



Brian C. Levey
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Boston, MA 02110
+1.617.419.2333
blevey@bdlaw.com

October 11, 2022

BY HAND

Linda E. Hathaway, Town Clerk
Town of Stow
Town Building
380 Great Road
Stow, MA 01775-2127

Re: 108-118 Great Road – Applications for Special Permit and Site Approval and Request for Waivers

Dear Ms. Hathaway:

I enclose an original and five copies of the following for filing with your office:

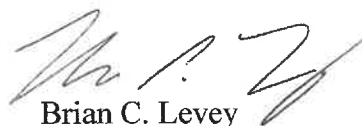
1. Petition for Special Permit or Special Permit Extension;
2. Application for Site Plan Approval or Site Plan Approval Extension;
3. Memorandum in Support of Special Permit and Site Plan Approval Applications and Request for Waivers attaching:
 - a. Exhibit 1 (Site Plan);
 - b. Exhibit 2 (2020 Special Permit);
 - c. Exhibit 3 (Minor Modification);
4. Draft Legal Notices for both Applications;
5. A check for the filing fee;
6. Assessor's Certified List of Abutters; and
7. MAP Holdings, LLC Manager's Certificate.

RECEIVED

OCT 11 2022

TOWN CLERK
STOW, MA

Sincerely,


Brian C. Levey

BCL/lcb
Enclosures

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TOWN OF STOW
PLANNING BOARD

TOWN OF STOW PLANNING BOARD

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OCT 11 2022

TOWN OF STOW
PLANNING BOARD

PETITION

FOR

SPECIAL PERMIT ~~OR~~
~~SPECIAL PERMIT~~ EXTENSION

File completed Petition with the Town Clerk and then present 14 separate copies of the Petition, folded to fit neatly within a letter-sized file folder, to the secretary for the Planning Board along with a Petition fee payable to "Town of Stow" in the amount required by the Rules and Regulations for Special Permits. Refer to the "Rules and Regulations for Special Permits" for details on the information required.

JKC Properties LLC + Please type or print this Petition. *do Brian C. Levey, Esq.*

PETITIONER'S NAME: MAP Holdings, LLC PHONE #: 508-243-4250

MAILING ADDRESS: c/o Beveridge Diamond, 155 Federal St., Suite 1600, Boston, MA 02111

LOCATION AND STREET ADDRESS OF SITE: 108-118 Great Road

AREA OF SITE: 109,358 sq. ft. FRONTAGE: 355 linear feet

ZONING DISTRICT: R-29 ASSESSOR'S MAP NO.(s): R-29 PARCEL NO.(s): 86187

SOUTH MIDDLESEX REGISTRY OF DEEDS BOOK AND PAGE NO.(s): 8k 72042, Page 557
or LAND COURT CERTIFICATE OF TITLE NO.(s): _____

PROPERTY OWNER: JKC Properties LLC PHONE #: 617-375-7284

MAILING ADDRESS: 14 Nason Street, Suite 302, Maynard, MA 01754

DETAILED DESCRIPTION OF THE PROPOSED SPECIAL PERMIT:
See attached supporting memorandum.

Please complete the following check list for your Petition indicating with a check mark the information included. If an item is not applicable to your Petition, write "N/A" in the blank. If any applicable items are missing attach additional sheets explaining the omission. Note that this list is not a complete description of the requirements for a complete Petition; it is each Petitioner's responsibility to prepare a complete Petition according to the "Rules and Regulations for Special Permits" as adopted by the Planning Board and available from the Planning Board's secretary. A Petition lacking any required information in the appropriate format may not be accepted or may be cause for denial of said Petition.

If any Special Permits or variances have been filed previously for this site please attach copies of the decisions.

_____ DEVELOPMENT IMPACT STATEMENT

- _____ Description of proposed or possible uses
- _____ Building coverage, total coverage, and open space areas
- _____ Drainage calculations
- _____ Earth removal calculations
- _____ Traffic study (8 copies)
- _____ List variances and Special Permits previously issued by the Planning Board of Appeals and any needed for this proposal
- _____ Provide copies of any "approval not required" subdivisions
- _____ List any Special Permits or Health Permits required and provide copies of any received
- _____ Note if Conservation Commission approval needed and provide copy of approval if received

✓ _____ LOCUS PLAN

✓ _____ SITE COMPOSITE PLAN

Design certifications

Legends

General site characteristics -

- Existing and proposed buildings and structures
- Driveway entrances for abutting properties and those across a public way with dimensions
- All underground tanks/structures existing or proposed or abandoned
- Zoning, Flood Plain, and Groundwater Protection District boundaries if applicable
- Yards/setbacks dimensioned

Natural site characteristics -

Waterways

Wetland boundaries and buffers

- Existing and proposed contours
- Open space with square footage calculations

Site improvements -

- Dimensions of traffic lanes
- Label all paved surfaces and note materials

Parking spaces and parking lot landscaping with dimensions

- Building areas for each floor
- Exterior lighting
- Existing and proposed signage
- Outdoor storage areas labeled

Site utilities -

- Stormwater drainage facilities shown & dimensioned
- Underground storage containers with capacities and contents
- Water services
- Fire hydrants on or off site
- Underground utilities
- Fire alarm master box
- Sprinkler feed line
- Solid waste disposal facilities
- Sewage disposal system
- Erosion and sedimentation controls – citation?
- Names of abutting property owners
- Parking calculations

CONSTRUCTION DETAIL PLAN

- Detail of structures
- Landscaping details
- Parking details in compliance with the Stow Zoning Bylaw
- Tabulations of building coverage and open space
- Details of outdoor lighting

LANDSCAPE PLAN

- Certifications
- Legend
- Number, type, & size of trees and shrubs
- Landscape buffers
- Land contours
- Site features
- Limits of work
- Perimeter of trees
- Outdoor lighting structures

BUILDING ELEVATION PLAN

- Certifications
- Scale
- Front, rear, & side elevations with maximum height

FLOOR PLAN

- Certifications
- Scale
- Net floor area/s

Any additional maps, plans, photographs, deeds, or documents which the Petitioner wishes to submit should be enclosed with each copy of this Petition.

Appendix 1

The undersigned hereby Petition the Planning Board for a public hearing and a Special Permit under the Town of Stow Zoning Bylaw approving the Special Permit Petition including the Site Plan described above.

The undersigned hereby certify that the information on this Petition and plans submitted herewith are correct, and that all applicable provisions of Statutes, Regulations, and Bylaws will be complied with.

The above is subscribed to and executed by the undersigned under the penalties of perjury in accordance with Section 1-A of Chapter 268, General Laws of the Commonwealth of Massachusetts.

MAP Holdings, LLC



Date 10/11/22 Signature of Petitioner

By its Manager, Mark A. Pesce

OWNER'S KNOWLEDGE AND CONSENT

I hereby assert that I have knowledge of and give my consent to the Petition presented above.

JKC Properties, LLC, As Owner + Co-Applicant



Date 10/11/22 Signature of Owner

By its Manager, John J. Gramer

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TOWN OF STOW PLANNING BOARD

OCT 11 2022

APPLICATION

TOWN OF STOW
PLANNING BOARD

FOR

SITE PLAN APPROVAL ~~OR~~
~~SITE PLAN APPROVAL EXTENSION~~

File completed Application with the Town Clerk and then present 14 separate copies of the Application, folded to fit neatly within a letter-sized file folder, to the secretary for the Planning Board along with a filing fee payable to "Town of Stow" in the amount required by the Rules and Regulations for Site Plan Approval. Refer to the "Rules and Regulations for Site Plan Approval" for details on the information required.

JKC Properties LLC

Please type or print this Application.

do Brian C. Loney, Esq.

APPLICANT'S NAME: MAP Holdings, LLC PHONE #: 508-243-4250MAILING ADDRESS: 40 Beverly Diamond, 155 Federal St, Boston, MA 02110LOCATION AND STREET ADDRESS OF SITE: 105-118 Great RoadAREA OF SITE: 109,358 sq. ft. FRONTAGE: 355 linear feetZONING DISTRICT: Res. ASSESSOR'S MAP NO.(s): 2-29 PARCEL NO.(s): 86687SOUTH MIDDLESEX REGISTRY OF DEEDS BOOK AND PAGE NO.(s): Bk 72042, Page 557

or LAND COURT CERTIFICATE OF TITLE NO.(s):

PROPERTY OWNER: JKC Properties, LLC PHONE #: 617-378-7284MAILING ADDRESS: 14 Nason Street, Suite 302, Maynard, MA 01754DETAILED DESCRIPTION OF THE PROPOSED SITE PLAN
APPROVAL:See attached supporting memorandum.

Appendix 1

Please complete the following check list for your Application indicating with a check mark the information included. If an item is not applicable to your Application, write "N/A" in the blank. If any applicable items are missing attach additional sheets explaining the omission. Note that this list is not a complete description of the requirements for a complete Application; it is each Applicant's responsibility to prepare a complete Application according to the "Rules and Regulations for Site Plan Approval" as adopted by the Planning Board and available from the Planning Board's secretary. An Application lacking any required information in the appropriate format may not be accepted or may be cause for denial of said Application.

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✓ ____ LOCUS PLAN

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- Design certifications
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 _____ Certifications
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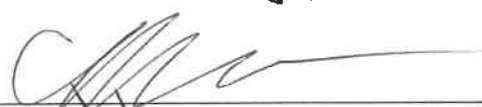
Any additional maps, plans, photographs, deeds, or documents which the Applicant wishes to submit should be enclosed with each copy of this Application.

The undersigned hereby apply to the Planning Board for a public hearing and site plan approval under the Town of Stow Zoning Bylaw approving the Application as described above.

The undersigned hereby certify that the information on this Application and plans submitted herewith are correct, and that all applicable provisions of Statutes, Regulations, and Bylaws will be complied with.

The above is subscribed to and executed by the undersigned under the penalties of perjury in accordance with Section 1-A of Chapter 268, General Laws of the Commonwealth of Massachusetts.

M&P Holdings, LLC



Date *10/11/12* Signature of Applicant

By its manager, Mark A. Perce

OWNER'S KNOWLEDGE AND CONSENT

I hereby assert that I have knowledge of and give my consent to the Application presented above.

JKC Properties, LLC, as Owner + Co-Applicant



Date _____ Signature of Owner

By its manager, John J. Cramer

STOW PLANNING BOARD

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OCT 11 2022

LEGAL NOTICE

TOWN OF STOW
PLANNING BOARD

TOWN OF STOW PLANNING BOARD

PUBLIC HEARING

Notice is hereby given that the Stow Planning Board will hold a public hearing on

November 15 2022, at 7:00 P.M. in the Stow Town Building,
Great Road, Stow, Massachusetts on the Application of JKC Properties LLC + MAP Holdings LLC for

property located at 105-118 Great Road Stow, Massachusetts

for Special Permit pursuant to Sections 9.2 + 9.2.8 of the Stow Zoning Bylaw in order to

permit a two-story retail and office building.
(Describe subject matter of the hearing)

The land is further identified and shown as Parcel(s) 86+87 on Assessor's Map(s)

R-29. All interested persons should attend the hearing.

A copy of the Application is available for review at the Office of the Planning Board or the
Office of the Town Clerk during posted business hours.

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OCT 11 2022

TOWN OF STOW
PLANNING BOARD

DRAFT

LEGAL NOTICE

TOWN OF STOW PLANNING BOARD

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Notice is hereby given that the Stow Planning Board will hold a public hearing on

November 15, 2022, at 7:00 P.M. in the Stow Town Building,

Great Road, Stow, Massachusetts on the Application of JKC Properties LLC + MAP Holdings LLC
(name of Applicant)

for property located at 108-118 Great Road, Stow, Massachusetts

or Site Plan Approval Extension

for Site Plan Approval pursuant to Sections 9.3 + 9.3.10 of the Stow Zoning Bylaw in order to

permit a two-story retail and office building.
(describe subject matter of the hearing)

The land is further identified and shown as Parcel(s) 86+87 on Assessor's Map(s)

R-29. All interested persons should attend the hearing.

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TOWN OF STOW
PLANNING BOARD

MAP HOLDINGS, LLC

MANAGER'S CERTIFICATE

October 11, 2022

The undersigned, Mark A. Pesce, hereby certifies that he is the duly appointed and acting Manager of MAP Holdings, LLC, a Massachusetts limited liability company (the "**Company**"), and that, as such, he is duly authorized to execute and deliver this Manager's Certificate on behalf of the Company.

The undersigned hereby further certifies on behalf of the Company, in his capacity as the Manager of the Company and pursuant to the Company's Operating Agreement dated as of September 3, 2019, that he is authorized, as Manager, to execute and file any applications, requests for approval, and any submissions related thereto, for land use, zoning, and health and safety permits and approvals, including, without limitation, site plan and special permit approvals and extensions, with any and all local, state, and federal permitting authorities, including, without limitation, the Town of Stow, Massachusetts, regarding the real property located at 108-118 Great Road in Stow, Massachusetts.

IN WITNESS WHEREOF, the undersigned has executed this Manager's Certificate on behalf of the Company as Manager as of the date first written above.

MAP HOLDINGS, LLC,
a Massachusetts limited liability company

By: _____

Mark A. Pesce, Manager

ABUTTERS LIST
108, 118 Great Rd
MAP R29 PARCELS 86, 87

MAP/PARCEL	PROPERTY LOCATION	OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	DEED BOOK	DEED PAGE
00R-29 000083	92 GREAT RD	PRESTI FAMILY LIMITED PARTNERSHIP	PRESTI MANAGEMENT CORP	585 MASSACHUSETTS AVE	ACTION	MA	01720	44389	43
00R-29 000086	108 GREAT RD	JIC PROPERTIES LLC		14 NASON STREET	MAYNARD	MA	01754	72042	557
00R-29 000087	118 GREAT RD	JIC PROPERTIES LLC		14 NASON STREET	MAYNARD	MA	01754	72042	557
00R-29 000088	124 GREAT RD	LOWER VILLAGE LLC		171 GREAT ROAD	ACTION	MA	01720	51375	12
00R-29 000089	128 GREAT RD	GREAT ROAD REAL ESTATE, LLC		75 SECOND AVE, STE 605	NEEDHAM	MA	02494	74202	100
00R-29 000090	132 GREAT RD	132 GREAT ROAD STOW LLC	C/O ACTION MANAGEMENT INC	PO BOX 2350	ACTION	MA	01720	61436	428
00R-29 00085A	84 GREAT RD	PRESTI FAMILY LIMITED PARTNERSHIP	PRESTI MANAGEMENT CORPORATION	585 MASSACHUSETTS AVE	ACTION	MA	01720	44389	43
00R-29 00085B	0 HERITAGE LN	TOWN OF STOW	CONSERVATION COMMISSION	380 GREAT ROAD	STOW	MA	01775	28554	427
00R-29 00100A	0 GREAT RD	HABITECH INC		148 PARK STREET SUITE 3	NORTH READING	MA	01864	26900	543
00R-29 00100B	0 LANE'S END	TOWN OF STOW		380 GREAT ROAD	STOW	MA	01775	43710	41
00R-29 00100C	0 LANE'S END	HABITECH INC		148 PARK STREET SUITE 3	NORTH READING	MA	01864	26900	543
00R-29 0100-3	24 LANE'S END	COFFMAN HAROLD DOUG		24 LANE'S END	STOW	MA	01775	69094	576
00R-29 0100-4	19 LANE'S END	GRIFFIN STEPHEN	COFFMAN ANDREA	29 LANE'S END	STOW	MA	01775	30544	109
00R-29 0100-5	0 GREAT RD	HALL PERRY JAMES	GRIFFIN SALLY M	19 LANE'S END	STOW	MA	01775	59529	549
00R-30 000001	0 GREAT RD	TOWN OF STOW	LAW DEIRDRE	380 GREAT RD	STOW	MA	01775	579	7
00R-30 000002	12 RED ACRE RD	12 RED ACRE LLC	LOWER COMMON	12-14 RED ACRE RD	STOW	MA	01775	78672	3
00R-30 000072	5 RED ACRE RD	SHOEMAKER JR PHILIP B	SHOEMAKER MICHELE L	5 RED ACRE ROAD	STOW	MA	01775	27783	9
00R-30 00013A	117 GREAT RD	LINEAR RETAIL STOW #1 LLC		ONE BURLINGTON WOODS DR	BURLINGTON	MA	01803	44697	52

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TOWN OF STOW
PLANNING BOARD

Certified by the Stow Board of Assessors:

Stuart Carter, MAA

Date Certified or Re-Certified:

10/7/22

Fi:

300-