

TOWN OF STOW PLANNING BOARD

PETITION

FOR

SPECIAL PERMIT

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.

Please type or print this Petition.

PETITIONER'S NAME: BLACK OAK BUILDERS LLC PHONE #: (978) 375-3336

MAILING ADDRESS: 30 HERITAGE LN, STOW, MA 01775

LOCATION AND STREET ADDRESS OF SITE: 137 HARVARD ROAD

AREA OF SITE: 2.8 AC± 122,041 sq. ft. FRONTAGE: 300' linear feet

ZONING DISTRICT: RES ASSESSOR'S MAP NO.(s): R09 PARCEL NO.(s): 38+39

SOUTH MIDDLESEX REGISTRY OF DEEDS BOOK AND PAGE NO.(s): 8K73436 PG 93
or LAND COURT CERTIFICATE OF TITLE NO.(s): 8K73436 PG 104
N/A

PROPERTY OWNER: BLACK OAK BUILDERS LLC PHONE #: (978) 375-3336
+ JOHN P. GIORANO

MAILING ADDRESS: 30 HERITAGE LN, STOW, MA 01775

DETAILED DESCRIPTION OF THE PROPOSED SPECIAL PERMIT:

EROSION CONTROL SPECIAL PERMIT FOR LAND DISTURBANCE
ACTIVITIES

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.

Appendix 1

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

NR 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

NA 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

NA BUILDING ELEVATION PLAN

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

NA 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.

4/12/21
Date Signature of Petitioner

OWNER'S KNOWLEDGE AND CONSENT

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

4/12/21 Signature of Owner for Black Oak Builders LLC

ABUTTERS LIST
137 Harvard Rd
MAP U9 PARCELS 39

MAP/PARCEL	PROPERTY LOCATION	OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	DEED BOOK	DEED PAGE
000R-4 000003	154 HARVARD RD	KAEMPE, SCOTT		154 HARVARD ROAD	STOW	MA	01775	77262	589
000R-4 000043	0 HARVARD RD	PITT CONSTRUCTION CORPORATION		215 HARVARD ROAD	STOW	MA	01775	11689	506
000R-4 000045	167 HARVARD RD	ALBERT RAYMOND T		167 HARVARD ROAD	STOW	MA	01775	24926	117
000R-9 000031	120 HARVARD RD	WIESNER RONALD R		120 HARVARD ROAD	STOW	MA	01775	44095	240
000R-9 000032	122 HARVARD RD	ANSARI SALMAN		122 HARVARD ROAD	STOW	MA	01775	41918	164
000R-9 000033	128 HARVARD RD	WALDRON MICHAEL J.		128 HARVARD ROAD	STOW	MA	01775	44915	502
000R-9 000034	138 HARVARD RD	KONNO DAISEI		138 HARVARD RD	STOW	MA	01775	62311	408
000R-9 000035	144 HARVARD RD	SHRADER WILLIAM W		144 HARVARD RD	STOW	MA	01775	13239	421
000R-9 000036	150 HARVARD RD	HOWARD STEPHEN H		150 HARVARD RD	STOW	MA	01775	31990	65
000R-9 000037	153 HARVARD RD	MASCA JONATHAN		153 HARVARD RD	STOW	MA	01775	54019	410
000R-9 000038	0 HARVARD RD	JOHN P GIORDANO		30 HERITAGE LANE	STOW	MA	01775	73436	104
000R-9 000039	137 HARVARD RD	BLACK OAK BUILDERS LLC		30 HERITAGE LANE	STOW	MA	01775	73436	93
000R-9 000041	8 WEDGEWOOD RD	MILLAN DAVIS S		8 WEDGEWOOD RD	STOW	MA	01775	61893	493
000R-9 000042	16 WEDGEWOOD RD	TROMBA MATTHEW		16 WEDGEWOOD RD	STOW	MA	01775	68704	490
000R-9 000055	22 WEDGEWOOD RD	DUGGAN WILLIAM		22 WEDGEWOOD RD	STOW	MA	01775	49638	436
000R-9 000065	9 WEDGEWOOD RD	NAIR BALAGOPAL		9 WEDGEWOOD RD	STOW	MA	01775	23746	284
000R-9 000066	123 HARVARD RD	FOLLETTIE ALEX J		123 HARVARD RD	STOW	MA	01775	68193	375
000R-9 000067	115 HARVARD RD	HONIG RON I		115 HARVARD RD	STOW	MA	01775	24788	485
000R-9 000100	0 WEDGEWOOD RD	WEDGEWOOD PROPERTIES INC		215 HARVARD ROAD	STOW	MA	01775	21668	310
000R-9 0060-2	0 WEDGEWOOD RD	MEYER KAREN A		9 WEDGEWOOD ROAD	STOW	MA	01775	49466	228
000R-9 0064-1	17 WEDGEWOOD RD	PELLES RENE T LE		17 WEDGEWOOD RD	STOW	MA	01775	56002	317
		* RECENT SALE							

Certified by the Stow Board of Assessors:

Stuart Carter, MAA

Date Certified or Re-Certified:

3/30/21

Ft:

300

**ABUTTERS LIST
STREET
MAP X PARCELS XX**

MAP/PARCEL	PROPERTY LOCATION	OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	DEED BOOK	DEED PAGE
000R-4 000003	154 HARVARD RD	KAEMPF, SCOTT		154 HARVARD ROAD	STOW	MA	01775	77262	589
000R-4 00002A	0 HARVARD RD	SHEPHERD NANCY H		172 HARVARD ROAD	STOW	MA	01775	21216	310
000R-4 000043	0 HARVARD RD	PITT CONSTRUCTION CORPORATION		215 HARVARD ROAD	STOW	MA	01775	11689	506
000R-4 000045	167 HARVARD RD	ALBERT RAYMOND T		167 HARVARD ROAD	STOW	MA	01775	24926	117
000R-9 000033	128 HARVARD RD	WALDRON MICHAEL J.		128 HARVARD ROAD	STOW	MA	01775	44915	502
000R-9 000034	138 HARVARD RD	KONNO DAISEI		138 HARVARD RD	STOW	MA	01775	62311	408
000R-9 000035	144 HARVARD RD	SHRADER WILLIAM W		144 HARVARD RD	STOW	MA	01775	13239	421
000R-9 000036	150 HARVARD RD	HOWARD STEPHEN H		150 HARVARD RD	STOW	MA	01775	31990	65
000R-9 000037	153 HARVARD RD	MASCIA JONATHAN		153 HARVARD RD	STOW	MA	01775	54019	410
000R-9 000038	0 HARVARD RD	JOHN P GIORANDO		30 HERITAGE LANE	STOW	MA	01775	73436	104
000R-9 000039	137 HARVARD RD	BLACK OAK BUILDERS LLC		30 HERITAGE LANE	STOW	MA	01775	73436	93
000R-9 000041	8 WEDGEWOOD RD	MILLAN DAVIS S		8 WEDGEWOOD RD	STOW	MA	01775	61893	493
000R-9 000042	16 WEDGEWOOD RD	TROMBA MATTHEW		16 WEDGEWOOD RD	STOW	MA	01775	68704	490
000R-9 000100	0 WEDGEWOOD RD	WEDGEWOOD PROPERTIES INC		215 HARVARD ROAD	STOW	MA	01775	21668	310
		* RECENT SALE							

Certified by the Stow Board of Assessors:

Stuart Carter, MAA

Date Certified or Re-Certified:

3/30/21

Ft:

300