

Town of Stow  
Lower Village Business District  
—  
An Issues and Opportunities  
Assessment

Stow Planning Department

May 7, 2013

# 92 Great Road

## Summary

92 Great Road suffers from a hazardous streetscape, grandfathered uses and a tight building envelope. Despite the challenges, however, the possibility of combining the parcel with the rear lot of the same owner allows for better development potential. A thoughtful site plan and inviting design are paramount at this site due to its position as the eastern gateway to Lower Village. While the property has been plagued by a now non-conforming public water supply, its proximity to a potential water supply at Heritage Lane could spur opportunity.

## Strengths

### Site Plan

- 1.5 acre lot abutting ~3 acre rear lot of same owner
- Highly visible eastern gateway to Lower Village
- Public right of way encompasses dangerous sections of curbcut

## Weaknesses

### Site Plan

- Undefined entrance and egress
- Western egress features awkward interlot connection joining in large 60' curbcut
- Eastern end of property features 211' curbcut
- No pedestrian circulation cues
- Landscaped median offers no sidewalk.
- Sparse vegetation in median



## Parcel Stats

Parcel #	00R-29 000083, 00R-29 00085A
Acreage	Front Lot—1.47
	Rear Lot—2.98
Sq ft.	Front Lot—64,121'
	Rear Lot—129,808
Frontage	458'
Use	Used car dealership with auto detailing

## Building Statistics

# Structures	3
Year Built	
Auto Service	1936
Dwelling Unit	1900
Garage	1920
Setback	~17'
Floor Area	
Auto Service	10,892'
Dwelling Unit	1704'
Garage	1200'
FAR	
Front Lot	.16 (bylaw max = .33)
Rear Lot	.02 (bylaw max = .33)

## Opportunities

- Proximity to potential future water supply sources
- Altered setback requirements and FAR regulations may allow for creative redevelopment scenarios and enhanced streetscape
- Rear lot has potential to house a zone 1 public water supply area
- Opportunity to create conditions for attractive gateway business use
- Rear lot could allow for future parking needs

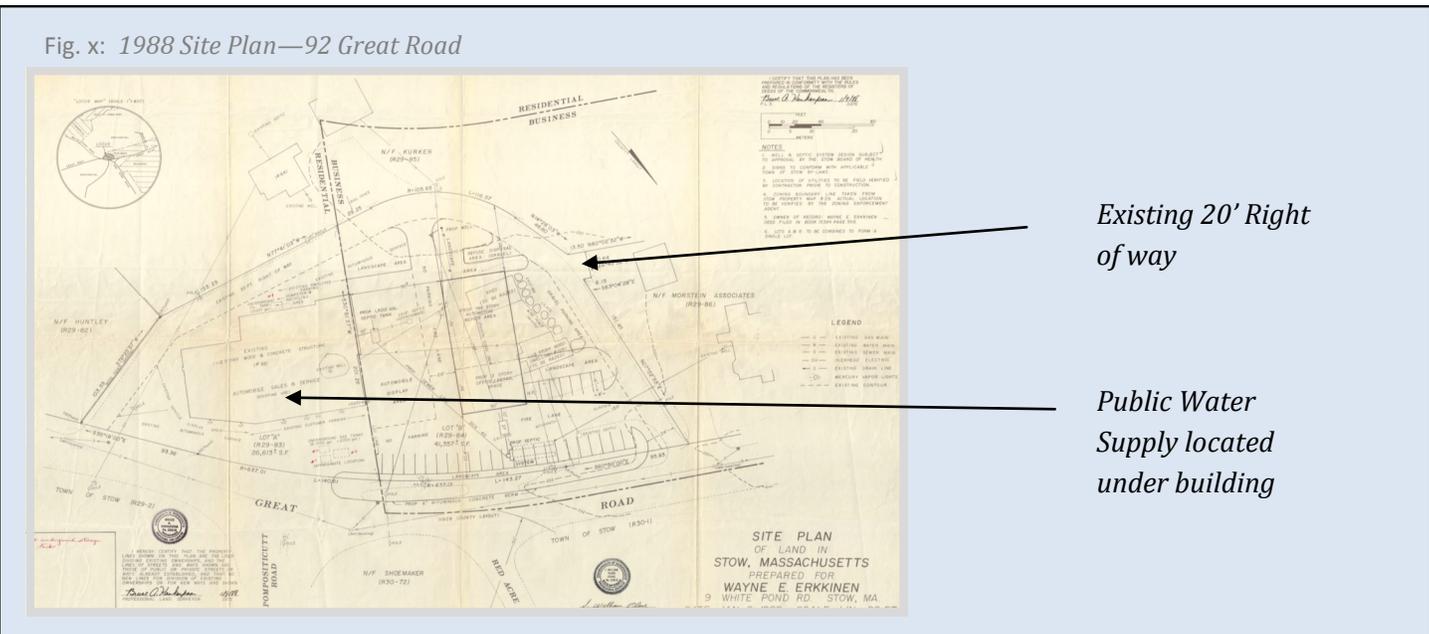


## Threats

- Existing 20' right of way servicing a rear lot dwelling unit could inhibit redevelopment potential if the residential use persists.
- Current building envelope on front parcel may prohibit redevelopment due to insufficient space for siting of parking, septic system and public water supply.



Fig. x: 1988 Site Plan—92 Great Road

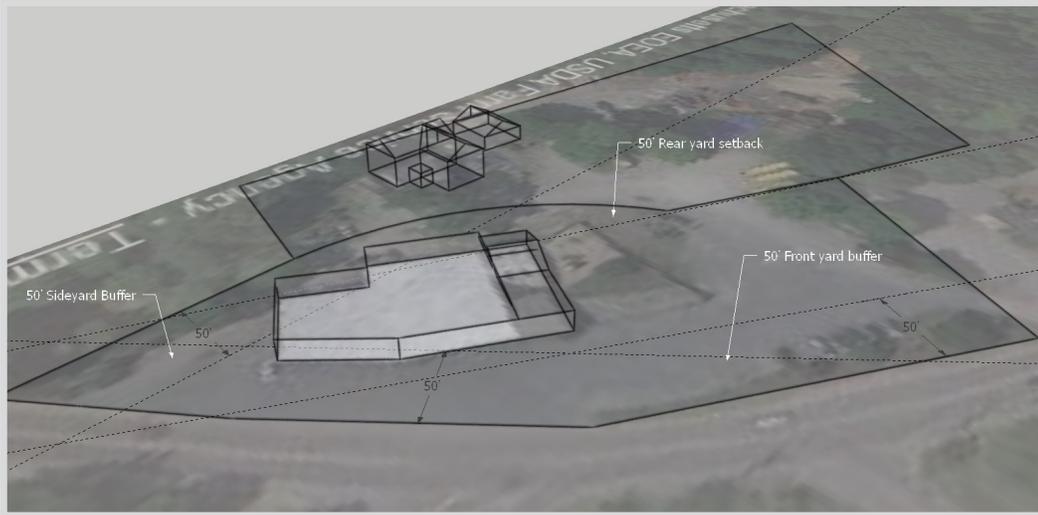


*Existing 20' Right of way*

*Public Water Supply located under building*

## 92 Great Road Cont.

Fig. x: 92 Great Road rendering of building envelope



Current setback requirements on the front parcel, combined with the right of way set-aside does not allow for rear yard parking, or creative site planning regarding septic and zone 1 public water supply requirements

Fig. x: 92 Great Road with Daycare Tenant



Approximate location of right of way serving residential use

Despite addition of turf median, a dangerous 200'+ curbcut remains



# 108 Great Road

## Summary

Most recently the site of the Beef and Ale restaurant, the now vacant 108 Great Road parcel consists of a modest sized structure with New England vernacular elements and a small storage garage. The building is set relatively close to the road with little vegetative screening or pedestrian elements. An undefined curbcut exists on both sides of the building, the easternmost of which shares an awkward interlot connection with 92 Great Road. Redevelopment scenarios may improve circulation and the relationship if the structure to adjacent lots.

## Water Issues

With new DEP zone 1 public water supply regulations, options for expansion of service on the existing well are minimal. The requirements, when combined with parking needs and Title V regulations may actually prohibit future uses that require a public water supply.

## Parcel Stats

Parcel #	00R-29 000086
Acreage	.9
Sq ft.	39275'
Frontage	198'
Parking spaces	42 on original plan— 25 current
Use	Restaurant site currently vacant

## Building Statistics

# Structures	1
Year Built	1961
Setback	32'
Floor Area	3821'

## Strengths

### Design

- Structure is oriented to the road
- Contains traditional New England architectural features, including gabled front

### Site Plan

- Relatively shallow setback compared to other properties
- Route 117 as built plans show approximately ten feet of front lot in the public right of way

## Weaknesses

### Design

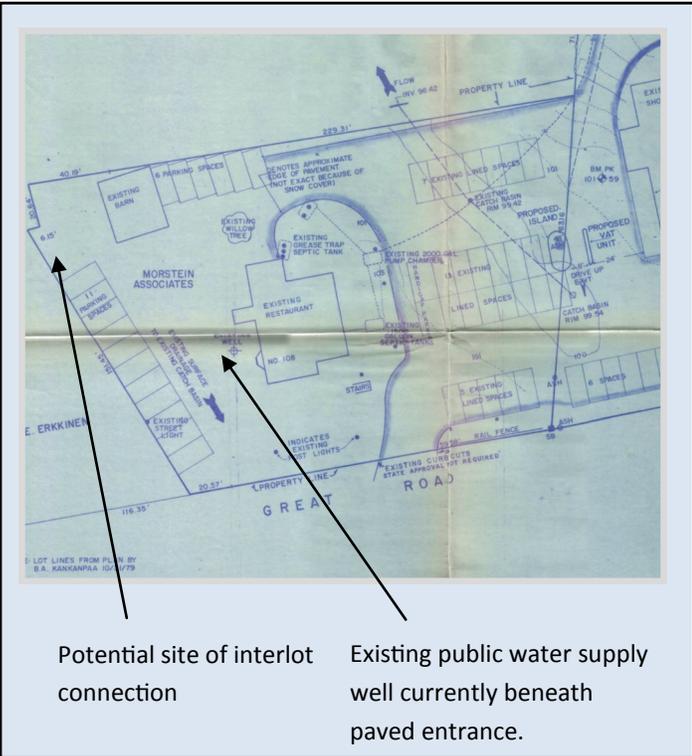
- Restaurant hoods and fans are unscreened
- Uninviting/outdated façade
- Featureless windows lack accent

### Site Plan

- Two curbcuts along 117
- Awkward and potentially dangerous interlot connection with 92 Great Road
- Parking is undefined
- Undefined entrance and egress



# 108 Great Road



### Opportunities

- Off site public water supply could replace outdated well.
- Shared parking could allow for larger structure or multiple businesses under one roof.
- Due to lot shape, future structure could enhance the streetscape and allow for rear yard parking.
- Potential to eliminate western curbcut with improved interlot connections at the rear of lot.
- Rt. 117 as built plans show an approximate 10' deep public right of way along the frontage of 108.



### Threats

- Without an offsite public water supply, the property will likely not be able to return to a restaurant use
- Relocation of the structure will likely trigger conformity to new DEP regulations.
- Post remediation well monitoring in conjunction with environmental cleanup efforts at 124 Great Road have not taken place due to denied access on the site.



## 117 Great Road Cont.

### Summary

Housing a supermarket and several small retail and eating establishments, the Stow Shopping Center is the central hub for Lower Village business activity, drawing customers from the Stow area with anchor businesses such as Shaw’s supermarket, Global Fitness and Ace Hardware. The Shopping Center’s orientation to Great Road does not allow for an inviting streetscape. An excess of parking spaces and impervious surfaces dominate the site, with little mitigation from street and parking lot trees away from the Common. Deep setbacks—characteristic of auto dependent strip development—provide few safe pedestrian routes to access the plaza from the Great Road.

Although upgrades to the façade of the main structure have allowed for some traditional architectural elements, the design is hampered by the parking configuration. Citizen’s Bank, set relatively close to Great Road, provides a much needed break in the open streetscape. The Bank’s setback and vernacular architecture, paired with the Lower Village Streetscape standards could provide a model for future development along the north side of Great Road. Unlike the south side of Lower Village, the Shopping Center is blessed with a relatively large public water supply that could accommodate new development. Traffic circulation is also a major concern at the Shopping Center. Landscaped islands separating the parking lanes are unevenly spaced, causing confusion and awkward turns at the two main entrances and egresses. Identifying solutions that are compatible with the Rt. 117 conceptual traffic plans could help alleviate issues of circulation and safety.

Parcel Stats		
Parcel #	00R-30	
	00013A	
Acreage	13.2	
Sq ft.	574,661	
Frontage	Great Road	~675’
	Samuel Prescott	~250’
Parking Spaces	503	
Use	Large lot / strip mall retail	
Building Statistics		
# Structures		3
Year Built		1964, 1972
Setback		51—442’
Floor Area		
Total		125,891’
Supermarket		50,628’
Global Fitness Gym		24,728’
Restaurant space		12,040’

Fig. x—Stow Shopping Center Parcel Boundary





## Strengths

### *Design*

- Vernacular details to the façade provide some relief to the uniform roofscape and arcade pattern
- Citizen's Bank is well scaled, with traditional architectural elements, breaking up the long open expanse left by the shopping center setback



### *Site Plan*

- Use of Lower Village streetscape standards at Citizen's Bank provides some continuity to the streetscape
- Walkway connecting Red Acre Road offers alternative to Great Road
- Walkway connecting to Meeting House offers alternatives to Great Road



## Weaknesses

### *Design*

- Façade lacks projections/indentations
- Lacks architectural features that can offer identity for businesses

### *Site Plan*

- West entrance lacks proper configuration with parking lanes
- No walkways to access the shopping center from Great Road
- Deep setbacks allow for parking to dominate the streetscape
- Lack of landscape trees for parking lot shading and street screening
- No clear pedestrian path from one side of the plaza to the other.



# 117 Great Road Cont.

## Opportunities

- Ample space along the Great Road frontage may accommodate infill development
- Improved landscaping and pedestrian opportunities could encourage foot travel between both sides of Great Road
- Abutting Lower Village Common could provide opportunities for future events

## Threats

- Proposed shopping center in Maynard and existing competition from Hudson could threaten the viability of Shaw's supermarket
- Wastewater system along the west frontage could inhibit future infill opportunities

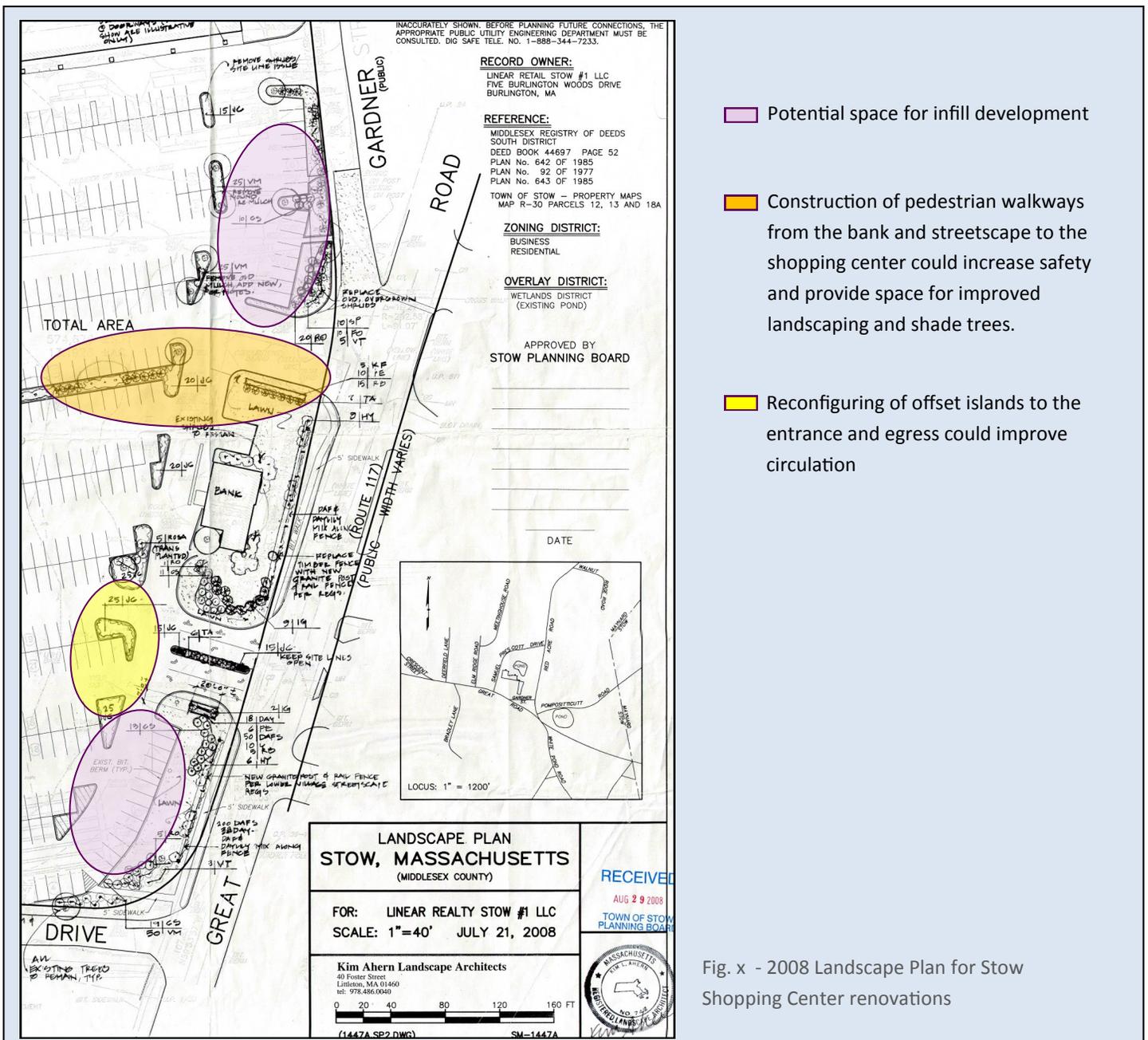


Fig. x - 2008 Landscape Plan for Stow Shopping Center renovations



# 118 Great Road

## Summary

Providing space for a variety of retail and office uses, 118 Great Road contains design and site plan elements to draw from as well as avoid. Although the structure has some varying rooftops and traditional elements the front setback parking detracts from its appeal and give it a dark appearance. The original plans called for stylistic elements, such as shutters for the windows along the gambrel roof that could mitigate the overwhelming bulk of the roof. Rear parking and a septic located away from the building footprint offer great opportunities for the property to be well configured into redevelopment plans on 108 and 92 Great Road.

### Parcel Stats

Parcel #	00R-29 000087
Acreage	1.6
Sq ft.	36,905'
Frontage	230'
Parking Spaces	69

### Building Statistics

# Structures	1
Year Built	1979
Setback	86'
Floor Area	13,600'
FAR	.36 (bylaw max = .33)
Use	Retail and office

## Strengths

### Design

- Retail signage for some businesses contains textured appearance and overhead lighting.
- Contains traditional New England architectural features
- Plaza sign is contains some good details

### Site Plan

- 30 parking spaces to the rear of the building
- Septic system located behind building in a residential district and out of the way of commercial encroachments.
- Existing mature street tree

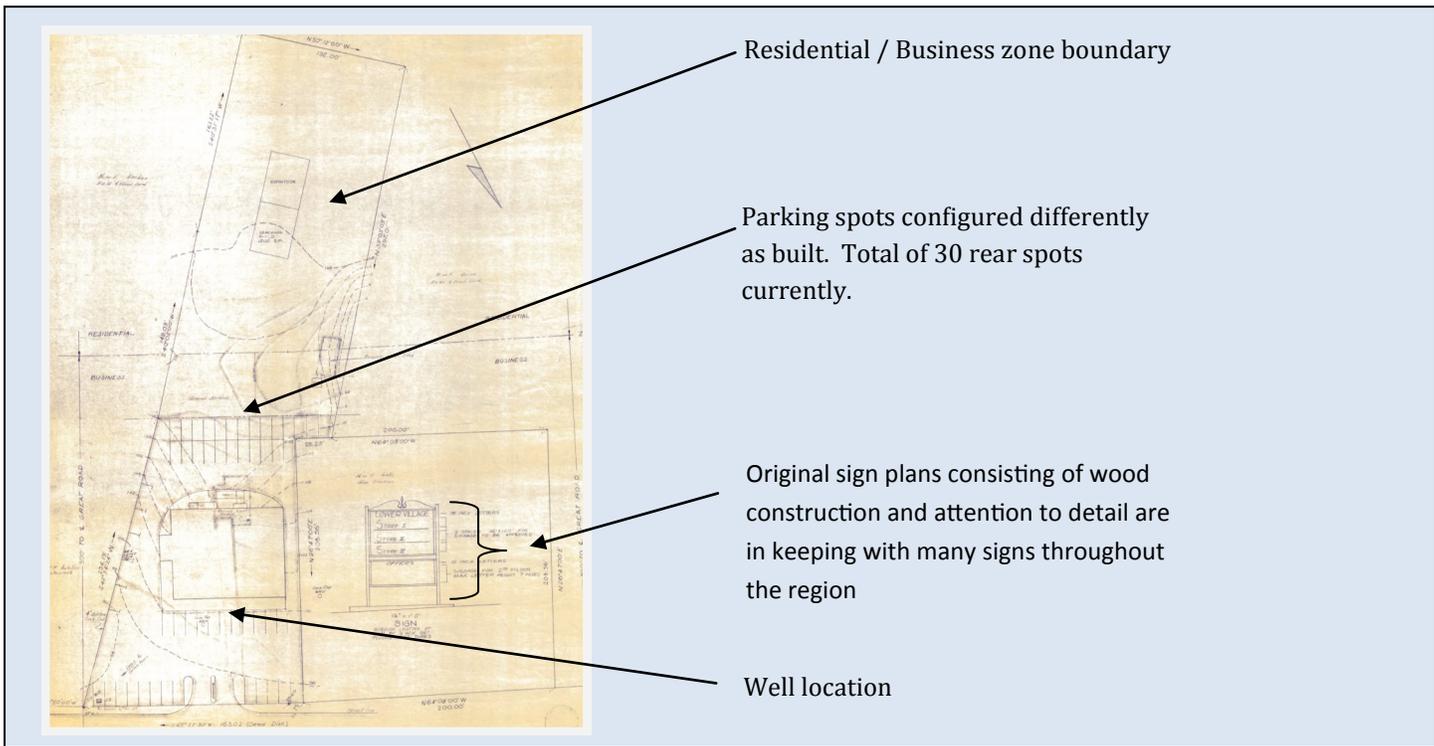
## Weaknesses

### Design

- Lack of symmetry between gambrel and gabled roofs, with somewhat awkward hanging gable.
- Original elevations show defined sign bands above storefronts and window bases. As built does not contain those elements
- Dark appearance in front of storefronts
- Cross patterned grills seem out of place
- Original shutters in the elevations are absent



# 118 Great Road Cont.



## Weaknesses Cont.

### Site Plan

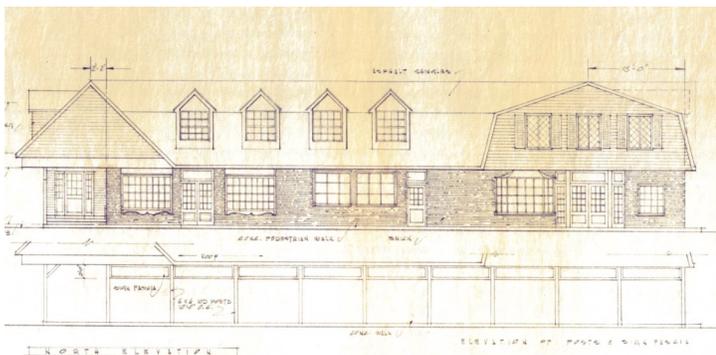
- Cars block view into retail space
- Well currently located under parking area.
- Businesses currently rely on 108 Great Road parking area
- No pedestrian amenities from street to storefront
- Large curbcut

## Threats

- Current public water supply placement may prohibit some future uses.
- Future potential water supply lines from Heritage Lane would have to cross 118 Great Road to reach western Lower Village properties.

## Opportunities

- Configuration with 108 Great Road could allow for rear interlot connection between 118, 108 and 92 Great Road.
- Ample rear parking may allow elimination of parking abutting the landscaped frontage.



# 124 Great Road

## Summary

The former two bay Mobil fuel station occupies a central location in Lower Village. A subsurface petroleum leak in 1988 spurred an ongoing environmental remediation effort that is currently in Phase V, consisting of periodic Permeox injections to speed remediation and monitoring of several on and offsite monitoring wells every six months. A private well is located on the east central portion of the property with septic and leach fields to the structures rear. Groundwater flows are to the southwest, while a catch-basin at the west end of the subject property feeds stormwater to the Lower Village drainage system. Opportunities for redevelopment are likely stalled until contamination reaches safe levels.

## Strengths

### Site Plan

- Central Lower Village location
- Healthy street tree in boulevard strip

## Weaknesses

### Site Plan

- Two large, non-functioning curbcuts
- No sidewalk
- Lack of curbing around boulevard strip



## Parcel Stats

Parcel #	00R-29 000088
Acreage	.94
Sq ft.	41,036'
Frontage	200'
Parking Spaces	N/A

## Building Statistics

# Structures	2
Year Built	1954
Setback	48'
Floor Area	1405' (Service Center) 192' (Shed)
FAR	.036 (bylaw max = .33)
Use	Vacant Fuel Station



# 124 Great Road Cont.

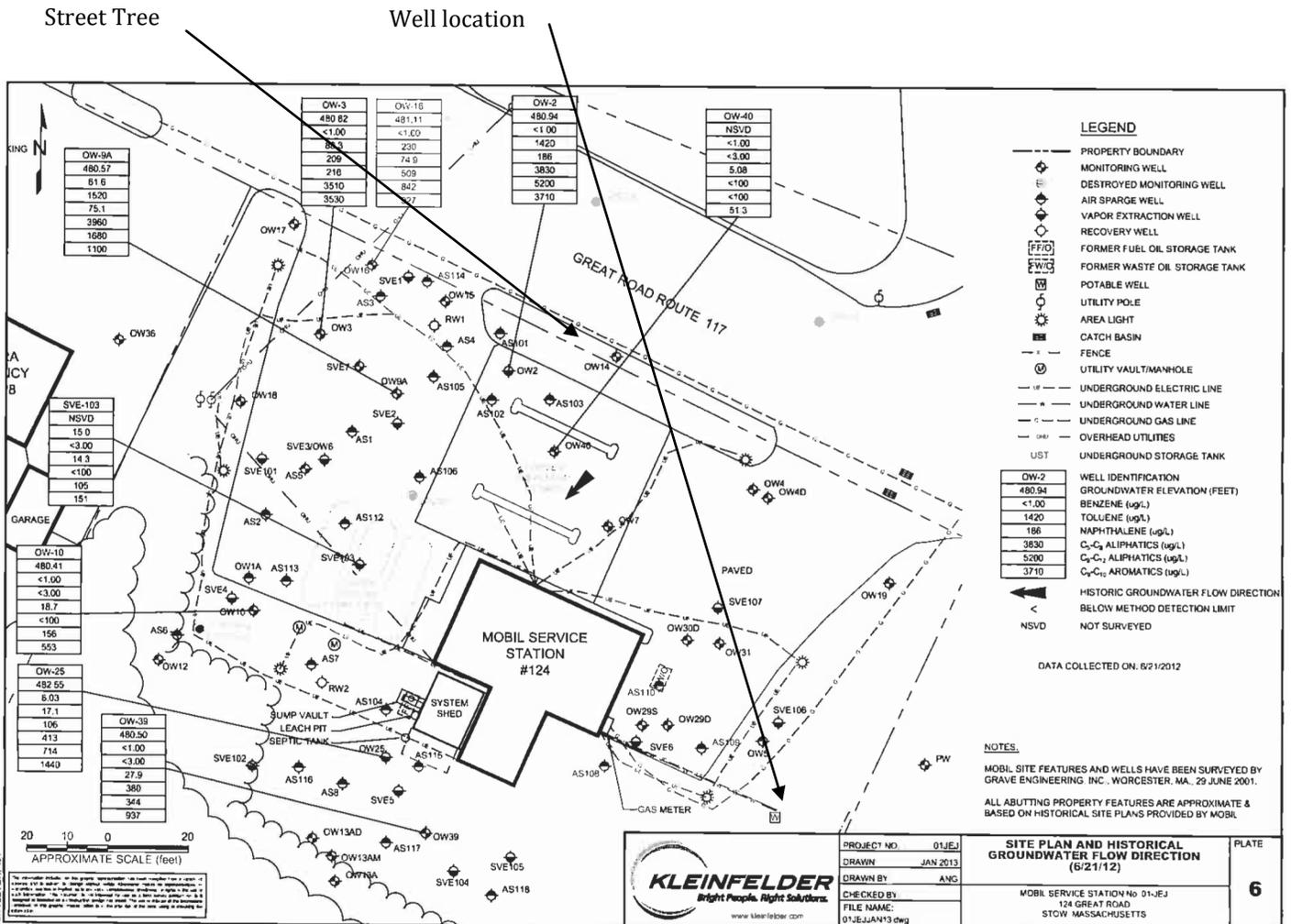


## Opportunities

- Space for front inter-lot connections
- Street improvements could allow for better screening opportunities.
- Potential for shared parking opportunity with 118 Great Road

## Threats

- Remediation timeframe unknown
- Vacant appearance is a drag on visual appeal in Lower Village
- Contamination issues may cause concern for nearby properties and water supplies
- Street Tree may need to be removed for street improvements



## 128 Great Road

### Summary

Home to a cleaner and office space for a local septic tank installation company, 128 Great Road is sandwiched between the contaminated Mobil parcel and a large office and retail building to the east. The structure is generally bright in its appearance, with window and street-scape accents that make it inviting. A new septic system is currently under construction, replacing the outdated cesspool to the rear of the structures. Stormwater flows to Great Road where a catch basin in front of the landscaped island and along the Mobil parcel frontage can collect it. Opportunities for interlot connections may allow one of the curbcuts to be filled in. The landscaped island may need to be moved during future Rt. 117 roadwork.

### Parcel Stats

Parcel #	00R-29 000089
Acreage	.35
Sq ft.	15,507'
Frontage	75'
Parking Spaces	9

### Building Statistics

# Structures	2
Year Built	1958
Setback	56'
Floor Area	
Cleaners	744'
Office	446'
Garage	240'
FAR	.06 (bylaw max = .33)
Use	Cleaners & Curtis

### Strengths

#### Design

- Wooden sign on building is in keeping with Stow Chiropractic, House of Pizza, and Middlesex Savings Bank signs
- Large storefront windows with mullions give an inviting feel
- Maintains a bright appearance

#### Site Plan

- Large maple tree along the eastern lot line
- Landscaped island separating entrance and egress



# 128 Great Road Cont.

## Weaknesses

### Design

- Modular streetscape sign clashes with surrounding Lower Village signage

### Site Plan

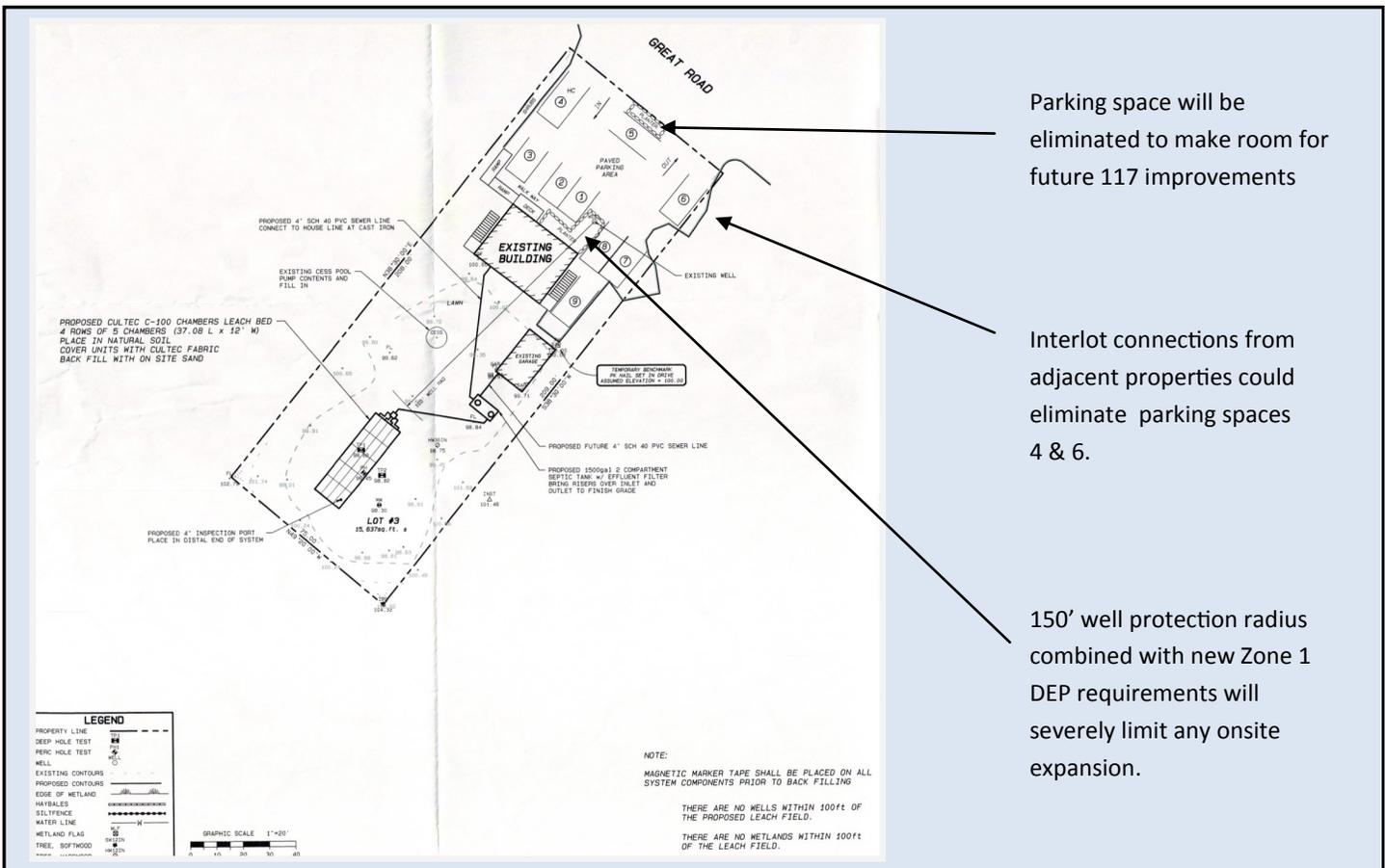
- Turn-around space is tight in parking lot
- Awkward parking space exists behind landscaped island
- Bylaw likely requires more spaces than necessary for use.

## Threats

- Landscaped island is located within the 117 ROW and may need to be removed with any street upgrades
- Large Hardwood noted on east side of plan may see root damage with an interlot connection
- Due to the current location of the well and septic system, a proposed use that would require a public water supply zone 1 radius would likely not meet DEP standards.

## Opportunities

- Parking counts may prove that there are more than enough spaces to serve current and/or expected uses.
- Shared parking and interlot connections



Parking space will be eliminated to make room for future 117 improvements

Interlot connections from adjacent properties could eliminate parking spaces 4 & 6.

150' well protection radius combined with new Zone 1 DEP requirements will severely limit any onsite expansion.

# 132 Great Road

## Summary

132 Great Road exemplifies current zoning requirements, replete with a nearly 80 foot setback, paved parking in front of the entrance, and lack of pedestrian oriented features. Despite the lack of architectural detail consistent with Stow's character, the structure features well designed plaza sign. The current public water supply is located under the pavement and is currently under review by Department of Environmental Protection. Although there is landscaping along the frontage, pedestrians must cross the area to reach the nearest crosswalk.

### Parcel Stats

Parcel #	00R-29 000090
Acreage	.94
Sq ft.	40,968
Frontage	195'
Parking Spaces	~58

### Building Statistics

# Structures	1
Year Built	1986
Setback	77'
Floor Area	
Retail	8580'
Office	8700'
FAR	.42 (bylaw max = .33)
Use	Office and Retail

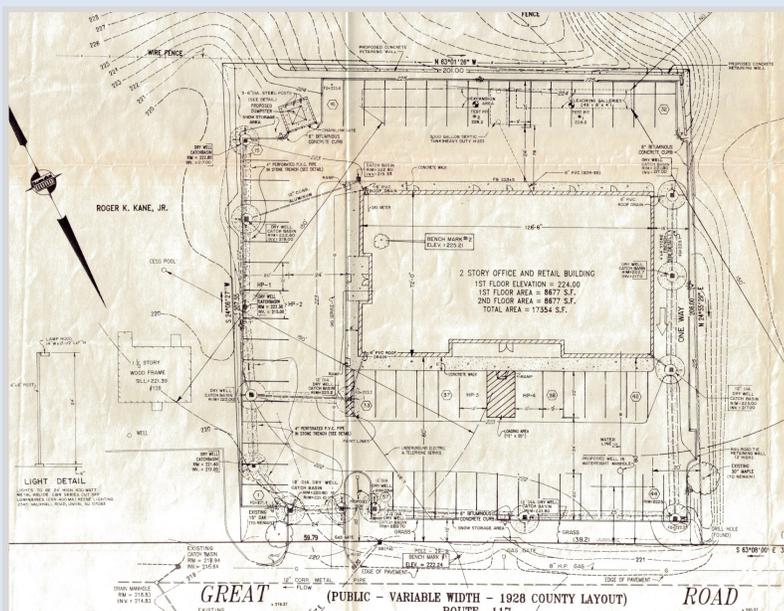
## Strengths

### Design

- Plaza sign with wood slats and granite posts is in keeping with Lower Village Gateway sign features
- Use of brick as a textured material at the pedestrian scale

### Site Plan

- Large trees around the perimeter of parcel
- Existing side and rear yard parking
- Septic system located at the rear of parcel
- Landscaped buffer provides some screening.
- Mix of retail and office space in same building.



# 132 Great Road Cont.

## Weaknesses

### Design

- Lack of architectural details that fit with the surrounding community
- Sign lighting is spotty and asymmetrical
- Attached signs clash with steel awning material.
- Undefined side entrance

### Site Plan

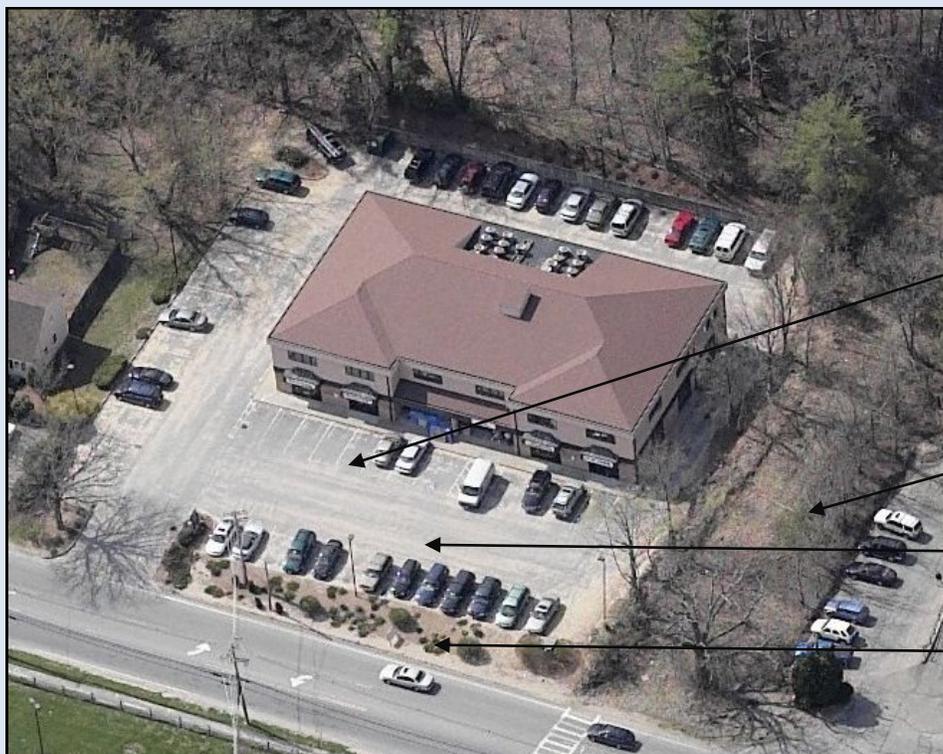
- Mainly impervious building envelope
- Landscaped buffer offers no way to access the crosswalk
- No pedestrian walkways
- Lack of interlot connections
- Plaza sign barely noticeable due to large setback
- Uses do not invite pedestrian travel

## Opportunities

- Moving plaza sign to Great Road could help define property
- Enhanced façade / signage could be more inviting and more in keeping with surrounding neighborhood
- Interlot connections could preclude awkward crossings to shopping center
- Pedestrian amenities could enhance the viability of some types of businesses.
- Future water distribution piping may be able to use L shaped lot to the side and

## Threats

- Existing public water supply is under the pavement and likely out of compliance.
- Utility poles in the landscaped buffer may need to be moved to accommodate Great Road improvements



Location of existing well

Space for interlot connection

Lots of impervious surface with little pedestrian invitation

Pedestrians must cross landscaping to access crosswalks

# 148 Great Road

## Summary

The use of two buildings with similar architectural details provides for three businesses without certain aspects of familiar strip style development. However, a lack of pedestrian amenities or interlot connections isolate the parcel from other Lower Village businesses. Sidewalks currently end at eastern edge of the parcel, with no crosswalks to access the walkways on the north side of Rt. 117. Long curbcuts and a lack of landscaping further degrade the streetscape with expanses of pavement. The parcel also suffers from an outdated public water supply located adjacent to the bank's flagpole. Despite physical room for expansion, DEP requirements for siting public water supplies are currently inhibiting business expansion.

## Strengths

### Design

- Both buildings display symmetrical appearance with common themes in architecture, lighting, signage and building materials
- Building heights and massing are scaled to the pedestrian
- Textured gabled front provides traditional accents
- Signs have a common theme and provide textured appearance

## Strengths

### Site Plan

- Two adjacent buildings breaks up strip style development
- Ample parking available in the side and rear yard

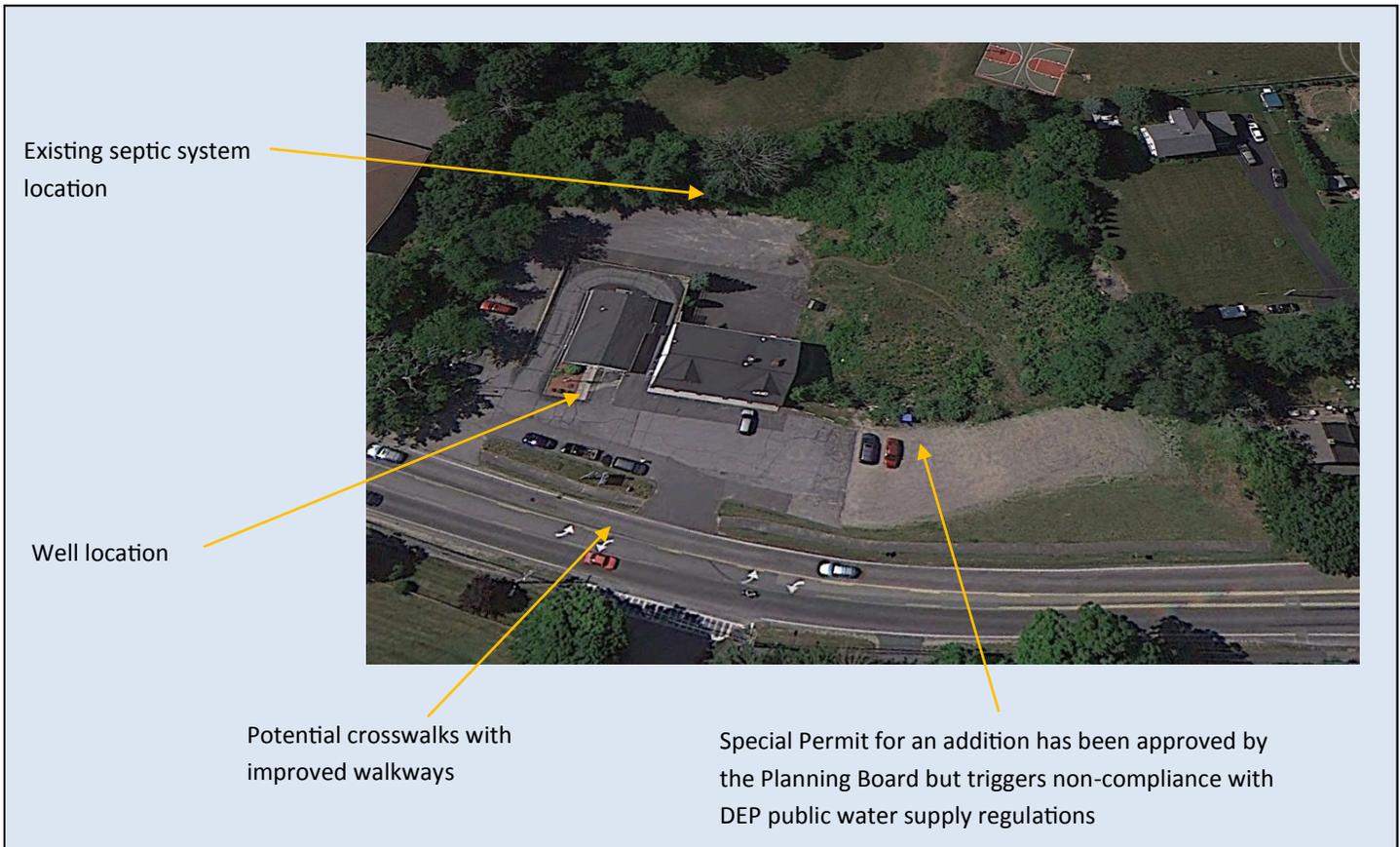


## Parcel Stats

Parcel #	00R-29 00092A
Acreage	1.88
Sq ft.	81,911'
Frontage	414'
Parking Spaces	~20 marked spots with unmarked parking in the rear of the lot and in gravel space west of restaurant
Use	Bank, Dentist and Restaurant

## Building Statistics

# Structures	2
Year Built	1971
Setback	~48'
Floor Area	
Restaurant:	1048'
Bank:	1596'
Dentist:	1368'
Total:	4477'
Combined FAR	.05 (bylaw max = .33)



**Weaknesses**

*Site Plan*

- Public water supply well located in front of bank no longer complies with DEP zone 1 regulations
- Front walkways are not serviced by crosswalks.
- Parking in front of the Stow House of Pizza and dentist can hide façade behind vehicles.
- Lack of streetscape landscaping or trees gives an empty feel.
- Drive through use breaks up the site plan

**Opportunities**

- Ample space for rear parking
- Proposed streetscape upgrades could create space for crosswalks.
- Western portion has space for new development
- Potential for inter-lot connection to 132 Great Road

**Threats**

- Sideyard setback from residential zone may limit development size.
- Septic system setbacks reduces site plan options.
- DEP has denied expansion of restaurant due to outdated public water supply well.

# 179 Great Road

## Summary

The migration of the Post Office to 179 Great Road adds to the town center feel of Lower Village. Some pedestrian amenities are present, including a walkway from the Meeting House development to Samuel Prescott Street. However, clear connections between Faxon Farm and the Post Office are lacking.

Unlike other properties in Lower Village, 179 Great Road has ample screening, intact streetscape standards and utilizes the frontage open space for stormwater infiltration. A symmetrical design with attractive window treatments lends an inviting feel to the post office. However, the less attractive steel framed gym is set to the rear of the lot where three parking lots, one of which is gravel, lack defined spaces.

### Parcel Stats

Parcel #	00R-29 000089
Acreage	3.95
Sq ft.	172,235
Frontage	226'
Parking Spaces	P.O.: 37 marked 10.0 Gym: 29 + un-marked gravel lot

### Building Statistics

# Structures	2 + inground swimming pool
Year Built	1996
Setback	P.O.: 140'; Gym: 420'
Floor Area	
P.O.:	5462'
Gym:	11,735'
Combined FAR	.1 (bylaw max = .33)
Use	Post Office and

## Strengths

### Design

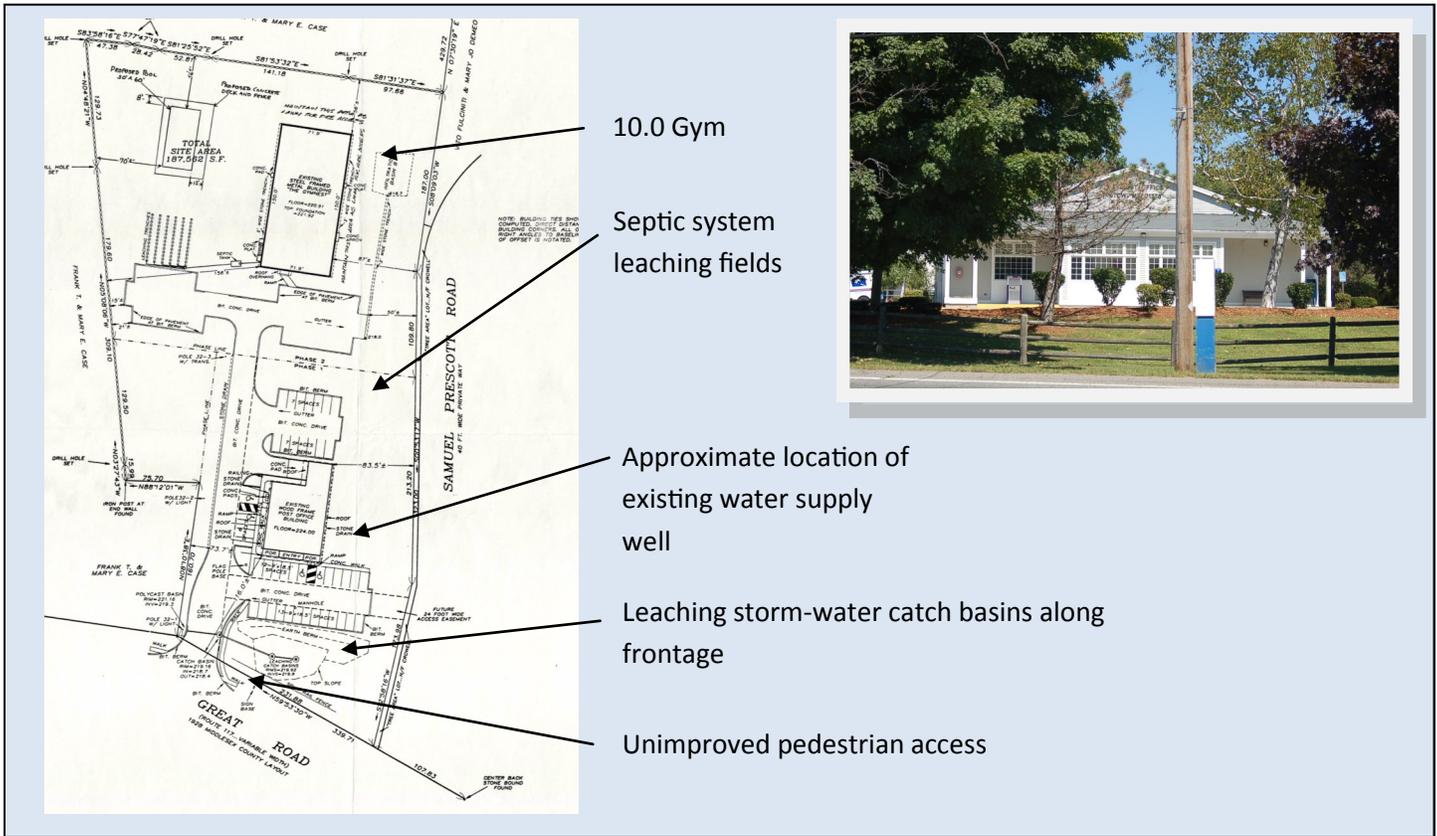
- Symmetrical gabled front and low profile of Post Office blends with the streetscape.
- White façade and windows offer a bright and inviting feel
- Less attractive steel frame gym located at the rear of the parcel

## Strength's Cont.

### Site Plan

- Setback retains landscaping and houses leaching fields.
- Intact Lower Village Streetscape standards
- Existing interlot connection to shopping center
- Maturing trees at streetscape provide transition to the mixed use property to the west.
- Leaching infiltration catch basins collect runoff in the front setback





**Weaknesses**

*Design*

- Steel frame 10.0 Gym building has more of an industrial feel.

*Site Plan*

- Gym parking lots have no marked parking spaces.
- No crosswalks to access restaurant and services across Rt. 117.
- Lack of sidewalk or improved access to post office from Rt. 117

**Opportunities**

- Crosswalks may be well utilized due to large bordering residential development

**Threats**

- Leaching catch basins in setback may be infringed upon during Rt. 117 construction.
- Existing well, located under the pavement in front of the Post Office would likely be unable to expand its public water supply potential.

# 189 Great Road

## Summary

189 Great Road is a strong example of rural mixed-use development on a lot that contains nearly 75 units of housing. The shared architectural elements along the frontage help to transition Lower Village business uses into the most dense residential development abutting the district. Rural architectural styles, side and rear parking and the application of Lower Village streetscape standards give the site a feel that is in keeping with many of Stow’s traditional streetscapes. Toward the rear of the development, a walkway connects the Meeting House with the amenities at 117 Great Road.

## Strengths

### Design

- Incorporates traditional/rural design elements from the residential units on the same parcel
- Use of a cupola, barn style details
- Varied roofline and wall projections
- Sign incorporates color scheme from building patterns.
- Sign’s textured appearance is similar in style to signs from 148 Great Road
- Design allows for seamless transition between business and residential zones

### Site Plan

- Incorporates Lower Village streetscape standards and mature trees for screening
- Side and rear parking allows for landscaped front

## Weaknesses

### Design

- N/A

### Site Plan

- Lack of crosswalks at 179 Great Road entrance and Faxon Drive

## Parcel Stats

Parcel #	00R-0015F
Acreage	15.9
Sq ft.	692,600'
Frontage	291'
Parking Spaces	2

## Building Statistics

# Structures	1
Year Built	2005
Setback	49'
Floor Area	
Office Space	2296'
Multi-Use Office	2734'
Use	Office Condo



**Opportunities**

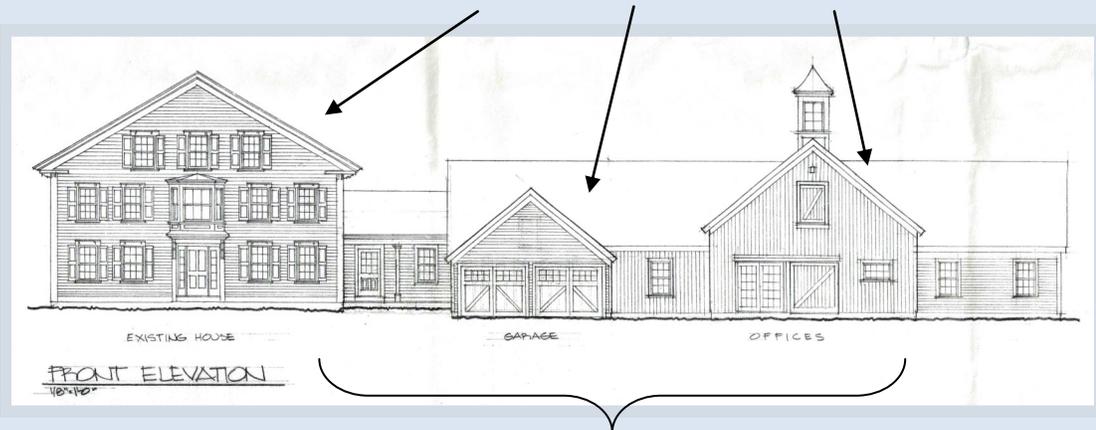
- Residential and mixed use design elements may serve as a guide for future Lower Village proposals

**Threats**

- N/A



Varying gabled rooflines retain an aspect of symmetry



Residential and business design elements share similar architectural details, including:

- Window treatments
- Garage doors
- Rooflines

Façade incorporates differing projections



## Off Great Road

### Summary

Although oddly shaped and unbuildable, the location of parcel 100A could be a critical component of the Lower Village planning effort. The east—west orientation of the parcel, which runs along a knoll parallel with Great Road, could house future water lines from possible water supplies at Heritage Lane. The lot also contains a north -south public access easement linking Lower Village to significant open spaces in the Town Forest and beyond. Additionally, the relatively flat and narrow frontage could easily accommodate an inter-lot connection between 132 and 148 Great Road businesses. In light of the opportunities the Town of Stow should consider bringing the lot under Town control.

### Parcel Stats

Parcel #	R29—100A
Acreage	1.13
Sq ft.	49,109'
Frontage	56'
Parking Spaces	N/A

### Building Statistics - N/A

### Strengths

- Public access easement links Lower Village to open space in Town Forest
- Rare undeveloped parcel in Lower Village
- Language on deed precludes lot from housing future structures.

### Weaknesses

- Not large enough to house a feasible public water supply radius

### Opportunities

- Could offer connections to open space
- East-west layout could house water supply mains
- Narrow frontage could accommodate interlot connection

### Threats

- Lot currently owned by private development firm



## Lower Village Common

### Parcel Stats

Parcel #	R30-0010
Acreage	.75
Sq ft.	32,705
Frontage	~430'
Parking Spaces	N/A

### Summary

Lower Village Common is the most notable open space asset in the business district. Not only is Lower Common a historic focal point for Stow and the larger Minuteman region, but it serves many ancillary functions to the business district. Lower Common's green space presents a natural transition between the rural aspect of Stow and the large parking lot of the Shopping Center. Its location is well positioned for smaller events and gatherings, with visibility along Great Road and access from the more lightly traveled Gardener Street. Lower Common also serves as a model for Lower Village streetscape standards, setting the tone for tree spacing and fence placements that are attempted elsewhere in the district.

Although the recent reconfiguration of Gardner Street has allowed for better pedestrian access to the Common, there are still no sidewalks along the Great Road frontage. Streetscape and traffic improvements in Lower Village could bring the addition of sidewalks and better connections to the south side of the district. Lower Common may also play a role in the siting of future stormwater retention or treatment systems when the district's system is improved.



### Strengths

- Regionally significant historic identity
- Offers natural screening of shopping center
- Transitions visitors into the Lower Village business district with intact streetscape standards
- Central gathering space for events

### Weaknesses

- Located on a stretch of Great Road that does not offer sidewalks on either side of the road.

### Opportunities

- Potential gathering space for future Lower Village events
- Redevelopment on the south side of 117 could utilize the Common as a civic space

### Threats

- Future expansions and improvements to Great Road could infringe on the Common space.
- Stormwater leach fields may be economical at Lower Common.