GODDARD CONSULTING
Strategic Ecological Consulting

December 28, 2023

Stow Conservation Commission
380 Great Road
Stow, MA 01775
Re: Public Hearing Documents: Athens Road, Stow, MA

Dear Stow Conservation Commission,

Goddard Consulting, LLC, is pleased to submit these documents on behalf of The Cottages at Wandering Pond, LLC (the Applicant), to provide the Stow Conservation Commission with information discussed during 12/19/23 hearing regarding the Notice of Intent (NOI) filed for Athens Road.

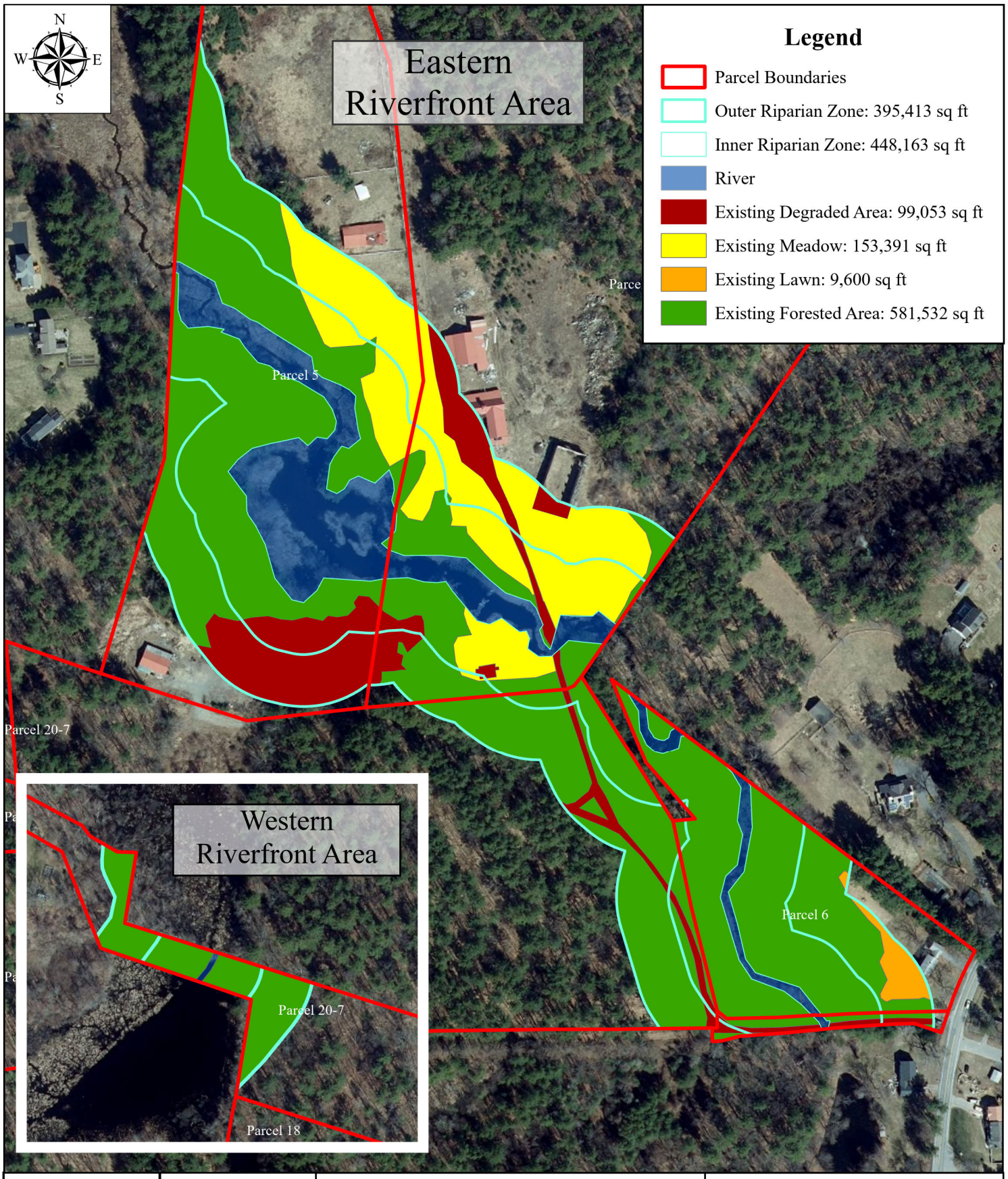
Attached Documents:

- Existing Conditions Within Riverfront Area, *Goddard Consulting LLC, 12/19/2023*
- Proposed Conditions Within Riverfront Area, *Goddard Consulting LLC, 12/19/2023*
- Existing and Proposed Conditions Summary Table*, Goddard Consulting LLC, 12/19/2023*
- 1995 Aerial Photo of Degraded Area, *MassGIS*
- 2001 Aerial Photo of Degraded Area, *MassGIS*
- 2009 Aerial Photo of Degraded Area, *MassGIS*
- 2021 Aerial Photo of Degraded Area, *MassGIS*
- Amenities Version 1 – Color Rendition*, Stamski and McNary, Inc., 12/19/2023*
- Amenities Version 2 – Color Rendition*, Stamski and McNary, Inc., 12/19/2023*
- Wastewater Plant Version 1 – Color Rendition, *Stamski and McNary, Inc., 12/19/2023*
- Wastewater Plant Version 2 – Color Rendition, *Stamski and McNary, Inc., 12/19/2023*

If you have any questions, please feel free to contact Scott Goddard at (508) 525-0726.

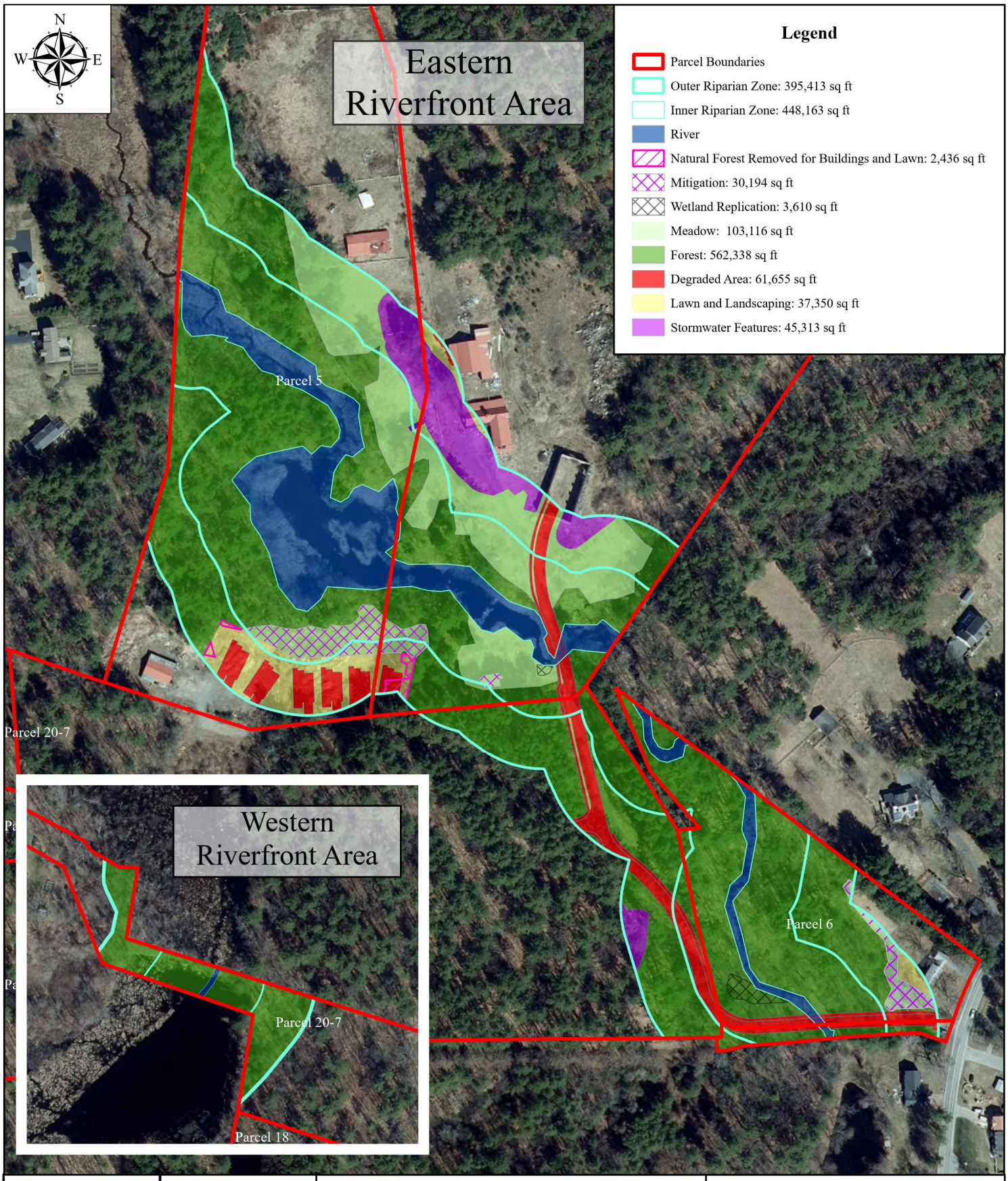
Sincerely,
Goddard Consulting, LLC

CC: Bruce Wheeler, Habitech Communities, LLC, 148 Park Street, North Reading, MA 01864



Date: 12/19/2023	GC Job Number: 286-007 & 007a	Existing Conditions Within Riverfront Area	0 120 240 Feet
GODDARD CONSULTING Strategic Ecological Consulting			1 inch = 250 feet
		Athens Street Stow, MA 01775	Map: R02

Figure 1



Date: 12/19/2023	GC Job Number: 286-007 & 007a	Proposed Development Within Riverfront Area	0 120 240 Feet
GODDARD CONSULTING Strategic Ecological Consulting			1 inch = 250 feet
		Athens Street Stow, MA 01775	Map: R02

Figure 2

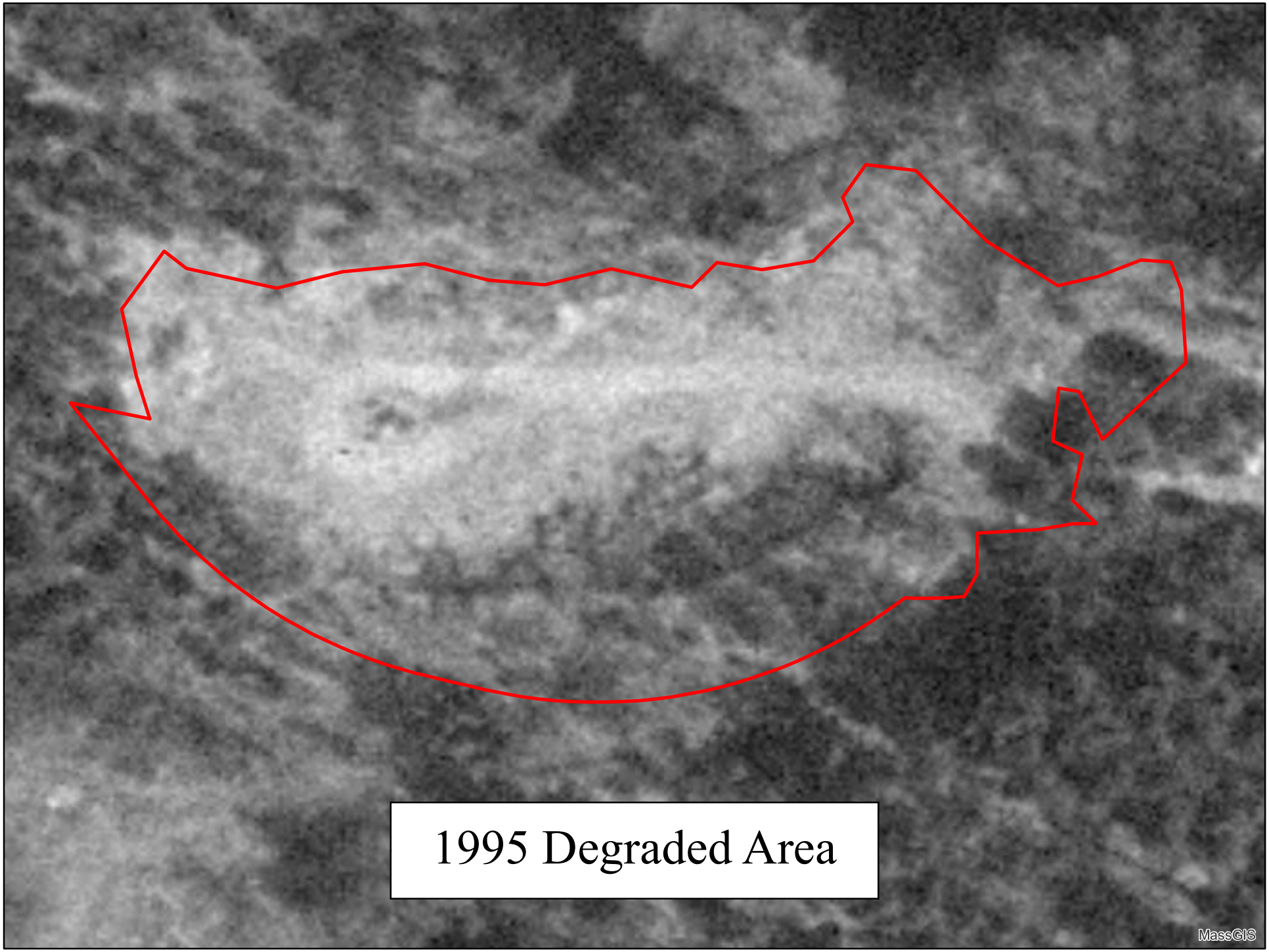
Athens St, Stow: Summary of Conditions and Alterations within Riverfront Area

Existing Conditions within Riverfront Area	
Area Type	Square Feet
Total Riverfront Area (RA)	843,576
10% of Riverfront Area	84,358
Existing Degraded	99,053
Existing Lawn	9,600
Total Degraded & Lawn	108,653

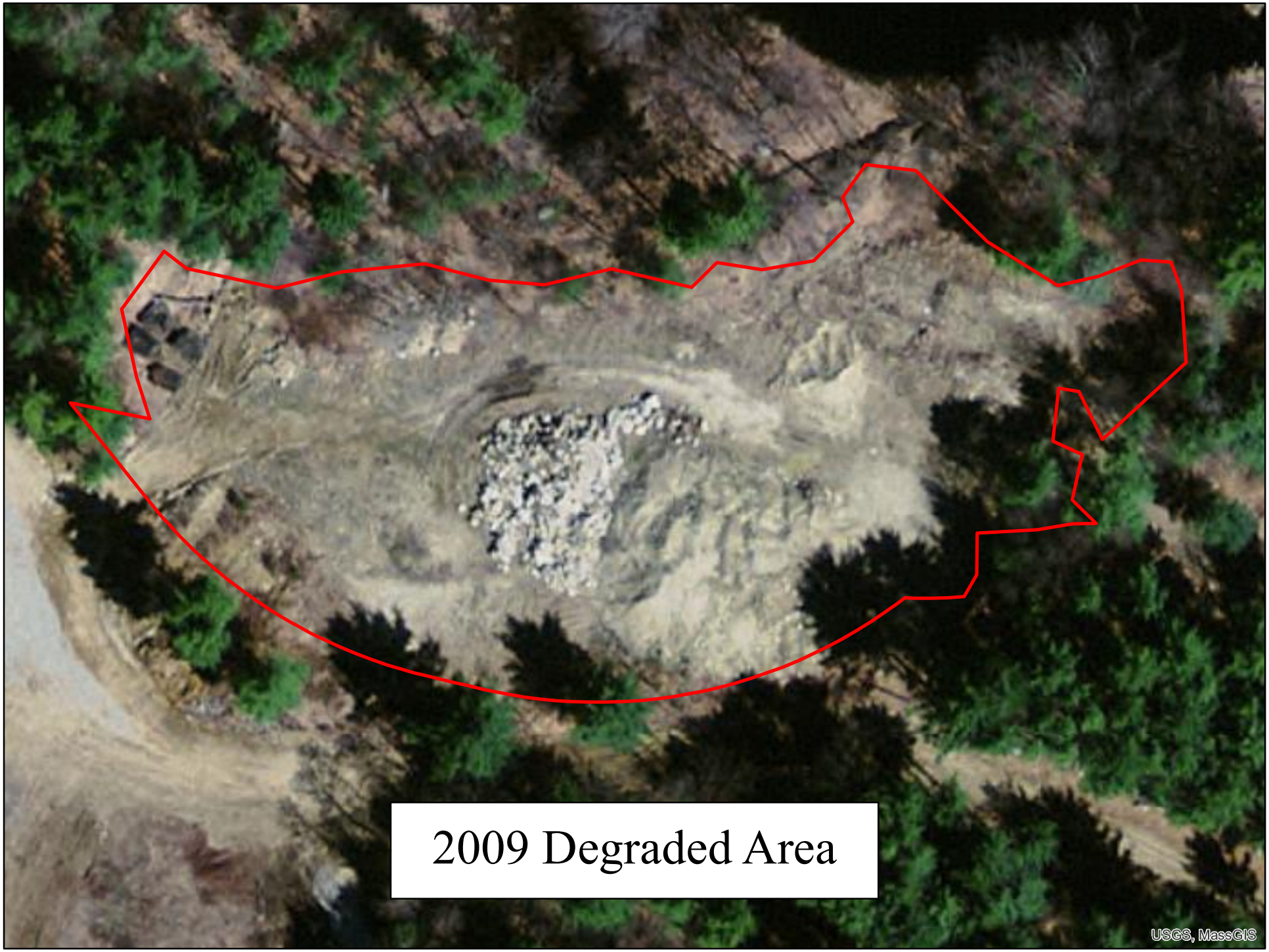
Proposed Alterations within Riverfront Area	
Degraded Area	61,655
Lawn and Landscaping	37,350
Stormwater Features	45,313
Wetland Replication	3,610
Mitigation	30,194

Reduction of Degraded & Lawn	
Existing Degraded + Lawn	108,653
Proposed Degraded + Lawn	99,005
Reduction (108,653 - 99,005)	9,648
The reduction of 9,648 sq ft satisfies 10.58(5)a	

2:1 Mitigation	
10% of Riverfront Area	84,358
Proposed Degraded + Lawn	99,005
Proposed Degraded + Lawn Over 10% (99,005 - 84,358)	14,647
Mitigation	30,194
30,194 > 14,647 at a 2:1 ratio, satisfying 10.58(5)g	


1995 Degraded Area
MassGIS

2001 Degraded Area
MassGIS


2009 Degraded Area
USGS, MassGIS

2021 Degraded Area

Amenities Version 1 - Color Rendition 12/19/2023

Amenities Version 2 - Color Rendition 12/19/2023

ACTIVE ADULT NEIGHBORHOOD PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

STOW PLANNING BOARD

DATE:

I, CLERK OF THE TOWN OF STOW, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE STOW PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE

TOWN CLERK

LEGEND:

N/F	NOW OR FORMERLY
FF	FIRST FLOOR
TC	TOP OF CONCRETE
OHW	OVERHEAD WIRES
	TREE
	TREE LINE
UP	UTILITY POLE
GG•	GAS GATE
G	GAS SERVICE (BURIED)
WG•	WATER GATE
W	WATER SERVICE (BURIED)
DMH	DRAIN MANHOLE
SMH	SEWER MANHOLE
CB	CATCH BASIN
DI	DROP INLET
D	SUB-SURFACE DRAIN LINE
UGW	UNDERGROUND WIRES
S	SUB-SURFACE SEWER LINE
SD	SUBDRAIN LINE
88	EXISTING CONTOUR
88	EXISTING CONTOUR
	LIGHTPOLE
	WETLAND FLAG
99X9	SPOT ELEVATION
	STONE WALL
	EDGE OF PAVEMENT

DATUM

NAVD OF 1988

THE COTTAGES AT WANDERING POND
AN
ACTIVE ADULT NEIGHBORHOOD
IN
STOW, MASSACHUSETTS
(MIDDLESEX COUNTY)

SITE DEVELOPMENT PLAN

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST

SCALE: 1"=40' JUNE 30, 2022

REVISED: OCTOBER 26, 2022
REVISED: JULY 6, 2023

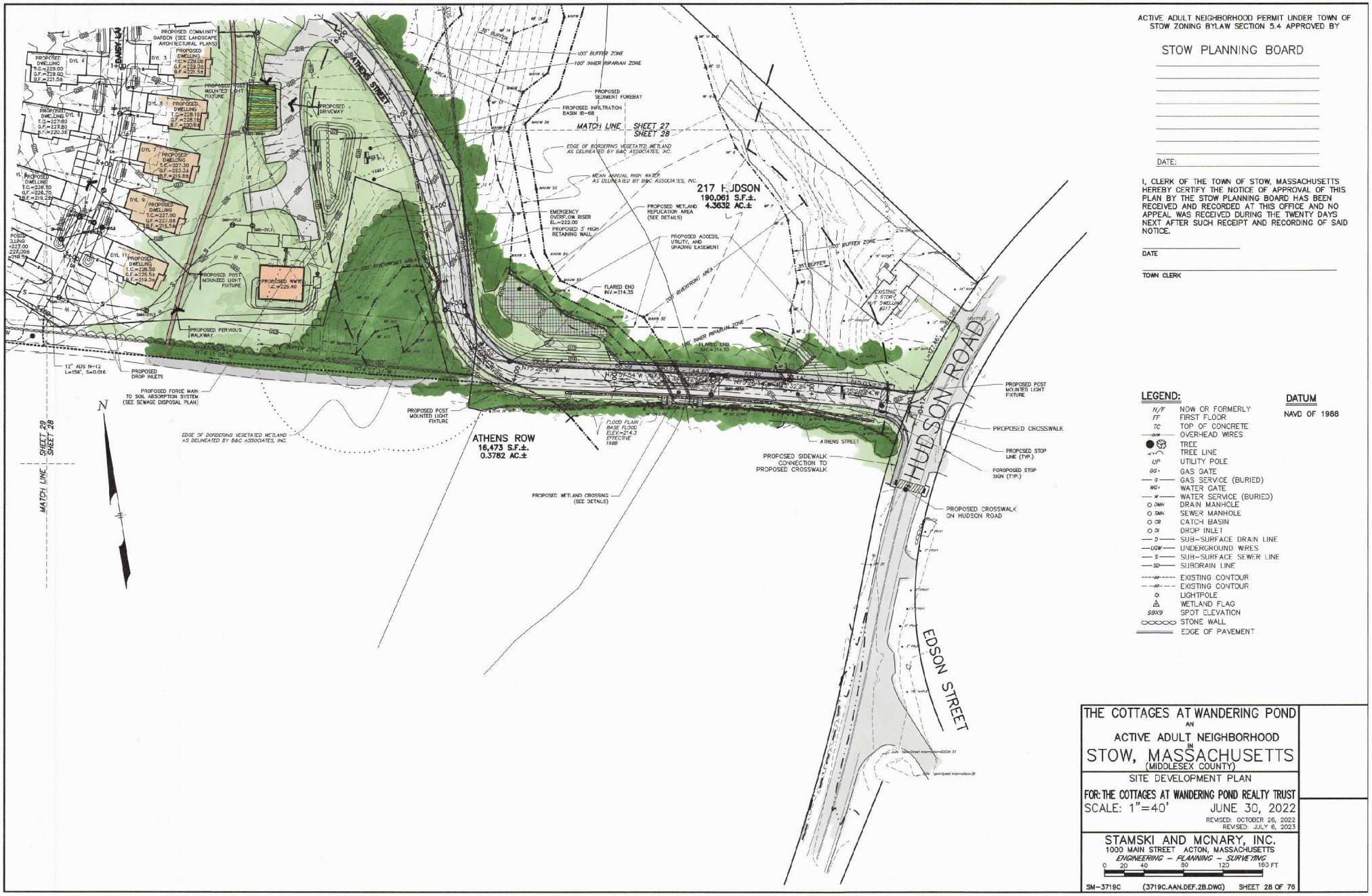
STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING – PLANNING – SURVEYING

0 20 40 80 120 160 FT

SM-3719C (3719C.AAN.DEF.2B.DWG) SHEET 28 OF 76

GEORGE STAMSKI AND MCNARY CIVIL No. 41287 COMMONWEALTH OF MASSACHUSETTS PROFESSIONAL ENGINEER

Wastewater Plant Version 1 - Color Rendition 12/19/2023



Wastewater Plant Version 2 - Color Rendition 12/19/2023