

**STOW ZONING BOARD OF APPEALS
MEETING JUNE 1, 2020 7:50PM
44 PINE POINT ROAD
Lot 13 & 13A**

In order to enjoy the property, the owner is looking to remove the existing unsafe, dilapidated cottage and build a reasonably sized new home. They believe the proposed construction would not alter the essential character of the neighborhood, and would, in fact, improve it greatly. Considering the relative nature of the property's irregular shape and topography (ex. it's steep downward slope in backyard towards Lake Boon) and ensuring adherence to Conservation's buffer zones, it is believed that the proposed location for the new home represents the least intrusive solution possible. It is not believed to be possible to both improve the property and meet all required setbacks.

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Proposed Work Lot 13 - 8,242 sf

Property owner would like to demolish existing dilapidated cottage on non-conforming lot and replace with a new construction 24' x 40' two (2) bedroom year-round home with a 40' x 6' roofed front farmers porch, 4' x 12' side entry deck with stairs and 40' x 8' roofed back deck.
*See attached renderings

A new septic system would be installed and the existing SAS and tank would be pumped and abandoned in accordance with Title 5 regulations. A new well would be installed and the existing well would be abandoned/decommissioned per Board of Health and DEP regulations. The existing stone retaining wall along Lake Boon would be repaired where needed. The existing deck and dock would be repaired as needed. Two (2) new stone retaining walls would be constructed in order to prevent potential erosion/run-off into Lake Boon. *See attached site plans

Lot 13 Variance Requests

Home:

Front – 16' proposed variance - 30' required

Left Side – 10.3' proposed variance - 25' required

Right Side – 6.1' proposed variance - 25' required

Frontage – Existing frontage approx. 69.7' - 200' required

Well:

Left Side – 13.4' proposed variance - 25' required

*Distance from Septic Tank – 26' proposed - required 50' DEP Regulations

*Needs Board of Health approval

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Proposed Work Lot 13A - 5,085 sf

A new 24' x 24' two (2) car garage will be constructed for car(s) and personal storage. A 24' wide asphalt driveway to be placed connecting to Pine Point Road. A new leach field will be installed. *see attached renderings

Lot 13A Variance Requests

Garage:

Left Side – 4.4' proposed variance - 25' required

Right Side – 1.1' proposed variance - 25' required

Existing Frontage approx. 68.6' - 200' required