PROJECT NOTIFICATION FORM

Pompositticut/Center Elementary School

403 Great Road
Stow, MA 01775

APPLICANT

Stow Elementary School Building Committee
c/o William Wrigley, Town Administrator
380 Great Road
Stow, MA 01775

PREPARED BY

SMMA

Symmes Maini & McKee Associates
Cambridge, Massachusetts

OCTOBER 2009

SMMA NO. 09020.00

ARCHITECTURE
ENGINEERING
PLANNING
INTERIORS

SMMA SYMMES MAINI & MCKEE ASSOCIATES

November 4, 2009

Secretary of the Commonwealth
Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, MA 02125-3314

Re: Pompositticut/Center Elementary School
Project Notification Form SMMA No. 09020.00

To Whom it May Concern:

On behalf of the Stow Elementary School Building Committee (the Applicant), SMMA is pleased to submit for your consideration the enclosed Project Notification Form for the planned addition and renovation to the existing Center School at 403 Great Road in Stow, MA. The Applicant is requesting that the Commission permit the demolition of an existing stone building listed on the State Inventory of Historic Assets of the Commonwealth (Inventory No. STW 180) in order to allow construction of the Project.

The Project includes partial demolition and renovation of the existing school and construction of a new building addition. The new building will combine the educational programs of the existing Pompositticut Elementary School (grades K-2) and the Center Elementary School (grades 3-5) into a single 98,030 square foot facility at the Center School site.

The Applicant has discussed the Project with the Stow Historic Commission and will continue work with its members to determine the best way to memorialize the historic use of the site moving forward.

We look forward to reviewing the Project with the Commission in more detail. If you have any questions or need additional information please feel free to contact me at (617) 520-9253.

Very truly yours,

SYMMES MAINI & MCKEE ASSOCIATES

James Warren
Associate

cc: PJP, LBF, ESBC, CMS (MF)

jw/JW /P:\2009\09020\08-CODES\Site\MHC\COVER-LETTER.Doc

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- CENTER ELEMENTARY SCHOOL

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APPENDIX A

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD
BOSTON, MA 02125
617-727-8470, FAX: 617-727-5128

PROJECT NOTIFICATION FORM

Project Name *Stow Pompositticut/Center Elementary School*

Location/Address *403 Great Road*

City/Town *Stow, Massachusetts 01775*

Project Proponent:
Name *Stow Elementary School Building Committee c/o William Wrigley, Town Administrator*

Address *380 Great Road*

City/Town/Zip/Telephone *Stow, MA 01775-2127 (978) 897-4514*

Agency license or funding for the project (list all licenses, permits, approvals, grants or other entitlements being sought from state and federal agencies)

Agency Name	Type of License or Funding (specify)
MSBA	School Building Assistance Funding
MassDEP	Public Water Supply Permit
MEPA	ENF Certificate
EPA	NPDES General Permit for Construction Activities

Project Description (narrative):

The Project includes construction of a new addition and comprehensive renovations to the existing Center Elementary School. The new building will combine the educational program of the Pompositticut Elementary School (grades K-2) and the Center Elementary School, (grades 3-5) into a single 98,030 sf facility at the Center School site at 403 Great Road in Stow, Massachusetts. The Project includes new building construction; abatement and demolition of portions of the existing building; comprehensive renovation of the existing Center School; and construction of access drives, parking, playfields and associated site work.

Does the project include demolition? If so, specify nature of demolition and describe the building(s) which are proposed for demolition.

Yes. The Project includes partial demolition the existing Center School building and demolition of an existing stone building known as the Larsen Apple Barn. The Larsen Apple Barn is listed on the State Inventory of Historic Assets of the Commonwealth (Inventory No. STW 180). Demolition of the Apple Barn is necessary to accommodate the increased program for the site including construction of the visitor parking lot, parent drop-off circulation and student playgrounds. Multiple options were explored during the Schematic Design phase to preserve the Barn and incorporate it into the school program however, it was determined that the Barn was impractical to be re-used for educational program and presented multiple site-planning issues due to its central location, elevated floor slab and overall size. Due to the large size of the building it would be impractical to move the building. Therefore, the Proponent is currently exploring options to incorporate the salvaged stone and sundial into the proposed building. The Proponent will continue to work with the Stow Historical Commission to determine the best re-use of the salvaged materials and to memorialize the Larsen Apple Barn and historic use of the site into the proposed Project. Photographs of the Larsen Apple Barn are included in Appendix 1.

APPENDIX A (continued)

Does the project include rehabilitation of any existing buildings? If so, specify nature of rehabilitation and describe the building(s) which are proposed for rehabilitation.

Yes, the Project includes the rehabilitation the existing Center Elementary School building. Renovations include abatement of hazardous materials, mechanical upgrades and typical renovations to bring the building up to code and improve the overall aesthetic of the building.

Does the project include new construction? If so, describe (attach plans and elevations if necessary).

Yes. The Project includes the construction of a new addition to the existing Center School building. The new addition will be approximately 70,230 sf and will consist of single-story community spaces (gymnasium, cafeteria, mechanical spaces etc.) and a two-story classroom wing. Detailed plans and elevations are included in Appendix 2.

To the best of your knowledge, are any historic or archaeological properties known to exist within the project's area of potential impact? If so, specify.

Yes. The Larsen Apple Barn is included on the State Inventory of Historic Assets with a property name of Center School Grounds (Inventory No. STW 180).

The site also includes a historic Blacksmith Shop that was moved to the site from Maynard in 1914. The Blacksmith Shop is not currently listed on the state register however it is recognized as a historic building. The Proponent is currently working with the Stow Historic Commission to find a suitable location for the Blacksmith Shop to be moved. There are no plans to demolish the building however it must be moved to accommodate the increased program for the Project. Photographs of the Blacksmith Shop are included in Appendix 1

The Center School Building is not listed as a Historic Asset of the Commonwealth.

MHC base map no. 64 revealed no Pre-historical Archaeological Assets of the Commonwealth mapped in the project site location .

What is the total acreage of the project area? *17 acres*

Woodland	*7*	acres	Productive Resources:		
Wetland	*2*	acres	Agriculture	*0*	acres
Floodplain	*0*	acres	Forestry	*0*	acres
Open Space	*0*	acres	Mining/Extraction	*0*	acres
Developed	*8*	acres	Total Project Acreage	*17*	acres

What is the acreage of the proposed new construction? *12 acres*

What is the present land use of the project area?

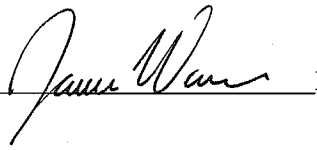
Institutional.

Please attach a copy of the section of the USGS quadrangle map, which clearly marks the project location.

See Attached.

APPENDIX A (continued)

This Project Notification Form has been submitted to the MHC in compliance with 950 CMR 71.00.

Signature of Person submitting this form  Date: 11/4/09

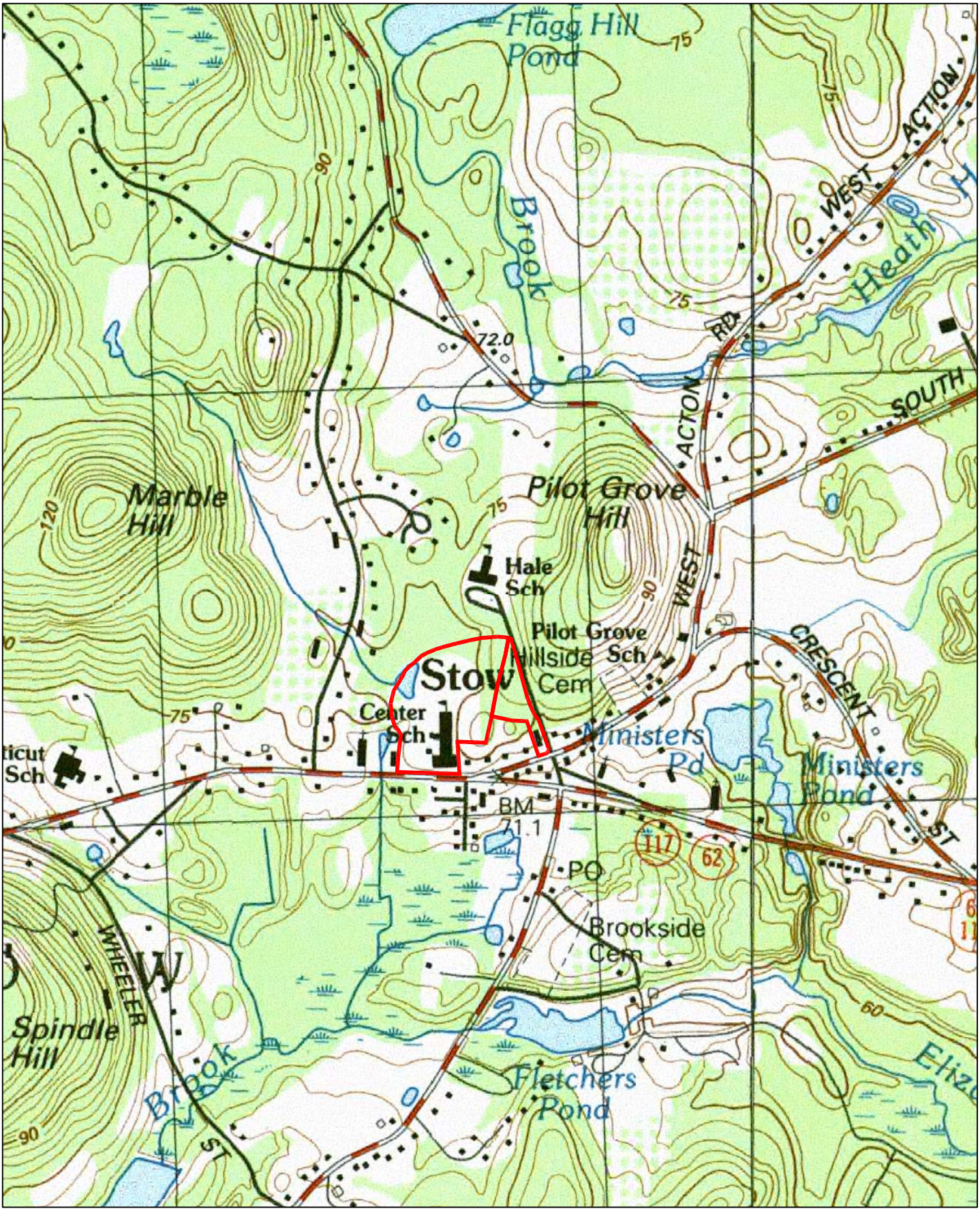
Name: *Symmes Maini & McKee Associates*
c/o James Warren, Associate

Address: 1000 Massachusetts Avenue

City/Town/Zip: *Cambridge, MA 02138*

Telephone: *(617)520-9253*

REGULATORY AUTHORITY
950 CMR 71.00: MGL c.9, §§26-27C as amended by St. 1988, c. 254



SMMA SYMMES MAINI & MCKEE ASSOCIATES 1000 Massachusetts Avenue Cambridge, MA 02138	LOCUS MAP	DATE 10-07-09 SCALE 1"=1000'		FIG.1
	Pompositticut/Center Elementary School 403 Great Road, Stow, MA 01775	DR. BY JW	CK. BY JAH	JOB NO. 09020.00

Source: MassGIS (2008)

SMMA SYMMES MAINI & MCKEE ASSOCIATES 1000 Massachusetts Avenue Cambridge, MA 02138	EXISTING CONDITION PLAN	DATE 10-27-09 SCALE 1"=200'		FIG.2
	Pompositticut/Center Elementary School 403 Great Road, Stow, MA 01775	DR. BY JW	CK. BY	JOB NO. 09020.00

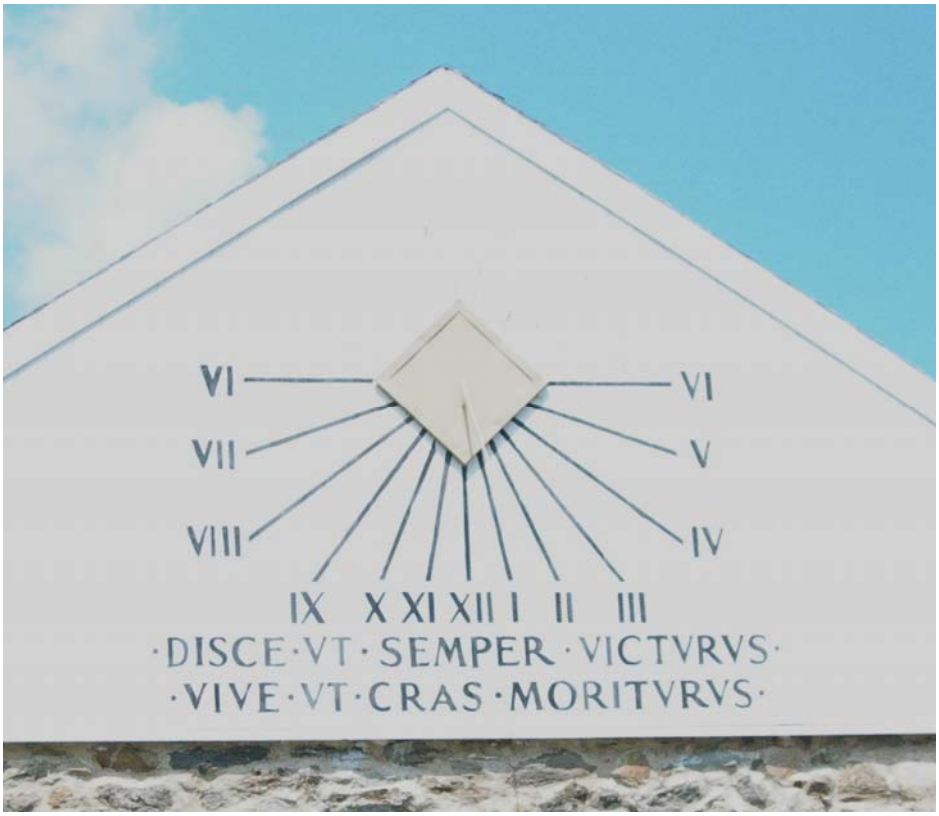
APPENDIX 1 – SITE PHOTOGRAPHS

VIEW LOOKING NORTH

VIEW LOOKING NORTHEAST

LARSEN APPLE BARN – EXISTING CONDITIONS PHOTOS

VIEW LOOKING SOUTH



SUN DIAL

LARSEN APPLE BARN – EXISTING CONDITIONS PHOTOS

VIEW LOOKING NORTH

VIEW LOOKING SOUTH

BLACKSMITH SHOP – EXISTING CONDITIONS PHOTOS

VIEW LOOKING WEST

VIEW LOOOKING SOUTHWEST

BLACKSMITH SHOP – EXISTING CONDITIONS PHOTOS

EXISTING BUILDING ALONG GREAT ROAD - LOOKING EAST

CLASSROOM & MECHNICAL WING TO BE DEMOLISHED. APPLE BARN IN BACKGROUND.

CENTER ELEMENTARY SCHOOL – EXISTING CONDITIONS PHOTOS

EXISTING CLASSROOM WING – EAST ELEVATION LOOKING NORTH

EXISTING CLASSROOM WING – EAST ELEVATION LOOKING SOUTH

CENTER ELEMENTARY SCHOOL – EXISTING CONDITIONS PHOTOS

APPENDIX 2 – PROJECT PLANS

GENERAL NOTES:

1. EXISTING CONDITIONS SHOWN HEREON TAKEN FROM A PLAN SET ENTITLED, "CENTER ELEMENTARY SCHOOL & FIRE STATION SURVEY, 403 GREAT ROAD, STOW MA, DATED AUGUST 15, 2009, PREPARED BY MORAN SURVEYING INC, 14 WILLIAM AVENUE, PEMBROKE, MA 02359

2. ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 2502160005 B (EFFECTIVE DATE AUGUST 1, 1979) FOR THE CITY OF STOW AND THOSE PARCELS LYING WITHIN THE LOCUS, ARE ENTIRELY IN ZONE C AREAS OF MINIMAL FLOODING. LIMITS OF FLOOD PLAIN FROM THE STOW ASSESSORS PARCEL MAPS ARE GRAPHICALLY DEPICTED ON THIS PLAN.

3. EXISTING UTILITIES, WHERE SHOWN, ARE A COMBINATION OF FIELD LOCATED AND COMPILED FROM EXISTING PLANS PROVIDED TO MORAN SURVEY INC. UTILITIES SHOWN ON THIS PLAN ARE TO BE CONSIDERED APPROXIMATE. MORAN SURVEYING INC. DOES NOT GUARANTEE THE ACCURACY OF DEPICTED UNDERGROUND UTILITIES OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE DEPICTED. BEFORE EXCAVATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY LOCATING AND COORDINATING THE PROPOSED ACTIVITY WITH THE APPLICABLE UTILITY COMPANIES AND MAINTAIN THE EXISTING SYSTEM IN SERVICE. DIG SAFE SHALL BE NOTIFIED PER MASSACHUSETTS GENERAL LAWS, CHAPTER 82, SECTION 409. DIG SAFE MUST BE NOTIFIED AT 1 (800) 322-4844 ALONG WITH ALL OPERATING AUTHORITIES PRIOR TO POTENTIAL EXCAVATION.

4. THE PROPERTY LINES DEPICTED HEREON ARE PLOTTED FROM DEEDS AND PLANS OF RECORD. BOUNDARY MONUMENTATION WHERE SHOWN HAS BEEN FIELD LOCATED AND RECONCILED WITH THE RECORDED INFORMATION.

5. THE HORIZONTAL CONTROL FOR THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 AND IS GIVEN IN MASSACHUSETTS MAIN LAND STATE PLANE COORDINATES. THE VERTICAL CONTROL USED FOR THIS SURVEY IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

6. THE WETLAND FLAGS DEPICTED ON THIS PLAN WERE ESTABLISHED BY AECOM INC. OF CONNECTICUT. FLAGS SHOWN DEPICT BORDERING VEGETATED WETLANDS AND FRESH WATER STREAM BANK.

7. THE SEPTIC SYSTEMS AND WELL HEAD LOCATIONS DEPICTED HERE ON WERE PROVIDED TO MORAN SURVEYING INC. BY THE TOWN OF STOW HEALTH DEPARTMENT, BY MEANS OF RECORD AS-BUILT PLANS. MORAN SURVEYING WARRANTS ONLY THAT THE POSITIONS OF SAID STRUCTURES ARE APPROXIMATE AND WERE DRAFTED FROM PLAN TIES.

8. AREA OF EXPOSED LEDGE. EXPOSURES VARY FROM 1/2 FOOT DIAMETER TO 5 FOOT DIAMETER GRANITE. AVERAGE SIZE IS APPROXIMATELY 3 FEET IN DIAMETER.

9. WETLANDS SHOWN HEREON WHERE DELINEATED BY AECOM.

LOCUS OWNERS

TOWN OF STOW, MASSACHUSETTS
BK 8193 PG 85
BK 10741 PG 403

ASSESSORS PARCELS

MAP U-9 PARCEL 44
MAP U-10 PARCEL 9

PLAN REFERENCES

1) PLAN OF LAND IN STOW, MASS. TO BE ACQUIRED BY TOWN FOR SCHOOL PURPOSES. JULY 10, 1964, SCALE 1"=60'. PREPARED BY HARLAN E. TUTTLE PLS. PLAN # 883 OF 1964.

2) PLAN OF HARTLEY ROAD IN STOW, MASS. DATED NOVEMBER 12, 1964. SCALE 1"=40'. PREPARED BY HARLAN E. TUTTLE PLS.

3) COUNTY ROAD LAYOUT PLAN CRESCENT STREET PLAN # 2. SCALE 1"=40'. 1958 LAYOUT PLAN.

4) COUNTY ROAD LAYOUT PLAN GREAT ROAD PLAN # 2. SCALE 1"=40'. 1964 LAYOUT PLAN.

5) COUNTY ROAD LAYOUT PLAN GREAT ROAD PLAN # 3. SCALE 1"=40'. 1964 LAYOUT PLAN.

6) COMCAST CONDUIT PLAN. 2009 OFF GREAT ROAD.

7) SITE UTILITY PLANS 1"=40' PREPARED BY KILHAM, HOPKINS, GREELEY & BRODIE ARCHITECTS. DATED NOVEMBER 1, 1954.

8) NSTAR UTILITY AND GAS LOCATION GIS PLAN FOR 403 GREAT ROAD AND HARTLEY ROAD. DATE 2009.

LEGEND

- SEWER MANHOLE
- DRAIN MANHOLE
- WATER MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- FIRE ALARM BOX
- MANHOLE
- CATCH BASIN
- AREA DRAIN
- HYDRANT
- WATER GATE
- GAS GATE
- UTILITY POLE
- UTILITY POLE W/LIGHT
- GUY POLE
- GUY ANCHOR
- LIGHT POLE
- ELECTRIC HANDHOLE
- SIGN
- METAL POST
- HANDICAP PARKING SPACE
- WETLANDS FLAG
- LEDGE
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB
- BIT. CONC. BITUMINOUS CONCRETE
- CONC. CONCRETE
- 46 CONTOUR 10
- 46 CONTOUR 1
- x46.5 SPOT GRADE
- WF 1 WETLAND BOUNDARY
- WF 1 WETLAND FLAG
- WETLAND SYMBOL
- PROPERTY LINE
- SEWER LINE
- DRAIN LINE
- WATER LINE
- GAS LINE
- STEAM LINE
- UNDERGROUND ELEC.CONDUIT
- TELEPHONE LINE
- FM FIRE PROTECTION LINE
- FA FIRE ALARM LINE
- OVERHEAD WIRE
- CHAIN LINK FENCE
- WOOD GUARDRAIL
- TREELINE
- POND / RIVER
- HEDGELINE
- VGC VERTICAL GRANITE CURB
- BCB BIT CONC. BERM
- SCC SLOPE CONC. CURB

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

SMMA
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HORIUCHI SOLIEN INC.
P.O. BOX 984
100 PARK STREET
FALMOUTH MA
02541
508 540-0335
FAX 508 540-8651
info@horiuchisolien.com
HORIUCHI SOLIEN
LANDSCAPE ARCHITECTS

OWNER REVIEW

NAME Date

NO.	DATE	DESCRIBTION
C	11/3/09	ANRAD REVISION
B	10/27/09	MHC PNF
A	10/7/09	ANRAD APPLICATION

ISSUE LOG
△ = CLOUDED CHANGE

Pompositticut / Center Elementary School

403 Great Road
Stow, MA 01775

EXISTING CONDITIONS PLAN

SCALE	1"=40'
DRAWN BY	JW
CHECK BY	
PROJ.ARCH./ENGR.	JAH
PROJ. MRG.	LBF
JOB NO.	09020.00

© SYMMES, MAINI & MCKEE ASSOCIATES, INC. 2006

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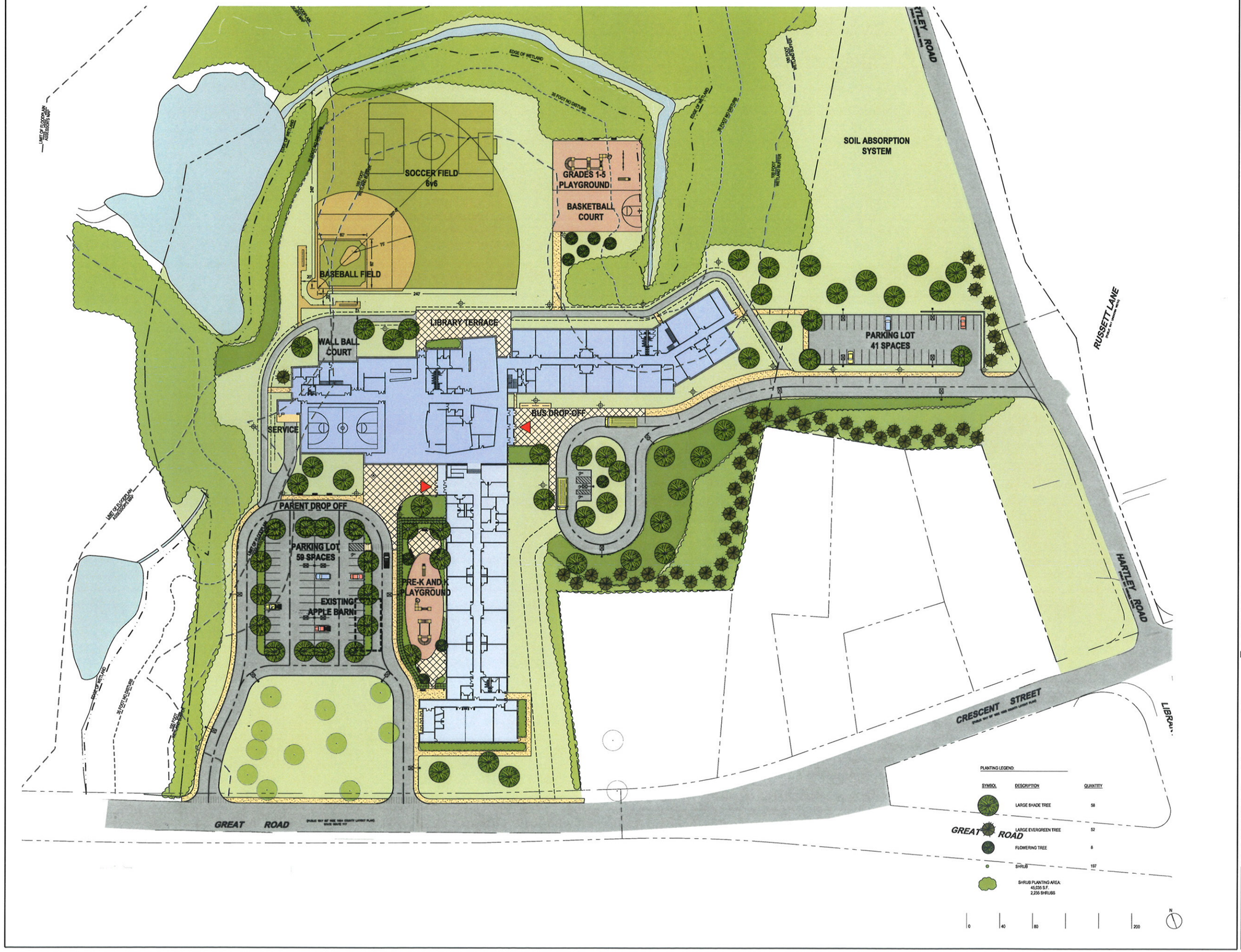

SMMA
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HORIUCHI SOLIEN INC.
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02541
508 540-5333
FAX 508 540-8651
info@horiuchisolien.com
HORIUCHI SOLIEN
LANDSCAPE ARCHITECTS

OWNER REVIEW

NAME	Date

NO.	DATE	DESCRIPTION
ISSUE LOG		
△ = CLOUDED CHANGE		

Pompositticut / Center Elementary School

403 Great Road
Stow, MA 01775

LAYOUT AND MATERIALS PLAN

SCALE	1"=40'
DRAWN BY	JP
CHECK BY	
PROJ.ARCH./ENGR.	
PROJ. MRG.	LBF
JOB NO.	09020.00

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C3.01

④ PERSPECTIVE VIEW FROM NORTHWEST
N.T.S.

② PERSPECTIVE VIEW FROM NORTHEAST
N.T.S.

③ PERSPECTIVE VIEW FROM SOUTH WEST
N.T.S.

① PERSPECTIVE VIEW FROM SOUTHEAST
N.T.S.

SMMA
SYMMES MAINI & MCKEE ASSOCIATES

1000 Massachusetts Avenue
Cambridge, Massachusetts 02138
617.547.5400 Fax 617.354.5758

OWNER REVIEW

NAME	Date

NO.	DATE	DESCRIPTION
	9/2/09	SD SUBMITTAL

ISSUE LOG
△ = CLOUDED CHANGE

Pompositticut / Center Elementary School
403 Great Rd
Stow, MA 01775

BUILDING PERSPECTIVES

SCALE	N.T.S.
DRAWN BY	Author
CHECK BY	
PROJ. ARCH./ENGR.	KH/DJO
PROJ. MRG.	LBF
JOB NO.	09020.00

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A2.02