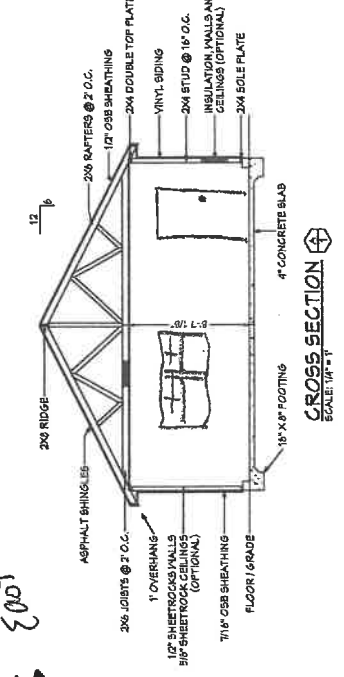
REAR ELEVATION  
SCALE: 1/8" = 1'



West



LEFT ELEVATION  
SCALE: 1/8" = 1'



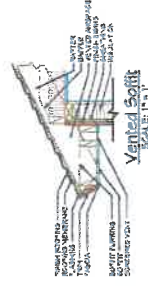
CROSS SECTION  
SCALE: 1/8" = 1'

24x28 Garage  
#24x28G1E

SQUARE FEET: 672  
WIDTH: 24'  
DEPTH: 28'  
EXTERIOR WALL STRUCTURE: 2X4 STUDS

BUILDING CONTRACTOR/HOME OWNER  
TO REVIEW AND VERIFY ALL DIMENSIONS,  
AND SPECS BEFORE CONSTRUCTION  
BEGINS. BUILDING TO BE BUILT AS  
PER LOCAL CODE REQUIREMENTS.

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and endorsed drawings. E.F.P. is not liable for errors. While every effort has been made in the preparation of this plan to avoid mistakes, the maker cannot guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible therefor. All calculations and member sizing should be verified for your building by a certified building official.



Vertical Soffit  
SCALE: 1" = 1'



Entrance

Cedar Siding

These plans were not prepared by nor created by a licensed architect and/or engineer. If it does not represent or imply that to be a licensed architect and/or engineer. Engr. these plans but use them at your own risk. Resale of these plans, in whole or part, is strictly prohibited.

# Building Plan Materials

ID	Floor	Size	Description	Count
<b>Foundation</b>				
FO1		0 no. 4	horiz. rebar (wall)	88
FO2		0 no. 4	vert. rebar (wall)	41
FO3		0 no. 4	rebar (footing)	220
FO4		0 1/2x6"	foam sill seal	102
FO5		0	foundation bolts	24
FO6		0 4" thick	pour 1 concrete slab - concrete	12.72
FO7		0 672 sq ft	steel mesh for slab	672
<b>Framing</b>				
F1		1 2" x 12" - 10'-0"	header - lumber	4
F2		1 2" x 6" - 7'-8 5/8"	header - lumber	3
F3		1 2" x 4" - 7'-8 5/8"	fir stud stock	18
F4		1 2" x 4" - 7'-8 5/8"	treated fir plate	1
F5		1 2" x 4" - 7'-8 5/8"	fir stud	77
F6		1 2" x 4" - 7'-8 5/8"	fir plate	1
F7		1 2" x 4" - 28'-0"	treated fir plate	1
F8		1 2" x 4" - 23'-5"	treated fir plate	1
F9		1 2" x 4" - 22'-11"	treated fir plate	1
F10		1 2" x 4" - 28'-0"	fir plate	2
F11		1 2" x 4" - 27'-5"	fir plate	2
F12		1 2" x 4" - 24'-0"	fir plate	2
F13		1 2" x 4" - 23'-5"	fir plate	2
F14		2 2" x 4" - 7'-8 5/8"	fir plate	1
F15		2 2" x 4" - 7'-8 5/8"	fir stud stock	19
F16		2 2" x 4" - 16'-0"	fir plate	8
F17		2 2" x 9 1/16" - 1'-5"	header - lumber	4
<b>Siding</b>				
S1		1 4" wide	Ice Siding	1927
S2		1	Housewrap	634
S3		1 4'x8'x7/16"	OSB-Hrz	21
S4		2 4" wide	Ice Siding	393
S5		2	Housewrap	130
S6		2 4'x8'x7/16"	OSB-Hrz	5
<b>Roofing</b>				
R1		1 TR-0 309"	roof truss	15
R2		1	ridge cap	30
R3		1 6x10x0	Asphalt Roofing	880
R4		1 4'x8'x1/2"	OSB-Hrz	28
R5		1 3/8" thick	soffit - color - white	116
R6		1 1x8"	gable fascia	59
R7		1 1x8"	eave fascia	60
R8		1	metal drip edge	119
R9		1 2" x 6" - 16'-0"	rafters - lumber	4

*Cedar Siding  
like my  
existing home*



R10	1 2" x 4" - 7'-8 5/8"	rafters - lumber	8
R11	1 2" x 8" - 30'-0"	ridge board - lumber	1
R12	1 2" x 6" - 30'-0"	rafters - lumber	2
Insulation			
IN1	1 12x16x48" batts	ceiling insulation	125
Wall Board			
WB1	1 4'x8'x1/2"	Drywall	21
WB2	1 4'x8'x5/8"	Drywall	20
WB3	1	Color - Bone	635
WB4	2 4'x8'x1/2"	Drywall	5
Windows			
W1	1 36x36	Double Hung	2
<del>W2</del>	<del>2 14x24</del>	<del>Vertical [14W/24H]</del>	<del>2</del>
Doors			
<del>D1</del>	<del>1 108" x 84" x 1 3/4"</del>	<del>Garage Garage Door P02</del>	<del>2</del>
<del>D2</del>	<del>1</del>	<del>hinge. Knob</del>	<del>1</del>
<del>D3</del>	<del>1</del>	<del>handle. Lever (ext.)</del>	<del>1</del>
<del>D4</del>	<del>1</del>	<del>hinge. Hidden</del>	<del>3</del>
D5	1 36"x80"x1 3/4"	ext. Hinged Door P09	1