

Zoning Board of Appeals
Minutes
July 16, 2018

A meeting of the Zoning Board of Appeals (ZBA) was held at the Stow Town Building, 380 Great Road, Stow, Massachusetts on July 16, 2018.

Members Present: Edmund Tarnuzzer, William Byron, Bruce Fletcher and Mark Jones

Associate Members: Andrew DeMore

Absent: Associate Members Charles Barney, Ruth Kennedy Sudduth and Lee Heron

The Meeting was called to order at 7:10 pm.

Public Hearing Continuance – 10 Dawes Road

At 7:40 PM the Public Hearing continuance from July 9, 2018 to consider a Petition for Special Permit under Section 3.9 (Non-Conforming Uses and Structures) of the Zoning Bylaw for property located at 10 Dawes Road was called to order.

Bruce Fletcher noted concerns about the proposed construction and the obstruction of the view of the lake by an abutter. He proposed wording to the draft decision that would result in trimming trees and vegetation to enhance the view. Other minor comments were also made to the draft.

Andy DeMore moved to close the hearing. The motion was seconded by Mark Jones and carried by a unanimous vote (Edmund Tarnuzzer, William Byron Mark Jones and Bruce Fletcher and Associate Member Andy DeMore).

Andy DeMore moved to GRANT the Special Permit with amendments to the draft Decision. The motion was seconded by Mark Jones and carried by a unanimous vote (Edmund Tarnuzzer, William Byron, Mark Jones and Bruce Fletcher and Associate Member Andy DeMore).

Public Hearing Continuance - 34 Davis Road

At 7:42 PM the Public Hearing continuance from July 9, 2018 to consider Petitions for Special Permit under Section 3.9 (Non-Conforming Uses and Structures) and Variance under Section 4.4 (Table of Dimensional Requirements) of the Zoning Bylaw for property located at 34 Davis Road was called to order.

Members reviewed the draft decision. Mark Jones suggested that the decision include a condition that the screened porch shall remain un-enclosed and not heated.

It was pointed out to the applicant that a demolition permit was needed from the Building Department before work could commence.

Andy DeMore moved to close the hearing. The motion was seconded by Mark Jones and carried by a unanimous vote (Edmund Tarnuzzer, William Byron, Mark Jones and Bruce Fletcher and Associate Member Andy DeMore).

Andy DeMore moved to GRANT the Special Permit and Variance with amendments to the draft Decision. The motion was seconded by Mark Jones and carried by a unanimous vote (Edmund Tarnuzzer, William Byron, Mark Jones and Bruce Fletcher and Associate Member Andy DeMore).

Public Hearing Continuance – Plantation Apartments Comprehensive Permit

At 8:00 PM Public Hearing Continuance from June 18, 2018 – Petition for Comprehensive Permit at Johnston Way, Known as Plantation Apartments was called to order.

Andy DeMore moved to grant the requested continuance for the Plantation Apartments Comprehensive Permit to August 27, 2018, with the close of the hearing extended to September 27, 2018. The motion carried by a roll call vote of four in favor (Edmund Tarnuzzer, William Byron and Mark Jones and Associate Member Andy DeMore) and one abstention (Bruce Fletcher).

Adjournment

At 8:11 pm, Andy DeMore moved to close the meeting. The motion was seconded by Mark Jones and carried by a unanimous vote ***(Edmund Tarnuzzer, William Byron, Mark Jones and Bruce Fletcher and Associate Member Andy DeMore).***

Respectfully submitted,

Edmund Tarnuzzer, Chair