

# STAMSKI AND MCNARY, INC.

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February 16, 2024

Planning Board  
Town of Stow  
380 Great Road  
Stow, MA 01775

Re: **The Cottages at Wandering Pond**  
Athens Street  
Map R02 Parcels: 1A, 3, 4, 5, 18, 19, 20-7

Dear Members of the Board,

On behalf of the applicant, The Cottages at Wandering Pond Realty Trust, we have revised the attached Site Plan, last revised February 16, 2024. Changes have been made in response to comments made by the Conservation Commission, Board members, town staff, and Places Associates, Inc. as follows:

1. Cottagehouse Lane, the cottagehouse itself, and the associated amenities are now in a different layout to avoid disturbing the 200' Riverfront Area. The infiltration basin has been adjusted accordingly.
2. The road that leads to the wastewater treatment plan is now relocated further from wetland resource areas, and the infiltration basin the road drains to has also been updated.
3. Sweat Pea Path, the short dead-end spur off Lily Pad Lane, has been removed, and the units brought down to Lily Pad Lane. Several unit types along Lily Pad Lane have been changed to be wider and less deep to further increase distance to wetland resource areas.
4. A unit from Lily Pad Lane has been removed, and a unit added to Lupine Circle, keeping total unit count the same.
5. Four single-family homes on Lupine Circle have been swapped with two duplexes.
6. Several units throughout the development have been shifted slightly to reduce the number of units within 20' of each other, which is now down to 13 units.
7. The large compensatory flood plain storage area that was proposed within the wetland, north of the first stream crossing, is no longer proposed. The floodplain calculation tables have been adjusted accordingly. The previous filled flood storage volume table was inaccurate as it included volumes of fill that were within the Bordering Vegetated Wetland. Section 310 CMR 10.57 (2)(a)(1) of the Wetlands Protection Act defines Bordering Land Subject to Flooding as "*an area with low, flat topography adjacent to and inundated by flood waters rising from creeks, rivers, streams, ponds or lakes. It extends from the banks of these*

*waterways and water bodies; where a bordering vegetated wetland occurs, it extends from said wetland.*” This change greatly reduces the total square footage of alteration to the wetland, since now the required compensatory flood volume areas can be within the wetland replication area and outlet of the proposed culvert.

8. The internal areas of open space, and the area around the septic system and wells, are now noted as “private open space.” The areas where stormwater controls are proposed are now within the development lot. The project still has more open space than required.

We thank you for your attention to this matter. If you have any questions regarding this matter, please feel free to contact our office.

Respectfully,  
Stamski and McNary, Inc.

  
Daniel Carr, P.E.

George Dimakarakos, P.E.