

Notice of Intent

Pursuant to the Massachusetts Wetlands Protection Act MGL ch.131 sec.40 & Town of Stow Wetlands Protection Bylaw

Proposed Project:

22 Johnston Way

Stow, Massachusetts

Map R-22 / Parcel 1B-2, Map U-11 / Parcel 13-1B-3, Map U-11 / Parcel 10A-A1



Date: April 26th, 2021
Revised: May 13th, 2021

Prepared By: Dillis & Roy Civil Design Group, Inc.
1 Main Street – Suite #1
Lunenburg, Massachusetts 01462

Prepared For: Stow Elderly Housing Corp.
22 Johnston Way
Stow, MA 01775

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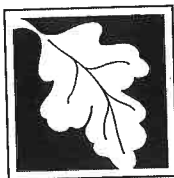
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Notice of Intent



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 3 – Notice of Intent
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Stow
 City/Town

Important:
 When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note:
 Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

22 Johnston Way
 a. Street Address
 Latitude and Longitude:
 R-22, U-11, U-11
 f. Assessors Map/Plat Number

Stow
 b. City/Town
 42.433763
 d. Latitude
 1B-2, 13-1B3, 10A-A1 (Respectively)
 g. Parcel /Lot Number

01775
 c. Zip Code
 -71.497985
 e. Longitude

2. Applicant:

Stow Elderly Housing Corporation
 a. First Name
 Stow Elderly Housing Corporation
 c. Organization
 22 Johnston Way
 d. Street Address
 Stow
 e. City/Town
 MA
 f. State
 01775
 g. Zip Code

h. Phone Number
 i. Fax Number
 j. Email Address

3. Property owner (required if different from applicant): ☐ Check if more than one owner

Plantation Apartments II, LLC
 a. First Name
 Plantation Apartments II, LLC
 c. Organization
 22 Johnston Way
 d. Street Address
 Stow
 e. City/Town
 MA
 f. State
 01775
 g. Zip Code

h. Phone Number
 i. Fax Number
 j. Email address

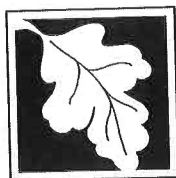
4. Representative (if any):

Gregory
 a. First Name
 Dillis & Roy Civil Design Group
 c. Company
 1 Main Street
 d. Street Address
 Lunenburg
 e. City/Town
 978-779-6091
 h. Phone Number
 978-779-0260
 i. Fax Number

Roy
 b. Last Name
 MA
 f. State
 01462
 g. Zip Code
 groy@dillisandroy.com
 j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

\$3,150
 a. Total Fee Paid
 \$1,562.50
 b. State Fee Paid
 \$1,587.50
 c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

The proposed project consists of the construction of a gravel access road for the drilling of additional wells on the property, directional drilling of water service, and the construction of a well house and appurtenances.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- | | |
|---|---|
| 1. <input type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Commercial/Industrial | 4. <input type="checkbox"/> Dock/Pier |
| 5. <input checked="" type="checkbox"/> Utilities | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation |
| 9. <input type="checkbox"/> Other | |

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. ☐ Yes ☒ No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Middlesex

a. County

44383

c. Book

b. Certificate # (if registered land)

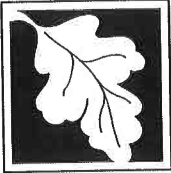
35

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- ☒ Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- ☒ Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input checked="" type="checkbox"/> Riverfront Area	Elizabeth Brook 1. Name of Waterway (if available) - specify coastal or inland	

2. Width of Riverfront Area (check one):

- ☐ 25 ft. - Designated Densely Developed Areas only
- ☐ 100 ft. - New agricultural projects only
- ☒ 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: 322,278 square feet

4. Proposed alteration of the Riverfront Area:

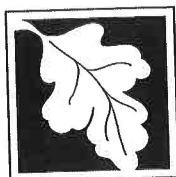
<u>28,171</u>	<u>0</u>	<u>28,171</u>
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI? ☒ Yes ☐ No

6. Was the lot where the activity is proposed created prior to August 1, 1996? ☐ Yes ☒ No

3. ☐ Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.



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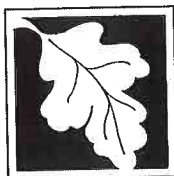
City/Town

B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet 2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	1. square feet	2. cubic yards dune nourishment
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet	
h. <input type="checkbox"/> Salt Marshes	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.	
	a. square feet of BVW	b. square feet of Salt Marsh
5. <input type="checkbox"/> Project Involves Stream Crossings		
	a. number of new stream crossings	b. number of replacement stream crossings



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C. Other Applicable Standards and Requirements

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

a. ☐ Yes ☒ No

If yes, include proof of mailing or hand delivery of NOI to:

Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581

2017 Mass GIS

b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); OR complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review*

1. ☐ Percentage/acreage of property to be altered:

(a) within wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

2. ☐ Assessor's Map or right-of-way plan of site

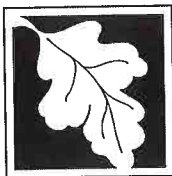
2. ☐ Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

(a) ☐ Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) ☐ Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/>). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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C. Other Applicable Standards and Requirements (cont'd)

- (c) ☐ MESA filing fee (fee information available at http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/ mesa/ mesa_fee_schedule.htm).
Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

- (d) ☐ Vegetation cover type map of site
- (e) ☐ Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following
1. ☐ Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/ mesa/ mesa_exemptions.htm; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)
 2. ☐ Separate MESA review ongoing. a. NHESP Tracking # _____ b. Date submitted to NHESP _____
 3. ☐ Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.
3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?
- a. ☒ Not applicable – project is in inland resource area only b. ☐ Yes ☐ No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

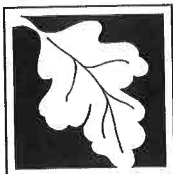
South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: DMF.EnvReview-South@state.ma.us

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: DMF.EnvReview-North@state.ma.us

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.



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C. Other Applicable Standards and Requirements (cont'd)

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
a. ☐ Yes ☒ No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
a. ☐ Yes ☒ No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
a. ☐ Yes ☒ No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
a. ☒ Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1. ☐ Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
2. ☐ A portion of the site constitutes redevelopment
3. ☐ Proprietary BMPs are included in the Stormwater Management System.
b. ☐ No. Check why the project is exempt:
1. ☐ Single-family house
2. ☐ Emergency road repair
3. ☐ Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

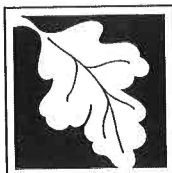
D. Additional Information

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. ☒ USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. ☒ Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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D. Additional Information (cont'd)

3. ☒ Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. ☒ List the titles and dates for all plans and other materials submitted with this NOI.

NOI Site Plan

a. Plan Title

Dillis & Roy Civil Design Group

Francis M McPartlan, P.E.

b. Prepared By

5/13/2021

c. Signed and Stamped by

1"=20'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

5. ☐ If there is more than one property owner, please attach a list of these property owners not listed on this form.
6. ☐ Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
7. ☐ Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
8. ☒ Attach NOI Wetland Fee Transmittal Form
9. ☒ Attach Stormwater Report, if needed.

E. Fees

1. ☐ Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

1061

2. Municipal Check Number

1060

4. State Check Number

Stow Elderly Housing Corp

6. Payor name on check: First Name

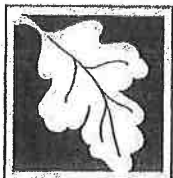
4/22/2021

3. Check date

4/22/2021

5. Check date

7. Payor name on check: Last Name



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F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

Justin M. Blake President

1. Signature of Applicant

Stow Elderly Housing Corp.

4/22/2021

2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



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NOI Wetland Fee Transmittal Form
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. Applicant Information

1. Location of Project:

22 Johnston Way

a. Street Address

Stow

b. City/Town

\$1,562.50

d. Fee amount

c. Check number

2. Applicant Mailing Address:

a. First Name

Stow Elderly Housing Corporation

c. Organization

22 Johnston Way

d. Mailing Address

Stow

e. City/Town

b. Last Name

MA

f. State

01775

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

3. Property Owner (if different):

a. First Name

Plantation Apartments II

c. Organization

22 Johnston Way

d. Mailing Address

Stow

e. City/Town

b. Last Name

Ma

f. State

01775

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

B. Fees

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).

Fee should be calculated using the following process & worksheet. **Please see instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

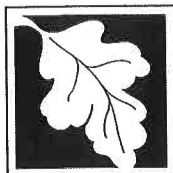
Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.



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B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
3.C	1	\$1,050.00	\$1,050.00
3.E	1	\$1,050.00	\$1,050.00

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee:	\$2,100.00 (x1.5 for Riverfront = \$3,150.00)
State share of filing Fee:	\$1,562.50
City/Town share of filing Fee:	b. 1/2 Total Fee less \$12.50
	\$1,587.50
	c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
Box 4062
Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

PROJECT NARRATIVE

1.0 Project Narrative

1.1 *Project Type*

The proposed project involves the construction of an access road to drill a new well for the Plantation Apartments. The project will also involve the directional drilling of a water line to provide the water service to the apartment building and the construction of a well house with all appurtenances.

1.2 *Site Description*

The proposed site consists of three separate parcels all owned by the Plantation Apartments (0 Great Road, 22 Johnston Way, & 252 Great Road). The existing Plantations Apartments exist on the middle of the three parcels and are accessed on Johnston Way. Elizabeth Brook exists to the southwest of the property and wetlands exist along the southern property line at the bottom of a steep embankment. A stream exists along the property line between 0 Great road and 22 Johnston Way. A portion of the site falls within the 100-year flood elevation from the existing stream. An access easement through 302 Great Road will be used to install the gravel access road and will be used to access the well building.

1.3 *Proposed Project*

The proposed project involves the construction of a gravel access road to drill wells on the subject parcel. The gravel access road will fall within the 100-foot buffer zone, and a booster station building will be installed adjacent to the drilled wells on the gravel access road. The three proposed wells will be used as the water supply to a new apartment building adjacent to the existing Plantation Apartments.

1.4 *Mitigation Measures*

Erosion and sediment controls have been incorporated in the design of the layout with the objective of retaining sediment on site, filtering and reducing storm water discharge and protecting wetland and undisturbed areas. A combination of stabilization and structural practices is included to meet the objective, as described in detail below. The following is a list of common temporary and permanent structural erosion control devices, which will be applied:

- 1.4.1 Straw wattles with silt fence will be installed up gradient from areas of bordering vegetated wetlands that may receive runoff from areas disturbed by construction. The straw wattles will be installed according to the manufacturer's instructions and will be maintained throughout the construction process.
- 1.4.2 The sediment control barrier will be installed to prevent the migration of soil materials under, around, or over the fencing. Sediment will be removed from behind the barrier when the accumulated amount has reached approximately half of the original installed height of the barrier. The overall condition of the silt fence and straw wattles will be inspected and maintained by the general contractor to maintain the level of sufficiency.
- 1.4.3 Sediment traps for dewatering trenchless pits. Temporary Sediment traps will be used at both ends of the directionally drilled water main during construction in the event that groundwater is collecting in the landing area for the proposed water main. The temporary sediment traps shall be constructed per the detail on the Notice of Intent Site plan.

Upon completion of construction, all disturbed areas shall be loamed and seeded (or landscaped). The erosion and sedimentation controls shall be removed only upon final stabilization of the site and/or after the Conservation Commission has issued a Certificate of Compliance for the project.

1.5 WETLAND PROTECTION ACT PERFORMANCE STANDARD

In accordance with 310 CMR 10.01(2), Dillis & Roy Civil Design Group, Inc. briefly reviewed the proposed project's compliance with the Wetland Protection Act regarding the following interests:

- 1.5.1 **Private and Public Water Supplies** – The site will be served by three private water supply wells that have an IWPA radius outside of any nearby septic system. Please refer to the attached site plans to observe the wells & their associated IWPA radii.
- 1.5.2 **Groundwater Supply** – Groundwater mounding calculations will be performed to ensure there are no adverse impacts to the abutting wells & water supplies.
- 1.5.3 **Flood Control** – While a portion of the project exists inside the 100-year flood elevation, the proposed project does not involve any placement of fill within Bordering Lands Subject to Flooding as defined in 310 CMR 10.57(2)(a).

- 1.5.4 **Storm Damage Prevention** – Erosion control barriers will be installed and maintained down gradient to all proposed work. The erosion control measures shall remain in place until construction is completed and the Conservation Commission has issued a Certificate of Compliance for the project.
- 1.5.5 **Prevention of Pollution** – The proposed project does not intend to use, store, or generate any potentially toxic or hazardous materials on the site. The project does not propose any underground or above ground storage for any chemicals of gasoline. As such, no toxic or hazardous materials are to be disposed of on the site. In the event that toxic materials are uncovered unexpectedly during construction, disposal of all such materials will comply with applicable rules and regulations.
- 1.5.6 **Protection of land containing shellfish** - Not applicable.
- 1.5.7 **Protection of Fisheries** – Not applicable

1.6 Protection of Wildlife Habitat

The Massachusetts Natural Heritage Atlas (Oct. 2008 Edition) demonstrates that the site is not in a Priority Habitats of Rare Species and Estimated Habitats of Rare Wildlife. As such, a filing with NHESP is not required.

1.7 Alternatives Analysis

Pursuant to WPA Form 3-part B.f.5 Dillis & Roy Civil Design Group submits the following Alternatives Analysis for 22 Johnston Way.

The Applicant proposes the construction of a gravel access driveway, drilling of wells for drinking water, trenchless installation of a water service via directional drilling, construction of a well house, and associated appurtenances. This proposed work will result in the disturbance of approximately 13,604 square feet of buffer within the 200-foot Outer Riparian Zone. There will be no disturbance of the 100-foot Inner Riparian Zone as part of this project.

The location of the project is driven solely by the IWPA radius requirements for the proposed wells 191-foot radius. Based on their demand, these wells will have 191-foot radii. These radii must be contained within property under control of the applicant. Moving the wells outside of the 200-foot Outer Riparian Zone will result on the radii

overlapping property not under control of the Applicant, and therefore not feasible.

A "No Build" alternative would eliminate this disturbance of the Outer Riparian Zone; however, it would not meet the drinking water needs of the Applicant and is therefore not feasible.

The proposed disturbances will be stabilized with reinforced silt fencing along the downhill limits of disturbance during construction activities. During the construction of the proposed wells, straw wattle will be placed around the drill rig and support truck to prevent soil erosion during well drilling activities. During the trenchless installation of the water service, the sending and receiving pits will be protected with silt fencing and will have sediment traps located outside of the 100-foot wetland buffer.

The proposed access driveway and area surrounding the well house will be surfaced with gravel, to limit impervious surfaces within the Outer Riparian Zone.

PLANS & DETAILS



Town of Stow
BOARD OF ASSESSORS

380 Great Road
Stow, Massachusetts 01775-1122
(978) 897-4597
Email: Assessors2@Stow-MA.gov

REQUEST FOR CERTIFIED ABUTTERS' LIST

Date of Request: 4-13-2021
Property Owner: Plantation Apartments II LLC
Property Location: 0 Great Road, 22 Johnston Way, 252 Great Road
Parcel ID: (Map & Lot): (R-22, 1B-2) (U-11, 13-1B3) (U-11, 10A-A1)
Requesting Board: Conservation Commission

Requestor Information:

Name: Ryan Proctor - Dillis and Roy Civil Design Group
Mailing Address: 1 Main Street, Suite #1, Lunenburg, MA 01462
Email address: rproctor@dillisandroy.com
Phone Number: 978-779-6091 Ext. 311

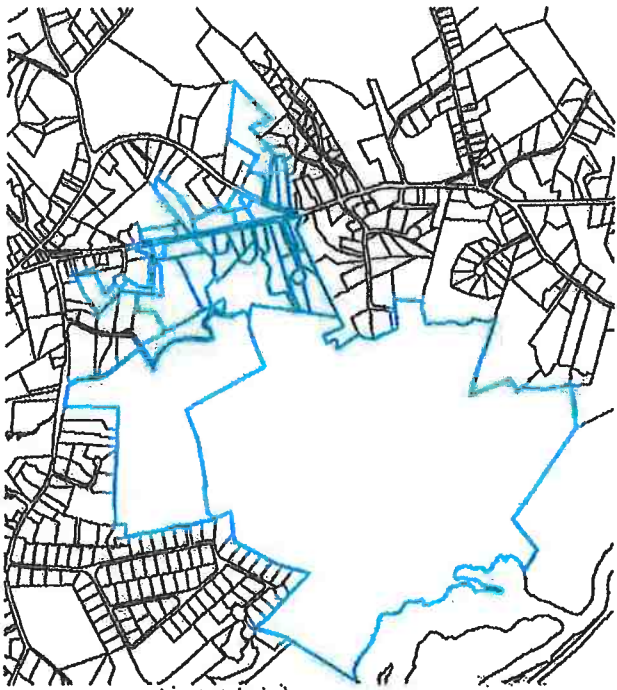
FEE: \$20.00 for first 20 abutters or less:
PLUS: \$1.00 per abutter above 20 entries and \$2.00 per sheet of labels.

Assessors' Office Use Only:

Deposit: \$ _____ Cash ☐ Check ☐ (check # _____)
Add'l Fee: \$ 24- Cash ☐ Check ☐ (check # _____)

The Board of Assessors has 10 business days to provide all Certified Lists of Abutters.
The list is valid for 90 days from the date of Certification.
Applications submitted without all necessary information may be returned for completion.

11/2020



ADDITIONAL LIST
Plantation Apartments
R22/1B-2, U11/13-1B3 U11/10A-A1

MAP/PARCEL	PROPERTY LOCATION	OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY	STATE	ZIP	DEED BOOK	DEED PAGE
00R-22 00002A	44 BOX MILL RD	BURRELL MARK		44 BOX MILL RD	STOW	MA	01775	25358	32
00R-22 00002B	66 - 69 BROOKSIDE AV	LORD JEAN F TRUST		69 BROOKSIDE AV	STOW	MA	01775	64351	46
00R-22 001A-A	0 GREAT RD	TOWN OF STOW		360 GREAT ROAD	STOW	MA	01775	63638	36
00R-22 001B-2	0 GREAT RD	PLANTATION APARTMENTS II LLC		22 JOHNSTON WAY	STOW	MA	01775	63503	256
00R-29 000105	0 BROOKSIDE AV	TOWN OF STOW		TOWN HALL	STOW	MA	01775	11549	506
00U-10 000039	305 GREAT RD	TOWN OF STOW		360 GREAT RD	STOW	MA	01775	21394	374
00U-10 000040	0 GREAT RD	TOWN OF STOW		360 GREAT ROAD	STOW	MA	01775	24015	51
00U-10 000042	302 GREAT RD	MORRIS MARCO		360 GREAT ROAD	STOW	MA	01775	63883	276
00U-10 000043	305 GREAT RD	HAMILTON WILLIAM H		306 GREAT RD	STOW	MA	01775	67163	481
00U-10 000046	314 GREAT RD	DIAZ OCTAVIO L		314 GREAT RD	STOW	MA	01775	69534	355
00U-10 0050-2	14 MINISTERS WY	O'CONNOR RUSSELL		14 MINISTERS WY	STOW	MA	01775	17179	48
00U-10 0050-5	19 MINISTERS WY	MELLETT MICHAEL P		19 MINISTERS WY	STOW	MA	01775	27237	171
00U-11 000008	232 GREAT RD	PHOENIX DAVID W		232 GREAT RD	STOW	MA	01775	66950	553
00U-11 000009	24 DEVINCENT DR	MCPHAIL JR WILLIAM J		24 DEVINCENT DRIVE	STOW	MA	01775	14643	425
00U-11 000011	256 GREAT RD	MAHON KEITH H		256 GREAT RD	STOW	MA	01775	34745	166
00U-11 000014	260 GREAT RD	LEMONIE D PETER		260 GREAT ROAD	STOW	MA	01775	23465	346
00U-11 000015*	268 - 27 GREAT RD	FINATO, DANIEL L (TRUSTEE)		268 GREAT RD	STOW	MA	01775	69161	311
00U-11 000016	272 GREAT RD	MACDONALD JAMES G		8 PARKER ST	STOW	MA	01754-2	74137	211
00U-11 000017	274 GREAT RD	ANDERSON JAMES J		274 GREAT RD	STOW	MA	01775	12142	536
00U-11 000018	280 GREAT RD	HALLOCK FREDERICK A		280 GREAT RD	STOW	MA	01775	27670	587
00U-11 000019	271 GREAT RD	PHILLIPS HERITAGE LLC		200 BARTON RD	STOW	MA	01775	66554	597
00U-11 000020*	259 GREAT RD	ESTABROOK TODD ALAN		259 GREAT RD	STOW	MA	01775	74512	471
00U-11 000021	245 GREAT RD	PAUL J DEVELLIS		245 GREAT RD	STOW	MA	01775	73918	471
00U-11 000022	159 CRESCENT ST	CLEARY SARAH		159 CRESCENT ST	STOW	MA	01775	46232	237
00U-11 000023	155 CRESCENT ST	MCCARTHY BRIAN		155 CRESCENT ST	STOW	MA	01775	44517	351
00U-11 000034	180 CRESCENT ST	BOYD JAMES M		180 CRESCENT ST	STOW	MA	01775	30905	275
00U-11 0009-2	34 DEVINCENT DR	MARSHALL BENJAMIN T		34 DEVINCENT DRIVE	STOW	MA	01775	51811	515
00U-11 0009-3	37 DEVINCENT DR	JARDIN LAURA ANN		37 DEVINCENT DR	STOW	MA	01775	56972	81
00U-11 0009-4	23 DEVINCENT DR	DEWEO STEPHEN P		23 DEVINCENT DR	STOW	MA	01775	61147	384
00U-11 0009-5	15 DEVINCENT DR	REYNOLDS GREGORY O REV TRUST OF 2013		15 DEVINCENT DRIVE	STOW	MA	01775	29236	68
00U-11 0012-1	11 JOHNSTON WY	KUDARALSKAS PAUL R		11 JOHNSTON WY	STOW	MA	01775	64886	41
00U-11 0033-1	172 CRESCENT ST	FABRELL KEVIN R		172 CRESCENT STREET	STOW	MA	01775	28857	226
00U-11 0033-2	176 CRESCENT ST	LANDING KENNETH L		176 CRESCENT STREET	STOW	MA	01775	65826	96
00U-11 10A-A1	252 GREAT RD	PLANTATION APARTMENTS II LLC		22 JOHNSTON WAY	STOW	MA	01775	44383	31
00U-11 13-1B3	22 JOHNSTON WY	PLANTATION APARTMENTS II LLC		PO BOX 52427	ATLANTA	GA	30355		

* RECENT OWNERSHIP CHANGE

Certified by the Stow Board of Assessors:



Stuart Carney, MAA

Date Certified or Re-Certified:

4/14/21

Pc:

300

12

2014 00048643
Bk: 63503 Pg: 289 Doc: DEED
Page: 1 of 2 04/17/2014 01:16 PM

QUITCLAIM DEED

I, ROBERT F. DERBY of 36 Box Mill Road, Stow, Massachusetts 01775, being married, for consideration paid and in full consideration of

**SIXTY THOUSAND DOLLARS
(\$60,000.00)**

GRANT TO PLANTATION APARTMENTS II, LLC, a Massachusetts limited liability company with a principal place of business at 22 Johnston Way, Stow, Massachusetts 01775

WITH QUITCLAIM COVENANTS

The land situated in Stow, Middlesex County, Massachusetts and being shown as Parcel B on a plan of land entitled "Plan of Land on Box Mill Road in Stow, Massachusetts" prepared by Foresite Engineering, dated September 23, 2013 and recorded with the Middlesex South District Registry of Deeds as Plan No. 208 of 2014.

BEING a portion of the premises conveyed to the grantor by deed of Eleanor N. Derby dated November 18, 1975 and recorded in the Middlesex District Registry of Deeds in Book 12895 Page 699; by deed of Charles H. Lord dated November 13, 1998 recorded in the Middlesex District Registry of Deeds in Book 29477 Page 1; and deed of Eleanor N. Derby dated October 22, 1985 and recorded in the Middlesex District Registry of Deeds in Book 16527 Page 177

RELEASE OF HOMESTEAD RIGHTS

I, Janet L. Derby being the spouse of **Robert F. Derby** hereby release any and all rights of homestead I may have in the above-referenced premises.

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 04/17/2014 01:16 PM
Ctrl# 202554 12830 Doc# 00048643
Fee: \$273.60 One: \$60,000.00

Off Box Mill Road, Stow

SEE PLAN NO. 208 OF 2014

Witness our hands and seals this 3 day of April 2014.

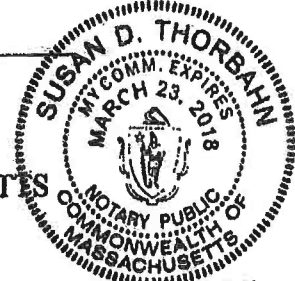
Robert F. Derby
Robert F. Derby

Janet L. Derby by Robert F. Derby
Janet L. Derby

Worcester, ss. THE COMMONWEALTH OF MASSACHUSETTS

On this 3 day of April, 2014, before me, the undersigned notary public, personally appeared **Robert F. Derby** as aforesaid, proved to me through satisfactory evidence of identification, which was ☐ photographic identification with signature issued by a federal or state governmental agency, ☒ oath or affirmation of a credible witness, ☐ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose..

[Signature]
Notary Public



Worcester, ss. THE COMMONWEALTH OF MASSACHUSETTS

On this 3 day of April, 2014, before me, the undersigned notary public, personally appeared **Robert F. Derby**, as aforesaid, proved to me through satisfactory evidence of identification, which was ☐ photographic identification with signature issued by a federal or state governmental agency, ☒ oath or affirmation of a credible witness, ☐ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.. as attorney-in-fact for Janet L. Derby

[Signature]
Notary Public



MASSACHUSETTS EXCISE TAX
 Southern Middlesex District ROD # 001
 Date: 12/29/2004 10:12 AM
 Ctrl# 044843 05088 Doc# 00323198
 Fee: \$18,416.00 Cons: \$3,600,000.00



2004 00323198
 Bk: 44383 Pg: 35 Doc: DEED
 Page: 1 of 8 12/29/2004 10:12 AM

QUITCLAIM DEED

This instrument is a deed of the **FEE IMPROVEMENTS** described below from Stow Elderly Housing Corp., a Massachusetts charitable corporation, as grantor, to Plantation Apartments Limited Partnership, a Massachusetts limited partnership, as grantee. Words and phrases appearing in this deed in upper case, bold-faced letters shall have the meanings set forth opposite such words and phrases below:

DEED: This Deed.

GRANTOR: Stow Elderly Housing Corp., a Massachusetts charitable corporation, having an address of Johnston Way, Stow, MA 01775.

GRANTEE: Plantation Apartments Limited Partnership, a Massachusetts limited partnership, having an address of Johnston Way, Stow, MA 01775.

CONSIDERATION: Three Million Six Hundred Thousand Dollars (\$3,600,000) in cash and **GRANTEE's** agreement to accept and assume **GRANTOR's** right, title and interest in and to and obligations with respect to the **OPERATING ASSETS** pursuant to the **ASSIGNMENT AND ASSUMPTION AGREEMENT**.

LAND: The parcel of land located at Johnston Way, Stow, MA, more particularly bounded and described as set forth on the attached **Exhibit A**. ✓

FEE IMPROVEMENTS: The building and improvements (excluding the **LAND** and any interest in the **LAND**) consisting of the following buildings and improvements:

- (a) The six two-story buildings containing fifty (50) residential rental units and a variety of common areas which support the residential units known as Plantation Apartments,
- (b) Certain surface walkways, driveways, surface parking spaces, walls and fences, and
- (c) All foundations, improvements, additions, alterations, fittings, fixtures, appliances and utility lines, and equipment belonging to **GRANTOR** that is located on or in the **LAND** (but excluding any interest in the **LAND**) and serving only the building

Return to:
 Klein Hornig LLP
 145 Tremont Street, Suite 400
 Boston, MA 02111

and other improvements described above in this definition.

PLANTATION PROJECT PREMISES: The **LAND** together with the **FEE IMPROVEMENTS**.

PLANTATION PROJECT: The 50-unit multifamily housing development commonly known as the Plantation Project (HUD Project 023-EH-162) located on the **PLANTATION PROJECT PREMISES**.

GROUND LANDLORD: **GRANTOR**

GROUND TENANT: **GRANTEE**.

GROUND LEASE: The Ground Lease Agreement, dated on or about the date of this **DEED**, by which **GROUND LANDLORD** leased the **LAND** to **GROUND TENANT**, for a term of 65 years, as more fully described in the Notice of Lease for the **GROUND LEASE**, to be recorded herewith, and prior to this **DEED**.

ASSIGNMENT AND ASSUMPTION AGREEMENT: The Warranty Bill of Sale, Assignment and Assumption Agreement, dated on or about the date of this **DEED**, by which **GRANTOR** assigned to **GRANTEE** and **GRANTEE** accepted and assumed, all of **GRANTOR'S** right, title and interest in and to and obligations with respect to all space leases and other operating assets (the "**OPERATING ASSETS**") of the **PLANTATION PROJECT**.

Now therefore, **GRANTOR**, for the **CONSIDERATION**, hereby grants to **GRANTEE**, with **QUITCLAIM COVENANTS**,

the **FEE IMPROVEMENTS**, intending that the **FEE IMPROVEMENTS** remain real property.

The **FEE IMPROVEMENTS** are granted together with the following appurtenant rights and easements in and to the **LAND**, as the case may be:

- (a) For support in and to all structural members located in the **LAND** which are necessary for support of the **FEE IMPROVEMENTS**.
- (b) For use of the existing plumbing, drainage, the well located on the **LAND**, septic systems, electrical, telephone, water, heating, ventilating, air cooling, gas, steam, exhaust, and other utilities, piping, lines, ducts, shafts and

equipments, appurtenant to or which support and/or provide service to the **FEE IMPROVEMENT**.

- (c) For entry upon, and for passage on and/or through the **LAND** with persons, material and equipment for maintenance, operation, inspection, testing, repair, construction, alteration, upgrading, replacement and cleaning of all or any part of the **FEE IMPROVEMENTS**, to enable the use by **GRANTEE** of the rights and easements granted hereby, including but not limited to the structural members required for support of **FEE IMPROVEMENTS**.
- (d) For entry upon and passage on and/or through the **LAND** to the extent necessitated by any emergency involving risks of personal injury or property damage.

The **FEE IMPROVEMENTS** are expressly conveyed:

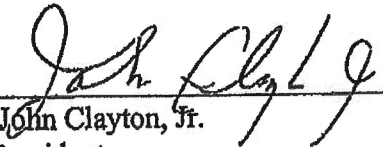
- (a) subject to the terms and provisions of the **GROUND LEASE**;
- (b) subject to real estate taxes assessed as of January 1, 2004, if any, insofar as the same are now due and payable, which taxes and amounts **GRANTEE** assumes and agrees to pay in so far as the same are applicable to the **LAND** or the **FEE IMPROVEMENTS**;
- (c) subject to those certain space leases entered into prior to the date hereof by **GRANTOR**, as Landlord, and the tenant named therein, for space at the **FEE IMPROVEMENTS**.
- (d) upon the further express condition the **GROUND LANDLORD** has reserved the right and option, exercisable by **GROUND LANDLORD**, its successors and assigns, upon the expiration or earlier termination of the **GROUND LEASE**, to purchase the **FEE IMPROVEMENTS** from **GRANTEE** for the nominal purchase price of ONE DOLLAR (\$1.00) in the manner set forth in the **GROUND LEASE**.

For **GRANTOR'S** title to the **PLANTATION PROJECT PREMISES** (which include the **FEE IMPROVEMENTS**), see the deed from Edward N. Troisi to **GRANTOR** dated September 23, 1982, recorded with the Middlesex South Registry of Deeds in Book 14739, Page 7 and the deed from Daniel P. O'Brien, Jr. to **GRANTOR** dated September 27, 1982 and recorded with the Middlesex South Registry of Deeds in Book 14739, Page 9.

[signatures on next page]

EXECUTED UNDER SEAL as of this 28th day of December 2004.

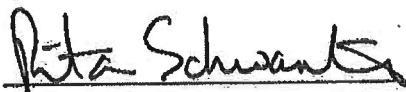
STOW ELDERLY HOUSING CORP.

By: 
Name: John Clayton, Jr.
Title: President

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 16th day of December, 2004, before me, the undersigned notary public, personally appeared John Clayton, Jr., proved to me through satisfactory evidence of identification, which was Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as President of Stow Elderly Housing Corp., a Massachusetts charitable corporation.


Notary Public

My Commission Expires: _____

Official Seal:

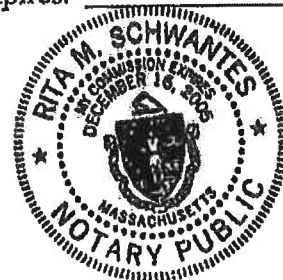


EXHIBIT AParcel 1

A certain parcel of land situated off the southwesterly side of Great Road in Stow, Massachusetts, Middlesex County and bounded and described as follows:

Beginning at the northeasterly corner of the premises at an iron pipe at the end of a stone wall at the southeasterly corner of land of Daniel R. O'Brien at land of at land of William Barrett; thence

- | | |
|-----------------|--|
| S 6° 23' 03" E | one hundred thirteen and 99/100 (113.99) feet along the wall and land of said Barrett and land of John S. Alphin to a drill; thence |
| S 5° 06' 54" E | one hundred seventy and 03/100 (170.03) feet along the wall and land of said Alphin to a drill hole; thence |
| S 5° 17' 37" E | two hundred eighty seven and 44/100 (287.44) feet along the wall and land of said Alphin to a drill hole; thence |
| S 5° 13' 23" E | one hundred forty two and 91/100 (142.91) feet to a drill hole; thence |
| S 3° 33' 19" E, | two hundred six and 74/100 (206.74) feet along a ditch and land of said Alphin to a bound in a ditch at land of the Town of Stow, thence |
| N 57° 49' 00" W | five hundred eighty and 08/100 (580.08) feet along centerline of said ditch and land of the Town of Stow to a point; thence |
| S 35° 24' 10" W | one hundred sixty (160) feet to the center line of the Assabet River; thence |
| N 57° 40' 30" W | one hundred seventy four and 23/100 (174.23) feet along the centerline of Assabet River to a point; thence |
| N 57° 02' 40" W | along center of Assabet River, one hundred forty seven and 78/100 (147.78) feet to a point of intersection with Potash Brook; thence |
| N 18° 50' 02" E | one hundred thirty six and 30/100 (136.30) feet along said Brook to a point; thence |
| N 10° 14' 40" E | eighty four and 34/100 (84.34) feet along said Brook to a point; thence |

- N 1° 37' 10" W one hundred twenty nine and 83/100 (129.88) feet along said Brook to a point of land of Elsie E. Wanhatalo; thence
- N 66° 40' 20" E three hundred seventy five and 10/100 (375.10) feet along land of said Wanhatalo and land of Daniel L. Hantio to a drill hole at the end of a wall; thence
- N 66° 40' 20" E seventy nine and 03/100 (79.03) feet along the wall to an iron pipe in wall at land of Daniel R. O'Brien thence
- S 10° 19' 26" E one hundred eleven (111) feet along land of said O'Brien to a stone bound; thence
- N 75° 02' 45" E two hundred fifty two and 80/100 (252.80) feet along land of said O'Brien to the beginning.

Said parcel containing 11.16 acres, and shown on a Survey Plan by Richard L. McGlinchey, R.L.S., dated September 16, 1982, Scale 1" = 40' and recorded in Book 14739, Page 7.

Together with a right of way twenty seven (27) feet wide from the northeasterly corner of the premises over land of Daniel R. O'Brien to Great Road for all purposes for which streets and ways are commonly used in the Town of Stow and in common with others entitled thereto.

Parcel 2

The land situated off the southwesterly side of Great Road and being a portion of the premises shown on a plan of land in Stow, Massachusetts, surveyed for Carl A. Lund, by Horace R. Tuttle, dated March 19, 1935 and recorded with Middlesex South District Deeds, Book 7538, Page 288 and designated as "Parcel C" on the definitive Subdivision plan of Plantation Apartments, Stow, Mass. Plantation Apartments Scale 1 inc. = 40 ft. Middlesex County, Stow, Mass. Present Owner: Edward N. Troisi, Surveyed in December, 1981 Richard L. McGlinchey, 5 Oak Hill Road, Westford, Mass. September 16, 1982" recorded in Book 14739, Page 7 and bounded and described as follows:

Beginning at a point on the southerly side of said Great Road and land formerly of Susan E. Scott, at the westerly side of stone post, thence running

- S 74° 50' 00" E along the southerly edge of said Great Road, 27 feet to an iron pipe, said pipe being located 113 feet from the easterly side of a stone post; thence turning and running
- S 13° 41' 00" W by land now or formerly of Arthur Lord, 284.5 feet to an iron pipe; thence turning and running

- S 24° 24' 00" E by land now or formerly of said Arthur Lord, 48.5 feet to an iron pipe in the stone wall at land now or formerly of Charles E. D. Fletcher; thence turning and running
- S 75° 02' 45" W by land of said Charles E. D. Fletcher, 64.83 feet; thence turning and running
- N 13° 41' 00" E by land now of Daniel P. O'Brien, Jr., 172.44 feet, to a stone bound at a driveway; thence continuing
- N 13° 41' 00" E by land formerly of said Susan E. Scott, 182 feet, to the point of beginning.

Containing about 10,173 square feet of land, more or less.

Excepting from Parcel 1 above Parcel A and B as described in Deed to Daniel P. O'Brien Jr. dated September 27, 1982 recorded in Book 14739, Page 58 and described as follows:

Parcel A

A certain parcel of land situated in Stow, Massachusetts, Middlesex County, southerly of but not adjacent to Great Road, more particularly bounded and described as follows:

Beginning at the northeast corner of the granted premises at the northwest corner of land of Daniel P. O'Brien, Jr., thence

- S 10° 19' 26" E 111.00 feet along land of said O'Brien to a stone bound; thence
- N 53° 57' 40" N 125.70 feet along land of Stow Elderly Housing Corp. to a point of land of Elsie E. Wanhatalo; thence
- N 66° 40' 20" E 89.03 feet along lands of said Wanhatalo and land of Daniel L. Hnatio to the point of beginning.

Said parcel containing 4,809 square feet and being shown as Parcel A on plan by Richard L. McGlinchey, 1 inch equals 40 feet, dated September 16, 1982 recorded in Book 14739, Page 7.

Parcel B


A certain parcel of land in Stow, Massachusetts, Middlesex County, southerly of but not adjacent to Great Road, more particularly bounded and described as follows:

Beginning at a stone bound at the northwest corner of the premises and at southwest corner of land of Daniel P. O'Brien, Jr., thence

N 75° 02' 45" E	188.17 feet along land of said O'Brien to a point at land of Stow Elderly Housing Corp.; thence
S 13° 41' 00" W	15.00 feet along land of said Stow Elderly Housing Corp. to a point; thence
S 61° 14' 42" W	150.97 feet along land of said Stow Elderly Housing Corp. to a point; thence
N 49° 54' 10" W	60.00 feet along land of said Stow Elderly Housing Corp. to the point of beginning.

Said parcel containing 5,464 square feet and being shown as Parcel B on a plan by Richard L. McGlinchey, 1 inch equals 40 feet, dated September 16, 1982 recorded in Book 14739, Page 7.

The fee simple interest in the land described in this Exhibit A is vested by virtue of a deed from Edward N. Troisi to Stow Elderly Housing Corp. dated September 23, 1982 recorded with the Middlesex South Registry of Deeds in Book 14379, Page 7 and a deed from Daniel P. O'Brien, Jr. to Stow Elderly Housing Corp. dated September 27, 1982 recorded with the Middlesex South Registry of Deeds in Book 14379, Page 9.


Daniel P. O'Brien, Jr.

MASSACHUSETTS EXCISE TAX
 Southern Middlesex District ROD # 001
 Date: 07/30/2015 02:37 PM
 Otr# 227387 80189 Doc# 00125590
 Fee: \$1,773.84 Cons: \$389,000.00

QUITCLAIM DEED

2015 00125590
 Bk: 65826 Pg: 96 Doc: DEED
 Page: 1 of 3 07/30/2015 02:37 PM

GRANTOR(S): Linda A. Clausen, an unmarried individual, of Middlesex County, Massachusetts

GRANTEE(S): Plantation Apartments II LLC, a Massachusetts limited liability company, with an address of c/o Stow Elderly Housing Corp., 22 Johnston Way, Stow, MA 01775

CONSIDERATION: \$389,000.00 (Three Hundred Eighty Nine Thousand and 00/100 Dollars)

With QUITCLAIM covenants:

The land in Stow, Middlesex County, Massachusetts, with the buildings thereon, situated on the Southerly side of the road leading from Stow Center to Maynard, now called Great Road, as follows:

Beginning at the Northeasterly corner of the lot to be described at a steam pipe bound at said road and at land now or formerly of James W. Flint and running thence by said Flint land;

Southwesterly: one hundred and sixty-two (162) feet, to a steam pipe bound at a corner; thence by land formerly of John F. Wood,

Northerly: one hundred forty-five (145) feet to a steam pipe bound at said road; thence by said road,

Easterly: Seventy-five (75) feet to a corner first mentioned.

Containing 20 Rods, more or less.

Also another certain parcel of land situated Southerly from said road from Stow Center to Maynard, now called Great Road, touching it at one point, containing two and 7/10 (2.7) acres, more or less, and bounded:

Beginning at the most northerly corner of the same at an iron pipe bound at a point on said road and at the above-described tract and running thence by the above described tract.

South: 55 Degrees 30' West on hundred fifty-three and 5/10 (153.5) feet to land now or formerly of Lord at a pipe bound; thence by land of said Lord,

Property Address: 252 Great Road, Stow, Middlesex County, Massachusetts

South: 25 Degrees 30' West two hundred five and 1/10 (205.1) feet to a pipe bounded at a corner, thence by land of said Lord,

North 85° 10' west, eighty-eight (88) feet to a pipe bound at land now or formerly of Conant; thence by land of said Conant, by the wall as it now stands and the ditch,


Southerly: about eight hundred fifty (850) feet to a large maple tree at the end of the ditch; thence by land of said James W. Flint,

North: 21 Degrees East, eleven hundred eighty-four (1,184) feet to the corner and bound first mentioned

GRANTOR hereby releases all rights of homestead in this property.

For GRANTOR's title see deed dated December 15, 1988 and recorded at the Middlesex County Registry of Deeds in Book 19537, Page 140.

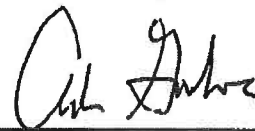
Signed under the penalties of perjury on this 27 day of July, 2015.


Linda A. Clausen

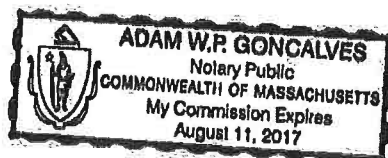
COMMONWEALTH OF MASSACHUSETTS

Middlesex County, ss:

On this 27 day of July, 2015, before me, the undersigned notary public, personally appeared Linda A. Clausen, proved to me through satisfactory evidence of identification, which were [] personal knowledge and/or [X] photo identification, to be the person whose name is signed on the preceding or attached document, and swore to me that she signed it voluntarily for its stated purpose.



Notary Public:
My Commission expires:



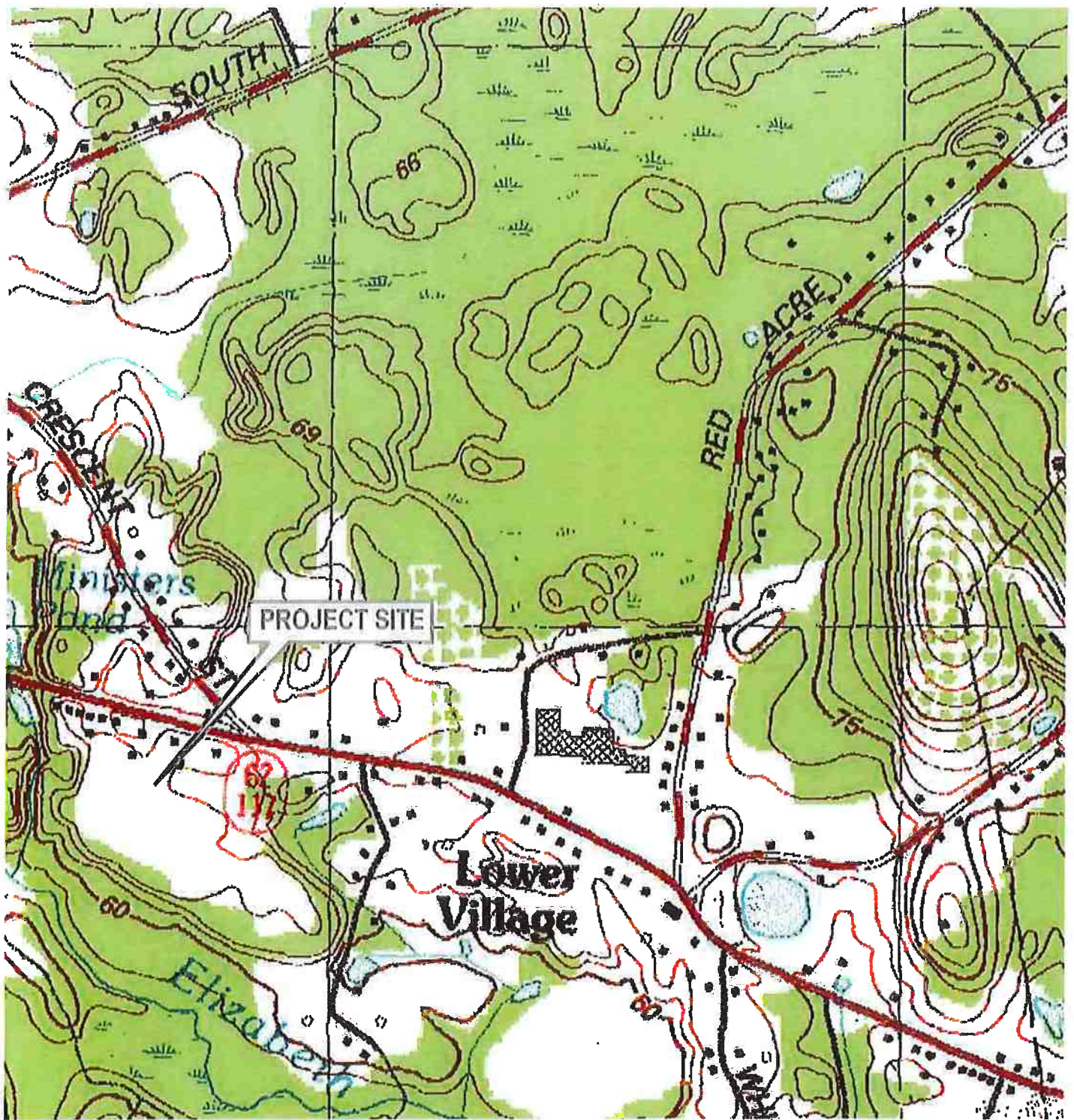


FIGURE 1 - LOCUS MAP

1"=1,000'

Prepared By: Dillis & Roy Civil Design Group, Inc.
1 Main Street, Suite 1
Lunenburg, MA 01462

DILLIS & ROY
CIVIL DESIGN GROUP

CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS
1 MAIN STREET, SUITE 1 PHONE: (978) 778-8091
LUNENBURG, MA 01462 www.dillilandroy.com

References: 1988 USGS Stow
Massachusetts Topographic Map

Prepared For: Stow Elderly Housing Corp.
22 Johnston Way
Stow, MA 01775



FIGURE 2 - ENDANGERED SPECIES MAP

NOT TO SCALE

Prepared By: Dillis & Roy Civil Design Group, Inc.
1 Main Street, Suite 1
Lunenburg, MA 01462

DILLIS & ROY
CIVIL DESIGN GROUP

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LUNENBURG, MA 01462 www.dillisandroy.com

References: Massachusetts Natural Heritage Atlas
(14th Edition)

Prepared For: Stow Elderly Housing Corp.
22 Johnston Way
Stow, MA 01775



FIGURE 3 - Area of Critical Environmental Concern

NOT TO SCALE

Prepared By: Dillis & Roy Civil Design Group, Inc.
1 Main Street, Suite 1
Lunenburg, MA 01462

DILLIS & ROY
CIVIL DESIGN GROUP

CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS
1 MAIN STREET, SUITE 1 PHONE: (978) 779-8081
LUNENBURG, MA 01462 www.dillisoroy.com

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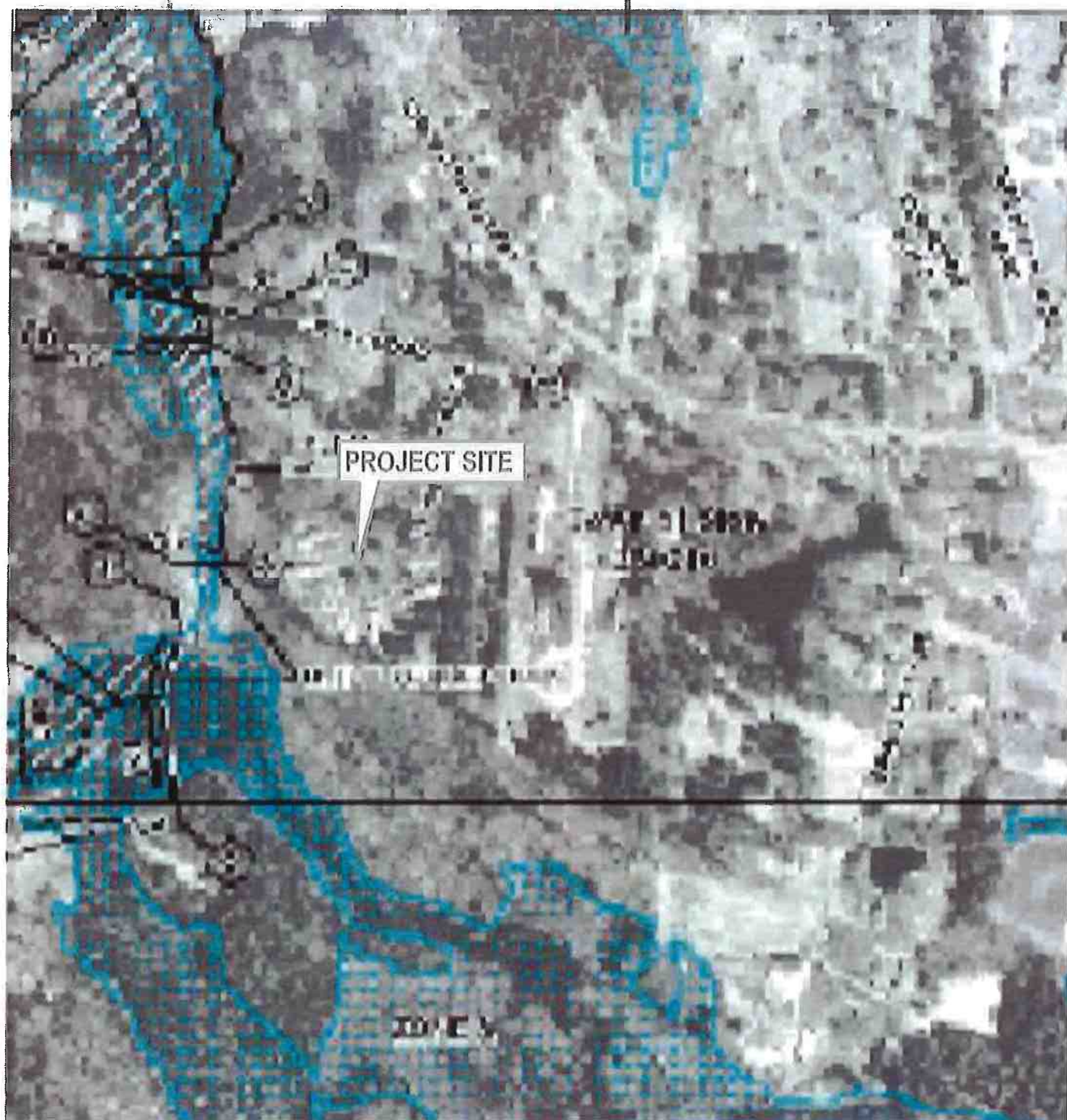


FIGURE 4 - FLOOD MAP

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CIVIL DESIGN GROUP

CIVIL ENGINEERS LAND SURVEYORS

WETLAND CONSULTANTS

1 MAIN STREET, SUITE 1
LUNENBURG, MA 01462

PHONE: (978) 778-8081
www.dillilandroy.com

References: FIRM - Flood Insurance Rate Map
Community-Panel Number: 25017C0361F

Prepared For: Stow Elderly Housing Corp.
22 Johnston Way
Stow, MA 01775