

Abbreviated Notice of Resource Area Delineation

Under the Massachusetts Wetland Protection Act,
M.G.L. c. 131, s. 40 &
And The Town of Stow Wetland Protection Bylaw

for

**Map R02, Parcels 1A, 3, 4, 5, 6, 18, 19, & 20-7
Athens Street
Stow, MA 01775**

Applicant/Owner: Bruce Wheeler
Athens Street, LLC, Goshen Lane, LLC
148 Park Street
North Reading, MA 01864

Date: December 15, 2020

SM-6357

Table of Contents

- **WPA Form 4A** (Abbreviated Notice of Resource Area Delineation)
- **WPA Form 4A** (ANRAD Wetland Fee Transmittal Form)
- **Certified Abutters List / Affidavit / Notice to Abutters**
- **Attachments:**
 - *U.S.G.S. Locus Map*
 - *FEMA Flood Map*
 - *Wetland Delineation Sheets*
 - *Resource Area Delineation Plan by Stamski And McNary, Inc.*

WPA Form 4A (Abbreviated Notice of Resource Area Delineation)



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 4A – Abbreviated Notice of
Resource Area Delineation
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Stow
 City/Town

A. General Information

1. Project Location (**Note:** electronic filers will click on button for GIS locator):

| | | |
|------------------------------|--------------------------------|--------------|
| Athens Street | Stow | 01775 |
| a. Street Address | b. City/Town | c. Zip Code |
| Latitude and Longitude: | 42.4254 | -71.5429 |
| | d. Latitude | e. Longitude |
| R02 | 1A, 3, 4, 5, 6, 18, 19, & 20-7 | |
| f. Assessors Map/Plat Number | g. Parcel /Lot Number | |

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



2. Applicant:

| | |
|--------------------------------------|--------------------------|
| Bruce | Wheeler |
| a. First Name | b. Last Name |
| Athens Street, LLC, Goshen Lane, LLC | |
| c. Organization | |
| 148 Park Street | |
| d. Mailing Address | |
| North Reading | MA |
| e. City/Town | f. State |
| 617-538-2472 | 01864 |
| h. Phone Number | g. Zip Code |
| | bwheeler@habitechinc.com |
| i. Fax Number | j. Email Address |

3. Property owner (if different from applicant):

***SEE ATTACHED**

| | |
|--------------------|------------------|
| a. First Name | b. Last Name |
| | |
| c. Organization | |
| d. Mailing Address | |
| e. City/Town | f. State |
| | g. Zip Code |
| h. Phone Number | i. Fax Number |
| | j. Email Address |

☒ Check if more than one owner (attach additional sheet with names and contact information)

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

4. Representative (if any):

| | |
|------------------------------|-----------------------------|
| Daniel | Carr |
| a. Contact Person First Name | b. Contact Person Last Name |
| Stamski and McNary, Inc. | |
| c. Organization | |
| 1000 Main Street | |
| d. Mailing Address | |
| Acton | MA |
| e. City/Town | f. State |
| 978-263-8585 | 01720 |
| h. Phone Number | g. Zip Code |
| | djc@stamskiandmcnary.com |
| i. Fax Number | j. Email Address |

Fees will be calculated for online users.

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

| | | |
|-------------------|-------------------|-----------------------|
| \$2,000 | \$987.50 | \$1,012.50 |
| a. Total Fee Paid | b. State Fee Paid | c. City/Town Fee Paid |



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B. Area(s) Delineated

1. Bordering Vegetated Wetland (BVW) 12742
 Linear Feet of Boundary Delineated
2. Check all methods used to delineate the Bordering Vegetated Wetland (BVW) boundary:
 - a. ☒ MassDEP BVW Field Data Form (attached)
 - b. ☐ Other Methods for Determining the BVW boundary (attach documentation):
 1. ☐ 50% or more wetland indicator plants
 2. ☐ Saturated/inundated conditions exist
 3. ☐ Groundwater indicators
 4. ☐ Direct observation
 5. ☐ Hydric soil indicators
 6. ☐ Credible evidence of conditions prior to disturbance
3. Indicate any other resource area boundaries that are delineated:

| | |
|------------------------|---------------------------|
| <u>Riverfront Area</u> | <u>6233</u> |
| a. Resource Area | b. Linear Feet Delineated |
| <u> </u> | <u> </u> |
| c. Resource Area | d. Linear Feet Delineated |

C. Additional Information

Applicants must include the following plans with this Abbreviated Notice of Resource Area Delineation. 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. ☒ ANRAD (Delineation Plans only)
2. ☒ 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.)
3. ☒ Plans identifying the boundaries of the Bordering Vegetated Wetlands (BVW) (and/or other resource areas, if applicable).
4. ☒ List the titles and final revision dates for all plans and other materials submitted with this Abbreviated Notice of Resource Area Delineation.


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D. Fees

The fees for work proposed under each Abbreviated Notice of Resource Area Delineation must be calculated and submitted to the Conservation Commission and the Department (see Instructions and Wetland Fee Transmittal Form).

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 the attached Wetland Fee Transmittal Form) to confirm fee payment:

1085

2. Municipal Check Number

1084

4. State Check Number

Athens Street LLC

6. Payor name on check: First Name

Nov 24, 2020

3. Check date

Nov 24, 2020

5. Check date

7. Payor name on check: Last Name



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Bureau of Resource Protection - Wetlands**

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City/Town

E. Signatures

I certify under the penalties of perjury that the foregoing Abbreviated Notice of Resource Area Delineation 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 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.

I hereby grant permission, to the Agent or member of the Conservation Commission and the Department of Environmental Protection, to enter and inspect the area subject to this Notice at reasonable hours to evaluate the wetland resource boundaries subject to this Notice, and to require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.

I acknowledge that failure to comply with these certification requirements is grounds for the Conservation Commission or the Department to take enforcement action.

1. Signature of Applicant

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 Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; two copies of the ANRAD Wetland Fee Transmittal Form; and the city/town fee payment must be sent to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; one copy of the ANRAD Wetland Fee Transmittal Form; and a copy of the state fee payment must be sent to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery. (E-filers may submit these electronically.)

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.

Property Owners

Property Owner of Map R02, Parcels 1A, 3, 18, 19:

Organization: EFMC Associates Limited Partnership

Mailing Address: 36 Parmenter Road, Hudson, MA 01749

Property Owner of Map R02, Parcels 4 & 5:

Name: George Gallagher, III

Organization: Goshen Lane LLC

Mailing Address: 148 Park Street, North Reading, MA 01864

Property Owner of Map R02, Parcel 6:

Name: Bruce Wheeler

Organization: Athens Street, LLC

Mailing Address: 148 Park Street, North Reading, MA 01864

Phone Number: 617-538-2472

Email: bwheeler@habitechinc.com

Property Owner of Map R02, Parcel 20-7:

Organization: Greystone Painting Corp.

Mailing Address: 21 Wellington Avenue, Hudson, MA 01749

WPA Form 4A (ANRAD Wetland Fee Transmittal Form)



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ANRAD 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:

Athens Street, Map R02, Parcels 1A, 3, 4, 5, 6,
18, 19, & 20-7

\$987.50

c. Fee amount

Stow

b. City/Town

1084

d. Check number

2. Applicant:

Bruce

a. First Name

Wheeler

b. Last Name

Athens Street, LLC, Goshen
Lane, LLC

148 Park Street

d. Mailing Address

North Reading

e. City/Town

MA

f. State

01864

g. Zip Code

617-538-2472

h. Phone Number

3. Property Owner (if different):

*SEE ATTACHED LIST

a. First Name

b. Last Name

c. Company

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

B. Fees

The fee is calculated as follows for each Resource Area Delineation included in the ANRAD (check applicable project type). The maximum fee for each ANRAD, regardless of the number of Resource Area Delineations, is \$200 activities associated with a single-family house and \$2,000 for any other activity.

Bordering Vegetated Wetland Delineation Fee:

1. ☐ single family
house project

a. feet of BVW

x \$2.00 =

b. Fee for BVW

2. ☒ all other
projects

12742

a. feet of BVW

25484

\$2,000.00

b. Fee for BVW

Other Resource Area (e.g., bank, riverfront area, etc.):

3. ☐ single family
house project

a. linear feet

x \$2.00 =

b. Fee

4. ☒ all other
projects

6233

12466

x \$2.00 =

\$2,000.00

b. Fee

\$2,000.00

Fee

Total Fee for all Resource Areas:

State share of filing fee:

City/Town share of filing fee:

\$987.50

5. 1/2 of total fee **less** \$12.50

\$1,012.50

6. 1/2 of total fee **plus** \$12.50

☐ **Online users:** check box if fee exempt.



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

ANRAD Wetland Fee Transmittal Form

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

C. Submittal Requirements

- a.) Send a copy of this form, with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts, to:


Department of Environmental Protection
Box 4062
Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Abbreviated Notice of Resource Area Delineation; a **copy** of this form; and the city/town fee payment.
- c.) **To DEP Regional Office:** Send one copy of the Abbreviated Notice of Resource Area Delineation (and any additional documentation required as part of a Simplified Review Buffer Zone Project); a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

Certified Abutters List / Affidavit / Notice to Abutters

ABUTTERS LIST
8 Parcels
MAP R2 PARCELS 1A,3,4,5,6,18,19,20-7

| MAP/PARCEL | PROPERTY LOCATION | OWNER NAME 1 | OWNER NAME 2 | MAILING ADDRESS | CITY | STATE | ZIP CODE | DEED BOOK | DEED PAGE |
|---------------|----------------------|--------------------------------------|--------------|----------------------------|---------------|-------|----------|-----------|-----------|
| 000R-1 00064A | 33 WALCOTT ST | BENTLEY BUILDING CORP. | | 12 MURPHY DRIVE, SUITE 100 | NASHUA | NH | 03062 | 61592 | 591 |
| 000R-2 000002 | 225 HUDSON RD | HAGERTY RYAN | | 225 HUDSON RD | STOW | MA | 01775 | 69465 | 202 |
| 000R-2 000003 | 0 GOSHEN LN | EFMC ASSOCIATES LIMITED PARTNERSHIP | | 36 PARMENTER RD | HUDSON | MA | 01749 | 32202 | 295 |
| 000R-2 000004 | 0 ATHENS ST | GOSHEN LANE REALTY TRUST | | 148 PARK ST | NORTH READING | MA | 01864 | 73006 | 546 |
| 000R-2 000005 | 0 GOSHEN LN | GOSHEN LANE REALTY TRUST | | 148 PARK ST | NORTH READING | MA | 01864 | 73006 | 546 |
| 000R-2 000006 | 217 HUDSON RD | ATHENS ST REALTY TRUST | | 148 PARK ST | NORTH READING | MA | 01864 | 73077 | 274 |
| 000R-2 000007 | 209 HUDSON RD | DUCHI KENNETH | | 209 HUDSON RD | STOW | MA | 01775 | 26225 | 466 |
| 000R-2 000009 | 203 HUDSON RD | MURPHY BRIAN | | 203 HUDSON RD | STOW | MA | 01775 | 72776 | 24 |
| 000R-2 000014 | 147 HUDSON RD | THE JAMES AND KATHERINE WOOD LT U/A | | 147 HUDSON RD | STOW | MA | 01775 | 71749 | 332 |
| 000R-2 000015 | 143 HUDSON RD | HALPERN JOHN H | | 143 HUDSON RD | STOW | MA | 01775 | 39957 | 578 |
| 000R-2 000018 | 0 GOSHEN LN | EFMC ASSOCIATES, LP | | 36 PARMENTER RD | HUDSON | MA | 01749 | 32202 | 295 |
| 000R-2 000019 | 0 GOSHEN LN | EFMC ASSOCIATES, LP | | 36 PARMENTER RD | HUDSON | MA | 01749 | 32202 | 295 |
| 000R-2 00001A | 0 GOSHEN LN | EFMC ASSOCIATES, LP | | 36 PARMENTER RD | HUDSON | MA | 01749 | 32202 | 295 |
| 000R-2 00001B | 0 GOSHEN LN | STOW CONSERVATION TRUST, INC. | | PO BOX 397 | STOW | MA | 01775 | 51808 | 87 |
| 000R-2 000020 | 0 MAPLE ST | STOW CONSERVATION TRUST, INC. | | PO BOX 397 | STOW | MA | 01775 | 44599 | 206 |
| 000R-2 0001-1 | 255 HUDSON RD | 255 HUDSON RD, STOW LLC | | 3 PARK ST | LEOMINSTER | MA | 01453 | 72916 | 300 |
| 000R-2 0001-2 | 0 HUDSON RD | CPI RADANT TECHNOLOGIES DIV., INC. | | 255 HUDSON RD | STOW | MA | 01775 | 63908 | 529 |
| 000R-2 00016D | 0 KETTELL PLAIN RD | WHISPERING WOODS HOMEOWNERS ASSC | | 2 SCHOOL ST | ACTON | MA | 01720 | 30437 | 16 |
| 000R-2 00019A | 0 GOSHEN LN | STOW CONSERVATION TRUST, INC. | | PO BOX 397 | STOW | MA | 01775 | 51808 | 87 |
| 000R-2 0016-1 | 168 MAPLE ST | LOBONO CHRISTOPHER B | | 168 MAPLE ST | STOW | MA | 01775 | 54662 | 64 |
| 000R-2 0016-3 | OFF KETTELL PLAIN RD | ASHLEY DEVELOPMENT LLC | | 2 SCHOOL ST | ACTON | MA | 01720 | 30437 | 16 |
| 000R-2 0020-6 | 189 MAPLE ST | KAREN L DORHAMER-FADDEN INVEST TRUST | | 189 MAPLE ST | STOW | MA | 01775 | 72320 | 108 |
| 000R-2 0020-7 | 0 MAPLE ST | GREYSTONE PAINTING CORP | | 21 WELLINGTON AVENUE | HUDSON | MA | 01749 | 64918 | 352 |
| 000R-2 0020-8 | 188 MAPLE ST | BELIDA RONALD P | | 188 MAPLE ST | STOW | MA | 01775 | 27805 | 346 |
| 000R-2 0020-9 | 190 MAPLE ST | KILMARTIN JEREMIAH | | 190 MAPLE ST | STOW | MA | 01775 | 68045 | 299 |
| 000R-2 0023-3 | 185 MAPLE ST | COLON OSORIO FERNANDO | | 185 MAPLE ST | STOW | MA | 01775 | 15564 | 578 |
| 000R-2 0023-4 | 175 MAPLE ST | BOYLE JOHN P | | 175 MAPLE ST | STOW | MA | 01775 | 31312 | 284 |
| 000R-2 0023-5 | 167 MAPLE ST | MCKEAG THOMAS H | | 167 MAPLE ST | STOW | MA | 01775 | 20178 | 506 |
| 000R-2 010A-1 | 199 HUDSON RD | PHOENIX DANIEL J | | 199 HUDSON RD | STOW | MA | 01775 | 61724 | 134 |
| 000R-2 010A-2 | 197 HUDSON RD | MAHESHWARAM SRUTHI | | 197 HUDSON RD | STOW | MA | 01775 | 69598 | 317 |
| 000R-2 010A-3 | 155 HUDSON RD | TANG CAILIN | | 155 HUDSON RD | STOW | MA | 01775 | 57297 | 396 |
| 000R-2 016A-6 | 68 KETTELL PLAIN RD | RICKETTS ROBERT J | | 68 KETTELL PLAIN RD | STOW | MA | 01775 | 51877 | 399 |
| 000R-2 016A-7 | 85 KETTELL PLAIN RD | DOBBINS KARA J | | 85 KETTLE PLAIN RD | STOW | MA | 01775 | 60497 | 322 |
| 000R-2 020-10 | 194 MAPLE ST | GIOVINAZZO PAUL S | | 194 MAPLE ST | STOW | MA | 01775 | 29375 | 478 |
| 000R-2 16A-10 | 87 KETTELL PLAIN RD | FORRESTALL, MATTHEW P. | | 87 KETTELL PLAIN RD | STOW | MA | 01775 | 76162 | 249 |
| 000R-2 16A-11 | 89 KETTELL PLAIN RD | MASSUCCI MARTIN M | | 89 KETTELL PLAIN RD | STOW | MA | 01775 | 31843 | 49 |
| 000R-2 16A-12 | 88 KETTELL PLAIN RD | STEVENSON CHARLES N | | 88 KETTELL PLAIN RD | STOW | MA | 01775 | 38530 | 354 |
| 000R-2 16A-13 | 84 KETTELL PLAIN RD | AOUN CHARLES M | | 84 KETTLE PLAIN RD | STOW | MA | 01775 | 69201 | 407 |
| 000R-2 16A-14 | 78 KETTELL PLAIN RD | AJGAONKAR KAMLAKAR D | | 78 KETTELL PLAIN RD | STOW | MA | 01775 | 32036 | 94 |
| 000R-3 000016 | 688 GREAT RD | BOSE CORPORATION | | THE MOUNTAIN MS#6B1 | FRAMINGHAM | MA | 01701 | 41641 | 546 |
| 000R-3 000018 | 60 OLD BOLTON RD | TOWN OF STOW | | 380 GREAT RD | STOW | MA | 01775 | 51241 | 481 |
| 000R-3 00027A | 114 MAPLE ST | MARSHALL RICHARD E | | 114 MAPLE ST | STOW | MA | 01775 | 17931 | 135 |
| 000R-3 023B-3 | OFF MAPLE ST | MOSELEY PHILIP B & ELIZABETH A TR | | 32 MAPLE ST | STOW | MA | 01775 | 31197 | 461 |
| 00R-10 00001G | 14 ARBOR GLEN DR | TERRY, RUTH A.P. | | 14 ARBOR GLEN DRIVE | STOW | MA | 01775 | 75586 | 512 |
| 00R-10 00002G | 16 ARBOR GLEN DR | MCDONNELL EILEEN T | | 16 ARBOR GLEN DR UNIT 2 | STOW | MA | 01775 | 50910 | 267 |

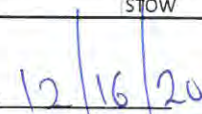

 Certified by the Stow Board of Assessors:

Date Certified or Re-Certified:

12/16/20

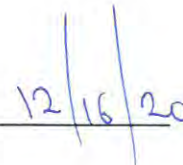
ABUTTERS LIST
8 Parcels
MAP R2 PARCELS 1A,3,4,5,6,18,19,20-7

| | | | | | | | | |
|---------------|------------------|---------------------------------------|-----------------------------|----------------|----|-------|-------|-----|
| 00R-10 00003G | 18 ARBOR GLEN DR | WIECHMANN TERRY | 18 ARBOR GLEN DR | STOW | MA | 01775 | 71816 | 267 |
| 00R-10 00004G | 20 ARBOR GLEN DR | LEVEY SANFORD | 20 ARBOR GLEN DR UNIT 4 | STOW | MA | 01775 | 65801 | 201 |
| 00R-10 00005G | 22 ARBOR GLEN DR | MCMAHON NANCY R | 22 ARBOR GLEN UNIT 5 | STOW | MA | 01775 | 50072 | 429 |
| 00R-10 00006G | 24 ARBOR GLEN DR | DELUTY ANN L LIVING TRUST | 24 ARBOR GLEN DRIVE | STOW | MA | 01775 | 72836 | 580 |
| 00R-10 00007G | 26 ARBOR GLEN DR | CHABOT RICHARD L | 26 ARBOR GLEN | STOW | MA | 01775 | 70836 | 305 |
| 00R-10 00008G | 28 ARBOR GLEN DR | JOHNSON FAMILY REVOCABLE TRUST | 28 ARBOR GLEN DRIVE | STOW | MA | 01775 | 66345 | 88 |
| 00R-10 00009G | 30 ARBOR GLEN DR | SACK, DANIEL J. | 30 ARBOR GLEN DR UNIT 9 | STOW | MA | 01775 | 75878 | 59 |
| 00R-10 00010G | 32 ARBOR GLEN DR | SPRING MEGHAN | 32 ARBOR GLEN DR | STOW | MA | 01775 | 72471 | 205 |
| 00R-10 00011G | 34 ARBOR GLEN DR | HEYDT MITVHELL A | 34 ARBOR GLEN DR UNIT 11 | STOW | MA | 01775 | 63051 | 198 |
| 00R-10 00012G | 36 ARBOR GLEN DR | MURPHY CHARLES H REVOCABLE LIVING TR | 26080 MADEVILLA DR | BONITA SPRINGS | FL | 34134 | 62897 | 9 |
| 00R-10 00013G | 38 ARBOR GLEN DR | AARONSON, CHARLES D. | 38 ARBOR GLEN DRIVE UNIT 13 | STOW | MA | 01775 | 75103 | 38 |
| 00R-10 00014G | 40 ARBOR GLEN DR | MASCOTT CHARLES G | 40 ARBOR GLEN DRIVE UNIT 14 | STOW | MA | 01775 | 70443 | 174 |
| 00R-10 00015G | 42 ARBOR GLEN DR | VANO DENNIS A | 42 ARBOR GLEN DR | STOW | MA | 01775 | 71961 | 347 |
| 00R-10 00016G | 44 ARBOR GLEN DR | GRAVES ELAINE M | 44 ARBOR GLEN DR UNIT 16 | STOW | MA | 01775 | 51895 | 49 |
| 00R-10 00017G | 46 ARBOR GLEN DR | PEDUZZI ANNIE C | 46 ARBOR GLEN DR UNIT 17 | STOW | MA | 01775 | 61685 | 477 |
| 00R-10 00018G | 48 HEATHER LN | SAMSON FAMILY TRUST | 48 HEATHER LN UNIT 18 | STOW | MA | 01775 | 66185 | 288 |
| 00R-10 00019G | 50 HEATHER LN | BARRETTE DANIEL P | 50 HEATHER LANE UNIT 19 | STOW | MA | 01775 | 69318 | 12 |
| 00R-10 00020G | 54 HEATHER LN | VERSOI RICHARD | 54 HEATHER LN UNIT 20 | STOW | MA | 01775 | 67538 | 431 |
| 00R-10 00021G | 56 HEATHER LN | BURROUGHS, LORA | 56 HEATHER LN | STOW | MA | 01775 | 75393 | 357 |
| 00R-10 00022G | 58 HEATHER LN | LEE HOFFMAN | 58 HEATHER LN | STOW | MA | 01775 | 73823 | 220 |
| 00R-10 00023G | 62 HEATHER LN | DELANEY BARBARA M | 62 HEATHER LANE | STOW | MA | 01775 | 54178 | 24 |
| 00R-10 00024G | 64 HEATHER LN | SULLIVAN JOHN J 2012 TRUST | 64 HEATHER LANE UNIT 24 | STOW | MA | 01775 | 66759 | 96 |
| 00R-10 00025G | 63 HEATHER LN | CREMMEN RICHARD M | 63 HEATHER LANE | STOW | MA | 01775 | 70863 | 373 |
| 00R-10 00026G | 61 HEATHER LN | PITHIS KONSTADINOS | 61 HEATHER LANE UNIT #26 | STOW | MA | 01775 | 65740 | 284 |
| 00R-10 00027G | 59 HEATHER LN | 59-27 HEATHER LANE NOMINEE TRUST | 59 HEATHER LN UNIT 27 | STOW | MA | 01775 | 5779 | 382 |
| 00R-10 00028G | 55 HEATHER LN | FROBERG NAN M | 55 HEATHER LANE | STOW | MA | 01775 | 71835 | 566 |
| 00R-10 00029G | 53 HEATHER LN | SCHNARE ANN M | 53 HEATHER LANE UNIT 29 | STOW | MA | 01775 | 55304 | 573 |
| 00R-10 00030G | 51 HEATHER LN | VASSILOVSKI AMIEL | 51 HEATHER LANE | STOW | MA | 01775 | 70915 | 358 |
| 00R-10 00031G | 49 HEATHER LN | MYERS FAMILY LIVING TRUST | PO BOX 845 | STOW | MA | 01775 | 70590 | 360 |
| 00R-10 00032G | 47 HEATHER LN | GANNON TRUST | 47 HEATHER LANE UNIT 32 | STOW | MA | 01775 | 55134 | 138 |
| 00R-10 00033G | 45 HEATHER LN | BERNARD NANCY M REV TRUST | 45 HEATHER LANE | STOW | MA | 01775 | 71991 | 71 |
| 00R-10 00034G | 39 HEATHER LN | LEONARD THE ROBERT & SHIELA LIVING TR | 39 HEATHER LN UNIT 34 | STOW | MA | 01775 | 61796 | 230 |
| 00R-10 00035G | 37 HEATHER LN | HOLBROOK CAROLYN L LE & JOHN A LE | PO BOX 253 | STOW | MA | 01775 | 52102 | 24 |
| 00R-10 00036G | 35 HEATHER LN | SHAOSONG ZHANG | 35 HEATHER LN | STOW | MA | 01775 | 72966 | 316 |
| 00R-10 00037G | 33 HEATHER LN | HEBERT LORNA | 33 HEATHER LN | STOW | MA | 01775 | 58932 | 352 |
| 00R-10 00038G | 31 HEATHER LN | ISAAC DEBRA SPAINHOWER | 31 HEATHER LANE | STOW | MA | 01775 | 72171 | 46 |
| 00R-10 00039G | 29 HEATHER LN | MARTIN THE CLIFFORD D REV. TRUST | 29 HEATHER LANE UNIT 39 | STOW | MA | 01775 | 66899 | 266 |
| 00R-10 00040G | 27 HEATHER LN | SCHAUBHUT RALPH GORDON | 27 HEATHER LANE UNIT 40 | STOW | MA | 01775 | 69882 | 497 |
| 00R-10 00041G | 25 HEATHER LN | BELTZ PHILIP R | 25 HEATHER LN UNIT 41 | STOW | MA | 01775 | 68253 | 122 |
| 00R-10 00042G | 23 HEATHER LN | OWENS MARTIN F TRUST | 23 HEATHER LN UNIT 42 | STOW | MA | 01775 | 52903 | 522 |
| 00R-10 00043G | 19 HEATHER LN | BOULEY WILLIAM & LOUISE LE | 19 HEATHER LN | STOW | MA | 01775 | 54089 | 287 |
| 00R-10 00044G | 17 HEATHER LN | MARTUCCI ANNE MARIE | 17 HEATHER LN UNIT 44 | STOW | MA | 01775 | 53684 | 4 |
| 00R-10 00045G | 15 HEATHER LN | KUSTOM DOLORES LIVING TRUST | 15 HEATHER LANE UNIT 45 | STOW | MA | 01775 | 66353 | 413 |
| 00R-10 00046G | 10 HEATHER LN | TRASK PETER M | 10 HEATHER LN | STOW | MA | 01775 | 62869 | 341 |
| 00R-10 00047G | 12 HEATHER LN | BOMBARDIERI ROCCO A | 12 HEATHER LN UNIT 47 | STOW | MA | 01775 | 60548 | 579 |
| 00R-10 00048G | 14 HEATHER LN | LAMONAKIS BYRON | 23 PILGRIM CIRCLE | NASHUA | NH | 03063 | 72653 | 323 |
| 00R-10 00049G | 18 HEATHER LN | MOLA FAMILY TRUST | 18 HEATHER LN UNIT 49 | STOW | MA | 01775 | 54028 | 360 |

ABUTTERS LIST
8 Parcels
MAP R2 PARCELS 1A,3,4,5,6,18,19,20-7

| | | | | | | | | |
|---------------|------------------|-----------------------------------|--------------------------|------|----|-------|-------|-----|
| 00R-10 00050G | 20 HEATHER LN | CAROL ANN BAER | 20 HEATHER LN | STOW | MA | 01775 | 73422 | 520 |
| 00R-10 00051G | 22 HEATHER LN | ALICE L MORTENSON | 22 HEATHER LN | STOW | MA | 01775 | 73410 | 297 |
| 00R-10 00052G | 26 HEATHER LN | BROWN ROSEMARY C FAM IRREV. TRUST | 26 HEATHER LANE | STOW | MA | 01775 | 71317 | 140 |
| 00R-10 00053G | 28 HEATHER LN | ROWAN JOSEPH P | 28 HEATHER LANE | STOW | MA | 01775 | 72400 | 494 |
| 00R-10 00054G | 30 HEATHER LN | GIBNEY MARY G | 30 HEATHER LN UNIT 54 | STOW | MA | 01775 | 70336 | 61 |
| 00R-10 00055G | 34 HEATHER LN | EMKEY WILLIAM | 34 HEATHER LN UNIT 55 | STOW | MA | 01775 | 51958 | 407 |
| 00R-10 00056G | 36 HEATHER LN | KHOSLA INDER K | 36 HEATHER LANE | STOW | MA | 01775 | 69135 | 345 |
| 00R-10 00057G | 38 HEATHER LN | CONNER CHRISTINE | 38 HEATHER LN UNIT 57 | STOW | MA | 01775 | 69646 | 566 |
| 00R-10 00058G | 35 ARBOR GLEN DR | HATCH LAURENE, TTE | 35 ARBOR GLEN DRIVE | STOW | MA | 01775 | 72618 | 391 |
| 00R-10 00059G | 33 ARBOR GLEN DR | BARRETT DAVID M | 33 ARBOR GLEN DR UNIT 59 | STOW | MA | 01775 | 51513 | 171 |
| 00R-10 00060G | 31 ARBOR GLEN DR | PARELLO RONALD R | 31 ARBOR GLEN DR UNIT 60 | STOW | MA | 01775 | 52151 | 275 |
| 00R-10 00061G | 29 ARBOR GLEN DR | ROBERTS LARA | 29 ARBOR GLEN DR | STOW | MA | 01775 | 72584 | 338 |
| 00R-10 00062G | 27 ARBOR GLEN DR | LUZ, ROBERT | 27 ARBOR GLEN DR UNIT 62 | STOW | MA | 01775 | 74359 | 118 |
| 00R-10 00063G | 25 ARBOR GLEN DR | GAULT GERALD G SR | 25 ARBOR GLEN DR UNIT 63 | STOW | MA | 01775 | 64480 | 437 |
| 00R-10 00064G | 23 ARBOR GLEN DR | RAFFA JAMES N | 23 ARBOR GLEN DR UNIT 64 | STOW | MA | 01775 | 50053 | 185 |
| 00R-10 00065G | 21 ARBOR GLEN DR | SHEEHAN ELAINE P | 21 ARBOR GLEN DR UNIT 65 | STOW | MA | 01775 | 67466 | 487 |
| 00R-10 00066G | 19 ARBOR GLEN DR | CHEN HOCHIN | 19 ARBOR GLEN DR | STOW | MA | 01775 | 65746 | 104 |
| 00R-10 056-1A | OFF HUDSON RD | ARBOR GLEN CONDOMINIUM | HUDSON RD | STOW | MA | 01775 | 49887 | 511 |
| 00R-11 000015 | 206 HUDSON RD | CORNELL CHARLES A | 206 HUDSON RD | STOW | MA | 01775 | 12893 | 1 |
| 00R-11 000016 | 210 HUDSON RD | BRYANT DAVID | 210 HUDSON RD | STOW | MA | 01775 | 71498 | 474 |
| 00R-11 000018 | 218 HUDSON RD | SAUTA JAMES V | 218 HUDSON RD | STOW | MA | 01775 | 19698 | 267 |
| 00R-11 000020 | 230 HUDSON RD | MARCO COPPOLA | 230 HUDSON RD | STOW | MA | 01775 | 73658 | 579 |
| 00R-11 000021 | 6 EDSON ST | JOHNSON TREVOR C | 6 EDSON ST | STOW | MA | 01775 | 72879 | 338 |



**Town of Stow
Conservation Commission**

**380 Great Road
Stow, Massachusetts 01775**

(978) 897-8615
FAX (978) 897-4534
conservation@stow-ma.gov


**Affidavit of Service Under the Massachusetts Wetlands Protection Act
and the Town of Stow Wetlands Bylaw**

*(to be submitted to Stow Conservation Commission and MA Department of Environmental
Protection when filing a Notice of Intent or Request for Determination)*

I, Nathanial Cataldo (name), hereby certify under the pains and
penalties of perjury that on 1/4/2021 (date of mailing), I gave notification
to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter
131, Section 40 and/or the Stow Wetlands Bylaw, in connection with the following matter:

☐ Request for Determination (via regular mail)
☒ Abbreviated Notice of Resource Area Delineation (via regular mail)
☐ Notice of Intent (via certified mail)

For property located at: Athens Street, Map R02, Parcels 1A, 3, 4, 5, 6, 18, 19, & 20-7


Signature

1/4/2021
Date

NOTIFICATION TO ABUTTERS
UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT
AND THE TOWN OF STOW WETLANDS
PROTECTION BYLAW

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the Town of Stow Bylaws, you are hereby notified of the following:

The Applicant: Bruce Wheeler

Address: 148 Park Street, North Reading, MA 01864

Phone: (617) 538-2472

has filed an Abbreviated Notice of Resource Area Delineation with the Stow Conservation Commission for the confirmation of wetland resource area delineations.

Applicant's Representative: Stamski and McNary, Inc.

Address: 1000 Main Street; Acton, MA 01720

Phone: (978) 263-8585

The address of the property where the activity is proposed: Athens Street, Map R02 Parcels 1A, 3, 4, 5, 6, 18, 19, & 20-7

Project Description: Confirmation of existing wetland resource areas.

Copies of the Abbreviated Notice of Resource Area Delineation may be examined at the Conservation Office, Stow Town Hall, 380 Great Road, Stow, between the hours of 9:00 A.M. and 5:00 P.M. Monday through Friday. For more information please call the Conservation Office at (978)897-8615.

A virtual Public Hearing regarding this Abbreviated Notice of Resource Area Delineation will be held. Information regarding the time and place of the public meeting may be obtained from the applicant or the Stow Conservation Commission.

The notice of the public hearing will be published at least five (5) days in advance in the Stow Independent.

NOTE: You may also contact your local conservation commission or the nearest Department of Environmental Protection Regional Office for the information about this application or, the

Wetlands Protection Act. Stow is in the Central Region. To contact DEP, call:

*Central Region: (508)792-7650

Northeast Region: (978)661-7600

Southeast Region: (508)946-2800

Western Region: (413)784-1100

U.S.G.S. Locus Map



FEMA Flood Map

is for use in administering the National Flood Insurance Program, it does not identify all areas subject to flooding, particularly from local drainage of small size. The community map repository should be consulted for updated or additional flood hazard information.

of the floodways were computed at cross sections and interpolated cross sections. The floodways were based on hydraulic considerations with requirements of the National Flood Insurance Program. Floodway widths pertinent floodway data are provided in the Flood Insurance Study Report.

was not in Special Flood Hazard Areas may be protected by flood control measures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study for more information on flood control measures for this jurisdiction.

Differences in datum, spheroid, projection or UTM zones used in the 1 of FIRMs for adjacent jurisdictions may result in slight positional s in map features across jurisdiction boundaries. These differences do not

ations on this map are referenced to the North American Vertical Datum of 1988. Flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion from the National Geodetic Vertical Datum of 1929 and the North American Datum of 1983, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov>.

Information Services
NGS12
Geodetic Survey
#9202
I-95 Highway
Baltimore, Maryland 20910-3282

current elevation, description, and/or location information for **bench marks** on this map, please contact the Information Services Branch of the National

p information shown on this FIRM was derived from orthophotography by MassGIS at a scale of 1:500 from photography dated April 2008.

The **baselines** depicted on this map represent the hydraulic modeling baselines in the flood profiles in the FIS report. As a result of improved topographic data, the **baseline** in some cases may deviate significantly from the channel

reflects more detailed and up-to-date **stream channel configurations** as shown on the previous FIRM for this jurisdiction. The floodplains and that were transferred from the previous FIRM may have been adjusted in to these new stream channel configurations. As a result, the *velocities and Floodway Data tables for multiple streams in the Flood Study Report* (which contains authoritative hydraulic data) may reflect

The limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred since this map was published, map users should contact appropriate

Refer to the separately printed **Map Index** for an overview map of the following the layout of map panels, community map repository addresses, listing of Communities table containing National Flood Insurance Program

information on available products associated with this FIRM visit the **Map Center (MSC)** available at msc.3m.com. Available products may

Previously issued Letters of Map Change, a Flood Insurance Study Report, digital versions of this map. Many of these products can be ordered or directly from the MSC website.

For questions about this map, how to order products, or the National Insurance Program in general, please call the **FEMA Map Information** line (FMIX) at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA



SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO

The 1% Annual Chance Flood (100 year flood), also known as the base flood, is the 1% chance of being inundated in any given year. The Special Flood Hazard area subject to flooding by the 1% Annual Chance Flood. Areas of Special Flood include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the elevation of the 1% Annual Chance Flood.

| | |
|----------------|--|
| ZONE A | No Base Flood Elevations determined. |
| ZONE AE | Base Flood Elevations determined. |
| ZONE AH | Flood depths of 1 to 3 feet (usually areas of ponding). Wave Pa determined. |
| ZONE AO | Flood depths of 1 to 3 feet (usually short flow in sloping terrain depths determined. For areas of short fast flooding, velocities |

ZONE AR Special Flood Hazard Areas formerly protected from the 1% annual flood by a flood control system that was substantially derelict. AR indicates that the former flood control system is being restored, protection from the 1% annual chance or greater flood.

ZONE A99 Area to be protected from 1% annual chance flood by a Federal

| | |
|----------------|--|
| ZONE V | Coastal flood zone with velocity hazard (wave action): no base determined. |
| ZONE VE | Coastal flood zone with velocity hazard (wave action): Base 10 determined. |


FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that contribute to the stream such that the 1% annual chance flood can be carried without substantial

OTHER FLOOD AREAS

OTHER AREAS
Areas distinguished by the distribution of the annual chance floodplain

ZONE D Areas in which flood hazards are undetermined, but possible.

 **COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**




OTHERWISE PROTECTED AREAS (OPAs)

OPAs are normally located within or adjacent to Special Flood Hazard Areas (SFHAs) and are subject to the same floodplain management requirements as SFHAs.

— 0.2% Al₂O₃ / 0.05% TiO₂ boundary
— Floodway boundary
— Type D boundary

Boundary (Within Special Flood Hazard Areas) Dividing Special Flood Hazard Areas of Different Base Flood Depths, or Flood Velocities.

*Referred to the North American Vertical Datum of 1988.

 CHAIN section link
 SUMMARY link
 GEOGRAPHIC COORDINATES reference to the fourth Axiom

| | |
|------------|---|
| 400000 M | 1000-metre (1000), Mapas North State (New Mexico) |
| 1000000 M | 1000000 (1000000), Lambert Conformal Conic projection |
| 10000000 M | 10000000 (10000000), Universal Transverse Mercator grid value |

MAF REPOSITORIES
Return to Main Repositories List on Right Margin

EFFECTIVE DATE(S) OF REVISION(S) TO THIS MAP:

July 2, 2018 - Knappton Corporate Center, to change some flood elevations and to flood hazard areas. It add roads and road names, and it incorporate previously letters of Map Revision.

To determine if flood insurance is available in this community, contact your insurance agent.

MAP SCALE 1" = 500'

0 500 1000 FEET

0 150 300 METERS

PANEL 0341F

| | |
|-------------|--|
| FIRM | |
|-------------|--|

CGR
FLOOD INSURANCE RATE
MIDDLESEX COUNTY
MASSACHUSETTS

PER (ALL JURISDICTIONS)
PANEL 341 OF 656

| COMPANY | NUMBER | PAGE |
|---------|-------------------------------|------|
| ANG | (SEE MAP INDEX FOR FIRM NAME) | |


 STEVE TOMLINSON 2021-18

ADD IN

Notice to User: The Map Number should be used when placing an

Community Number shown above used on insurance applications to community.













Federal Emergency Management