

Valerie Oorthuys

From: Richard J. Harrington <rjharrington4@gmail.com>
Sent: Monday, February 5, 2024 5:52 PM
To: Denise Demboski; Kostas Asprogianis; Eleni Asprogianni; Dionisios Asprogiannis; Susan Carter; Valerie Oorthuys; YT
Subject: Fwd: Peer Review - Stow House of Pizza Mitigation Plan
Attachments: 156 GREAT RD - MITIGATION PLAN REV.2.pdf; 156 Great Road - Guidance for Landscape Mitigation.pdf; dry-site-mix-8132018-no-percents.pdf

Hello Denise,

Attached please find the Revised Mitigation Plan based upon review of comments received via email from the Planner. Should we be able to proceed following the next PB Meeting at the end of February. We will be able to grade the site and hydroseed it this spring. Once seeded, we will also be within the proper timeline to plant this spring.

----- Forwarded message -----

From: **Richard J. Harrington** <rjharrington4@gmail.com>
Date: Mon, Feb 5, 2024 at 5:34 PM
Subject: Re: Peer Review - Stow House of Pizza Mitigation Plan
To: Valerie Oorthuys <planning@stow-ma.gov>
Cc: Michael Slagle <planning2@stow-ma.gov>, Richard Harrington <rharrington@dillisandroy.com>, YT <yannistsitsas@yahoo.com>, asprogiannis1@icloud.com <asprogiannis1@icloud.com>

Hello Valerie,

Attached please find the updated Mitigation Plan dated February 5, 2024 for your review. Also attached is the previous Landscape Plan Planting List from 2006 for use as a guideline.

On Tue, Jan 30, 2024 at 12:54 PM Valerie Oorthuys <planning@stow-ma.gov> wrote:

Hi Rich,

I'm writing to let you know that Kostas stopped by the office today to provide the \$600 peer review fee. Could you confirm whether you are planning to provide a revised plan in accordance with the notes in my email of January 23?

Thank you,

Valerie

From: Richard J. Harrington <rjharrington4@gmail.com>

Sent: Friday, January 26, 2024 1:08 PM

To: Valerie Oorthuys <planning@stow-ma.gov>

Cc: Michael Slagle <planning2@stow-ma.gov>; Richard Harrington <rharrington@dillisandroy.com>; YT <yannistsitsas@yahoo.com>; asprogiannis1@icloud.com

Subject: Re: Peer Review - Stow House of Pizza Mitigation Plan

Hello Kostas,

Does this sound reasonable? Are you willing to provide the \$600 peer review fee and update the plan?

Please let me know if you want us to proceed with the requested changes

Regards,

Richard J. Harrington, P.E.

Harrington Associates, LLC

20 Main Street

Wedgewood Office Suite No. 9

Acton, MA 01720

Mobile: (978) 989-1373

Email: rjharrington4@gmail.com

On Tue, Jan 23, 2024 at 4:44 PM Valerie Oorthuys <planning@stow-ma.gov> wrote:

Hi Kostas and Rich,

At their meeting last week, the Planning Board asked that the Town's peer reviewer Sue Carter, at Places Associates, provide an estimate for reviewing the Site Plan you've provided to understand if there are any

concerns with the work proposed. In accordance with Section 2.4 of the Board's Rules and Regulations for Special Permits, the applicant is responsible for consultant review fees. Sue and I discussed the following items to be addressed, with the understanding that further review will require a deposit of \$600 in order to set up a peer review account for this project. Our hope is that with additional refining on the landscaping, the grading work can be more easily reviewed.

- Please indicate the species of the native shrubs proposed;
- Please indicate the size of the proposed green giant arborvitae- are these 3 gallon?
- Please provide the specifications for the hydroseed – what type of mix are you proposing?
- Please consider spacing of the plantings proposed. It may be that two rows of plantings are needed in order to provide proper screening to the abutters of Lane's End. The spacing of the green giants at the western property line with 196 Great Road may need greater consideration, given the proximity to the 2 elms still in existence – their roots will need ample space from other plantings. I understand the westernmost 36" elm is no longer there, which may present an opportunity to further screen the two properties.
- Please better define the location and boundaries of the 4' high earthen berm to the west of the building. In addition, the areas of mulch/ ground cover need to be defined, and the species of ground cover should be provided. There is concern that the plantings here (shrubs, ground cover, seed) will need to be appropriate for the soil and lighting conditions of the site.

Please provide a plan that addresses these comments as well as a check made payable to the Town of Stow in the amount of \$600 so that our peer reviewer can provide additional comment on a revised plan. Any amount of the deposit remaining after completion of the plan review, plus any accrued interest, will be refunded to you.

Thank you,

Valerie Oorthuys, AICP

Planning Director | Town of Stow

Stow Planning Department

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Regards,

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Regards,

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