

**Zoning Bylaw, Section 3.3.2.1 & 3.3.2.2
Petition for Site Plan Special Permit**

For

**Proposed Site Plan
108-118 Great Road
Stow, MA**

**August 1, 2019
Revised: November 2, 2023**

Applicant/Owner	JKC Properties, LLC 14 Nason Street, Suite 302 Maynard, MA 01754
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SM-6189B

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8. Assessor's Certified List of Abutters
9. MAP Holdings, LLC Manager's Certificate
10. Flint Road Realty LLC Manager's Certificate
11. JKC Properties, LLC Officer's Certificate
12. Stormwater Report & O&M Plan
13. Site Plan
14. Architectural Plans

Cover Letter to Town Clerk

STAMSKI AND MCNARY, INC.

1000 Main Street
Acton, Massachusetts 01720
(978) 263-8585, FAX (978) 263-9883

PRINCIPALS

JOSEPH MARCH, P.E., P.L.S.
GEORGE DIMAKARAKOS, P.E.

ASSOCIATE

JONATHAN BOLLEN, P.L.S.

November 2, 2023

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

Re: 108 Great Road- Applications for Special Permit and Site Approval for Dunkin Donuts

Dear Ms. Hathaway:

On behalf of MAP Holdings, LLC, Flint Road Realty LLC and JKC Properties, LLC, I enclose an original and five copies of the following for filing in support of Special Permit and Site Plan Approval applications for a Dunkin Donuts at 108 Great Road:

1. Petition for Special Permit
2. Application for Site Plan Approval
3. Development Impact Statement
4. Limited Traffic Study
5. Copy of 2022 Planning Board Special Permit/Site Plan Approval Decision
6. Draft Legal Notices
7. Assessor's Certified List of Abutters
8. A check for \$500 for the Special Permit filing fee
9. A check for \$250 for the Site Plan Approval filing fee
10. MAP Holdings, LLC Manager's Certificate
11. Flint Road Realty LLC Manager's Certificate
12. JKC Properties, LLC
13. Stormwater Report and O&M Plan
14. Site Plan

15. Architectural Plans

Please confirm the public hearing will commence on December 12, 2023, at your earliest convenience. Thank you for your attention to these applications.

If you have any questions regarding this matter, please feel free to call.

Respectfully,

Stamski and McNary, Inc.



Daniel Carr, P.E.



George Dimakarakos, P.E.

Petition for Special Permit

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 and Flint Road Realty LLC

10/26/23

Date



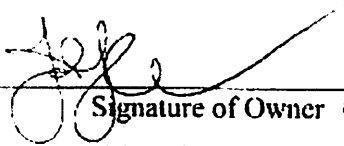
Signature of Petitioner

Mark Pesce, Manager

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

Date



Signature of Owner and Petitioner

John J. Cramer, Manager

Application for Site Plan Approval

Appendix 1

____ FLOOR PLAN
____ Certifications
____ Scale
____ Net floor area/s

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.

MAP Holdings, LLC and Flint Road Realty LLC

10/26/23



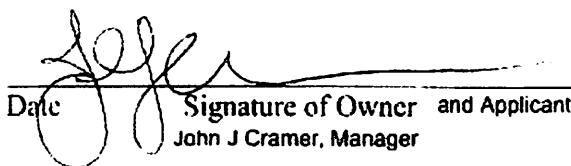
Date

Signature of Applicant

Mark Pesce, Manager

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



Date

Signature of Owner and Applicant

John J Cramer, Manager

Development Impact Statement

DEVELOPMENT IMPACT STATEMENT

E. Measures to Mitigate Impacts

Attach brief descriptions of the measures that will be taken to:

33. Prevent surface water contamination.

The surface runoff will drain as it has to existing leaching catch basins, but will now be directed to subsurface chambers after exiting the existing catch basins. There is a decrease in impervious surfaces as a result of removing extraneous pavement.

34. Prevent groundwater contamination.

The building will be served by a private well and the recently constructed septic system is sized large enough to handle proposed flow rates.

35. Maximize groundwater recharge.

Infiltration will be provided within the subsurface chambers.

36. Prevent erosion and sedimentation.

During construction, a siltation fence will be placed as shown down gradient of proposed work which will remain in place until a vegetative cover is established. Any silt, construction debris, etc. shall be removed. All sediments spilled, dropped, or washed into public rights-of-ways or abutting properties shall also be removed immediately. All catch basins will be fit with silt sacks to filter out any debris and shall be cleaned as needed. The developer shall comply with the Erosion and Sedimentation Control Plan.

37. Maintain slope stability.

The site is generally flat with little area at risk of eroding. 6" of loam and seed is proposed over disturbed areas to stabilize slopes.

38. Design the project to conserve energy.

The proposed building will meet the stringent requirements of the state and local building codes.

39. Preserve wildlife habitat.

The proposed work area has been previously developed and there are no natural resources on/near the site.

40. Preserve wetlands.

No work is proposed within the wetlands or the 100' Buffer Zone.

41. Ensure compatibility with the surrounding land uses.

The existing vegetation located along edges of parking lot will remain to the extent practicable and new landscaping is proposed.

42. Control peak runoff from the site so that the post-development rate of runoff will be no greater than the predevelopment in compliance with.

There is a decrease in impervious surfaces with the removal of portions of unneeded pavement. Infiltration from the proposed subsurface chambers will further decrease the rate of runoff compared to predevelopment conditions.

43. Preserve historically significant structures and features on the site.

There are no historically significant structures or features on site.

44. Mitigate the impact of the traffic generated by the development.

The total weekday vehicle trips generated are less than the historical conditions. The conversion of the 67 seat restaurant to a 56 seat Dunkin Donuts results in a decrease in total weekday trips, but an increase in peak hour trips.

Limited Traffic Study

Limited Traffic Study

108-118 Great Road, Stow, MA

Date: 11/2/2023

ITE CODE	EXISTING (TO BE REMOVED)	WEEKDAY TRIPS		PEAK HOUR TRIPS		AM PEAK	PM PEAK
		4.83	PER SEAT=	0.72	PER SEAT=		
932	67 SEAT RESTAURANT				48.24	40.2	48.24
936	PROPOSED						
	COFFEE/DONUT SHOP WITHOUT DRIVE-THROUGH WINDOW (DUNKINS)	108.38	PER 1000 SF=	65.96	PER 1000 SF=	136.06	54.69
					139.77		

118 Great Road, Stow, MA

ITE CODE	EXISTING (TO REMAIN)	WEEKDAY TRIPS		PEAK HOUR TRIPS	
		8.91	PER EMPLOYEE=	1.06	PER EMPLOYEE=
720	ONE DENTIST, ~ 5 EMPLOYEES		44.55		5.3
710	1000 SF MARTIAL ARTS	11.03	PER 1000 SF=	1.56	PER 1000 SF=
932	35 SEAT RESTAURANT	4.83	PER SEAT=	0.72	PER SEAT=
820	1000 SF RETAIL	42.7	PER 1000 SF=	4.82	PER 1000 SF=
710	5000 SF OFFICE	11.03	PER 1000 SF=	1.56	PER 1000 SF=
	TOTAL 118 EXISTING		322.48		44.68

TOTAL EXISTING

646.09

92.92

TOTAL PROPOSED

552.14

184.45

CHANGE

-93.95 WEEKDAY TRIPS

91.53 PEAK HOUR TRIPS

**Copy of 2022 Planning Board Special Permit/Site Plan Approval
Decision**

Middlesex South Registry of Deeds

Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number	: 14316
Document Type	: DECIS
Recorded Date	: February 09, 2023
Recorded Time	: 12:22:28 PM
Recorded Book and Page	: 81237 / 276
Number of Pages(including cover sheet)	: 22
Receipt Number	: 2889638
Recording Fee	: \$105.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com



Town of Stow
PLANNING BOARD

380 Great Road
Stow, Massachusetts 01775-1122
(508) 897-5098
FAX (508) 897-4534

NOTICE OF DECISION and DECISION

**Special Permit and Site Plan Approval
108 and 118 Great Road**

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December 13, 2022

1. Petition

This Document is the **DECISION** (hereinafter the Decision) of the Planning Board (hereinafter the Board) on a Request for Special Permit and Site Plan Approval submitted by JKC Properties, LLC and MAP Holdings, LLC (hereinafter the Petitioners), for the construction of a two story Retail and Office Building at 108 and 118 Great Road, on property owned by JKC Properties, LLC.

This Decision is in response to a Request for Site Plan Approval and Special Permit submitted to the Board on October 11, 2022 (hereinafter the Petition), pursuant to Sections 3.3, 9.2 and 9.3 of the Stow Zoning Bylaw and the Rules and Regulations for Special Permit and Site Plan Approval (hereinafter the Rules). The Petitioners seek permission to site a two-story Retail and Office Building.

2. Applicant/Owner

JKC Properties, LLC
14 Nason Street, Suite 302
Maynard, MA 01754

Applicant

MAP Holdings, LLC
c/o Beveridge & Diamond
155 Federal Street, Suite 1600
Boston, MA 02110

3. Location

Said property is shown on the Stow Property Map Sheet R-29 as Parcels 86 and 87 (hereinafter the Site), as more fully described in the Petition. See Deed in Book 72042, Page 557.

4. Board Action

After due consideration of the Petition, the record of proceedings, and based upon the findings set forth below, on December 13, 2022, by a vote of five (5) members present throughout the proceedings, the Board voted to **APPROVE** the request for Site Plan Approval, and by a vote of five members present throughout the proceedings, **GRANT** the Special Permit, including the

provision of retail and office uses, in accordance with the Findings, Plan Modifications and Conditions contained herein.

5. Proceedings

The Petition for Special Permit and Site Plan Approval was received by the Board on October 11, 2022 pursuant to MGL Ch. 40A and Section 9.2 and 9.3 of the Town of Stow Zoning Bylaws (hereinafter the Bylaw). The Board considered the Request and reviewed the Application at a Public Hearing held on November 15, 2022 and closed at the conclusion of that session. Notice of the hearing was duly published and sent to all parties in interest in accordance with MGL Chapter 40A.

Board Members Lori Clark, Karen Kelleher, John Colonna-Romano, Margaret Costello and Nancy Arsenault were present throughout the proceedings. The record of the proceedings and submissions, upon which this Decision is based, may be referred to in the Office of the Town Clerk or the Office of the Planning Board.

6. Exhibits

Submitted for the Board's deliberation were the following exhibits:

6.1 Documents Required by the Rules, consisting of the following:

EXHIBIT 1 Application

- Petition for Special Permit or Special Permit Extension
- Application for Site Plan Approval or Site Plan Approval Extension
- Memorandum in Support of Special Permit and Site Plan Approval Applications and Request for Waivers
- Draft Legal Notices
- Filing Fee
- Assessor's Certified List of Abutters
- MAP Holdings, LLC Manager's Certificate

EXHIBIT 2 Supplementary documents, consisting of the following:

- Special Permit and Site Plan Approval Decision, 108-118 Great Road, dated March 26, 2020
- Minor Modification #1 of Special Permit and Site Plan Approval Decision, 108-118 Great Road, dated November 17, 2020

EXHIBIT 3 Plans entitled "Site Plan 108-118 Great Road, Stow Massachusetts, July 30, 2019," prepared by Stamski and McNary, Inc. for JKC Properties, LLC, last revised December 14, 2020

- Sheet 1: Cover Sheet
- Sheet 2: Site Development Plan
- Sheet 3: Layout Plan
- Sheet 4: Construction Details Plan
- Sheet 5: Stormwater Pollution Prevention Plan

EXHIBIT 4 Plans entitled "Site Plan 108-118 Great Road, Stow Massachusetts, Firetruck Turning Template," prepared by Stamski and McNary, Inc. for JFC Properties, LLC, dated October 25, 2019

EXHIBIT 5 Architectural renderings titled "108 Great Road – New Retail Construction, Stow, MA," prepared by RP Architectural Studio for John Cramer, Summer Street Properties, LLC, and dated January 31, 2021.

6.2 Additional Correspondence:

- a) Letter from Daniel Carr of Stamski and McNary, dated December 14, 2020
- b) Letter from Derek Houle, Hudson Light and Power, dated October 18, 2022

6.3 Comments received from Town Staff, Boards and Committees:

- a) Memo from the Stow Treasurer/Collector, dated October 12, 2022
- b) Memo from the Board of Assessors, dated October 14, 2022
- c) Memo from the Police Department, dated October 18, 2022
- d) Memo from the Fire Department, dated October 19, 2022

6.4 Documents submitted for the Board's deliberation relative to Special Permit and Site Plan Approval, 108-118 Great Road, dated August 30, 2019:

1) Plans entitled:

- "Site Plan 108-118 Great Road, Stow Massachusetts, July 30, 2019," prepared by Stamski and McNary, Inc. for JKC Properties, LLC, last revised October 25, 2019.
- Architectural renderings titled "New Commercial Property for 108-118 Great Road, Stow, MA 01775," prepared by Boston Design Partners for JKC Properties, LLC and dated May 2, 2019.

2) Application

- Petition for Special Permit
- Development Impact Statement
- Record Deed
- Use Description
- Limited Traffic Study
- Stormwater Operations and Maintenance Manual
- Stormwater Management Report

3) Request for Waivers

4) Certified List of Abutters

5) Filing Fee

6) Additional Correspondence submitted by the Petitioner:

- Email from John Cramer, dated November 15, 2019
- Revised Site Plan, dated October 25, 2019 showing truck turning radii and proposed landscaping;
- Letter from Daniel Carr of Stamski and McNary, dated October 25, 2019.

7) Comments received from Town Staff, Boards and Committees:

- Memo from the Stow Treasurer/Collector, dated September 5, 2019
- Memo from the Board of Assessors, received September 5, 2019
- Memo from the Town Clerk, dated September 6, 2019
- Email from the Conservation Commission, dated September 25, 2019
- Email from the Fire Department, dated December 13, 2019
- Memo from the Stow Police Department, dated September 12, 2019
- Department of Environmental Protection Sanitary Survey dated 4.3.2019, submitted by the Stow Board of Health.

8) Correspondence from Places Associates, Inc., Town of Stow Consulting Engineer:

- Letter and Plan markup dated October 21, 2019
- Letter update, dated November 12, 2019

6.5 Documents submitted for the Board's deliberation relative to Minor Modification #1, Special Permit and Site Plan Approval Modification, 108 and 118 Great Road, dated November 17, 2020:

- 1) Application for Special Permit Modification
- 2) Filing Fee
- 3) Letter submitted by John Cramer, dated September 30, 2020
- 4) Comments received from Town Staff, Boards, and Committees:
 - Email from Building Inspector
 - 12.1.2010 For Lease Sign Permit for 108 Great Road
 - 2.15.1982 Retail Bank Sign Permit for 118 Great Road
- 5) Correspondence from Places Associates, inc., Town of Stow Consulting Engineer:
 - Letter and Plan markup dated October 21, 2019
 - Letter update, dated November 12, 2019

Exhibits 6.1 through 6.5 are referred to herein as the Plan.

7. Findings and Conclusions

Based upon its review of the Exhibits and the record of the proceedings, the Board finds and concludes the following:

7.1 Finding: The Petitioner seeks renewal of the Special Permit and Site Plan Approval as approved on March 26, 2020, and modified on November 17, 2020 as the original permit expired and the modified permit was ineffective because it was not approved at a public hearing.

7.2 Finding: The Petitioner seeks Special Permit and Site Plan Approval for the razing of a vacant 67 seat restaurant at 108 Great Road and construction of two-story retail and office building at a similar location on the lot as the former building's footprint. The Plan further proposes upgrades to the existing site plan at 108 and 118 Great Road through reconfiguration of parking spaces, elimination of excess pavement, as well as the addition of an underground stormwater infiltration system and site lighting and landscaping.

Finding: The proposed retail and office building will initially consist of 2 units that may be reconfigured internally to fit the space needs of future tenants. Two tenant units are expected on the first floor while two mechanical and storage spaces occupy the second floor.

Condition: In accordance with Section 9.3.14 of the Zoning Bylaw, an as-built plan shall be provided prior to the issuance of an Occupancy Permit.

7.3 Finding: The proposed use is located in the Business and Residential District.

Finding: The proposed use, as conditioned herein, is allowed by Special Permit in accordance with the Business District - Section 3.3.2 of the Zoning Bylaw.

7.4 Finding: The Petitioners requested the following waivers from the Special Permit Rules and Regulations and Site Plan Approval Rules and Regulations governing filing requirements:

- Section 3.3.1(1) Number of copies of properly executed Petition for Special Permit Form;

- Section 3.3.1(2) The required filing fee;
- Section 3.3.1(3) Number of copies of full scale and reduced scale plans;
- Section 3.3.1(4) Copies of the Stormwater Management Report;
- Section 3.3.1(5) Copy of the deed for all parcels contained within the site plan;
- Section 3.3.1(6) Development Impact Statement with supporting documentation;
- Section 3.3.1(8) Letter documenting authorizing vote if the developer is acting in the name of a trust, corporation or company;
- Section 3.4 Filing Fee
- Section 4.1.2 Required Components of a Site Plan;
- Section 4.4 Development Impact Statement;
- Section 4.5 Other Permits and Variances;
- Section 4.6 Recorded Plans
- Sections 4.7, 4.8, 4.9, 4.10, 4.11, and 4.12 Plans, Construction Detail Plan, Landscape Plan, Building Elevation Plan, Floor Plan, and Use Description
- Section 4.13, 4.14, 4.15, and 4.17 Stormwater Management, Earth Removal Calculations, Traffic Study, Recommendations from Other Boards, Committees, and Agencies

Waiver: The Planning Board therefore **GRANTS** the waivers requested from the Special Permit Rules and Regulations and Site Plan Approval Rules and Regulations Sections 3.3.1, Section 3.3.1(3), Section 3.3.1(4), Section 3.3.1 5), Section 3.3.1 (6), Section 3.3.1(8), Section 4.1.2, Section 4.4, Section 4.5, Section 4.6, Sections 4.7, 4.8, 4.9, 4.10, 4.11, and 4.12, Section 4.13, 4.14, and 4.15.

Condition: Prior to endorsement of the Plans, three full size copies of the Plans shall be provided to the Planning Department.

Finding: The Planning Board finds that the fee schedule is appropriate given the Petitioners' request for reissuance of the Special Permit and the staff time required to administer the permitting process, draft the decision, and communicate with abutters and Town Departments.

Finding: Prior to the public hearing, the Planning Board transmitted a copy of the Petition to relevant Boards, Committees, and Agencies per Section 4.17 of the Special Permit Rules and Regulations and Site Plan Approval Rules and Regulations.

Waiver: The Planning Board therefore **DENIES** the waivers requested from the Special Permit Rules and Regulations and Site Plan Approval Rules and Regulations Sections 3.3.1(2) and Section 3.4 related to provision of the filing fee and Section 4.17 related to seeking recommendations from other Boards, Committees, and Agencies.

Condition: Prior to endorsement of the Plans, the Petitioners shall provide the full filing fee.

- 7.5 **Finding:** The Board reviewed and considered the Application, as submitted, and finds the Application and supporting documentation as adequate for the type of Special Permit applied for.

Site Characteristics

- 7.6 **Finding:** Parcels 86 and 87, known as 108 and 118 Great Road, are referred to as the Site, held in common ownership by JKC Properties, LLC and totaling 2.51 acres. The Site has a combined total frontage of +/-355 feet, meeting the threshold for 200 linear feet of frontage along Route 117 in accordance with Section 4.4(2). Together, the combined lots, held in common ownership meet the frontage and lot area requirements of the Zoning Bylaw.

Finding: The Parcels, held in common ownership, are interlinked and dependent on the infrastructure that each offers to the other, including a shared septic system and public water supply, as well as an interlinked stormwater management system.

Site Circulation

- 7.7 **Finding:** The Plan shows the continued use of three separate curbcuts, two entering onto 108 Great Road and one onto 118 Great Road. Each curbcut conforms to the widths and geometries developed and constructed as part of the 2018 Lower Village Traffic Improvement Project by the Town.

Condition: Any additional curbcuts, including alterations and/or reconfigurations of existing curbcuts shall require further Modification of the Special Permit.

- 7.8 **Finding:** Currently, the largest fire apparatus that could be used to respond to emergencies at the Site through Mutual Aid is a 3 axle, 40.7' foot long firetruck.

Finding: The original Special Permit and Site Plan Approval issued on March 26, 2020, included a condition stating that Acton Fire Apparatus turning movements shall be shown navigating around the landscaped islands as conditioned herein, and specifically along the property boundary of 108 and 118 Great Road, for the purpose of demonstrating the ability of trucks to enter and exit the site. The Board's consulting engineer noted that although the Plan shows entrance to the site by the largest Acton firetruck (3 axle, 40.7' feet long) to simulate the largest mutual aid vehicles accessing the site, not all turns are accounted for and the simulation does not show the trucks completing a full entrance and exit of the site.

Finding: On December 14, 2020, the Board received a Firetruck Turning Template dated October 25, 2019 indicating the ability of the Acton Fire Apparatus to navigate around the landscaped islands and along the property boundary of 108 and 118 Great Road.

Condition: Emergency apparatus shall be able to adequately enter and exit the site from each of the three curbcuts.

- 7.9 **Finding:** In response to the August 30, 2019 Petition, the Police Department submitted correspondence recommending consideration of identifying each of the 108 Great Road curb cuts as entrance only and exit only, with a Do-Not-Enter sign posted at the chosen exit.

Finding: The Town's Lower Village Traffic Improvements were designed to accommodate two-way traffic at each of the curbcuts along Route 117.

Condition: Two-way traffic shall be maintained at each curbcut, consistent with the design of the Lower Village Traffic Improvements. The Planning Board reserves the right to modify the Special Permit in accordance with Section 7.40 of this Decision in the event that future communications with Public Safety and Highway Departments find that a one-way circulation pattern may increase vehicular safety.

- 7.10 **Finding:** In response to the August 30, 2019 Petition, the Fire Department indicated that the narrow, pre-existing access lane to the west of the building at 118 Great Road is not wide enough to provide meaningful circulation around the building for emergency apparatus and therefore need not be included in the Fire Department's analysis of site circulation. The access drive is not a viable connection to the rear parking area and unwitting drivers may attempt to use the access and be forced to back their vehicles out if blocked.

Finding: Since the time of the original Petition, the Plan has been modified to indicate an existing "Do Not Enter" sign by the southwesterly corner of the building and a proposed "Do Not Enter" sign by the northwesterly corner of the building in order to restrict vehicular access to the access lane.

Condition: Prior to issuance of a Certificate of Occupancy, the proposed "Do Not Enter" sign at the northwesterly corner of the building at 118 Great Road must be properly installed.

Landscape Plan Waiver

- 7.11 **Finding:** Within the August 30, 2019 Petition, the Petitioner requested a waiver from the requirement for a landscape plan in accordance with Section 4.9 of the Rules, as the parking area is pre-existing and the existing landscaping will remain.

Finding: In the original Special Permit, the Planning Board found that the plan did not meet the expectations and vision for landscaping in the Lower Village as proposed. The Planning Board found that although the landscaping and parking areas on the site are pre-existing, there are opportunities to better conform to Section 7.7.4 and 7.7.6 of the Zoning Bylaw regarding parking area landscaping. The Planning Board therefore denied the waiver from Section 4.9 of the Rules for submission of a landscape plan.

Finding: The original Special Permit included a condition stating that prior to commencement of construction the Petitioner shall submit a landscaping and parking area upgrade plan consistent with the conditions herein. The Planning Board finds that the revised Site Plans dated December 14, 2020 include a satisfactory landscaping plan. The Board finds that this condition has been satisfied.

Parking

- 7.12 **Finding:** The Planning Board finds that the Site's parking arrangement has been reconfigured to bring the overall parking arrangement further in compliance with current Zoning Bylaw requirements of Section 7.3.3.5 and is adequate for the proposed use as conditioned herein.
- 7.13 **Finding:** The Application proposes eighty (80) total parking spaces. Thirty one (31) spaces are proposed at 108 Great Road and forty nine (49) spaces at 118 Great Road.

- 7.14 Finding:** The Petitioners have not provided information detailing the square footage of different tenant spaces at the 118 Great Road retail plaza for the purpose of confirming the required number of parking spaces in accordance with Section 7.3.3 of the Zoning Bylaw.

Condition: Prior to endorsement of the Plans, the Petitioners shall provide sufficient information to determine whether the required number of parking spaces are provided to service the existing and proposed parking demands at the Site.

- 7.15 Finding:** Section 7.2.3.1 of the Zoning Bylaw provides relief from the parking regulations to be granted by the Zoning Board of Appeals where the Board can find that "it is not practicable to provide the number of parking spaces required..."

Condition: In the event that a use is proposed that would raise the number of parking spaces required by Section 7 of the Bylaw beyond the current allocation, the Petitioner shall seek a Special Permit from the Zoning Board of Appeals in accordance with Zoning Bylaw Section 7.2.3.1. for a determination that such an increase is deemed appropriate.

- 7.16 Finding:** The proposed and existing buildings at 108 and 118 Great Road, respectively, contain a variety of existing and proposed uses that are likely to change over time. In the event that such changes trigger a Special Permit from the Zoning Board of Appeals under Section 7.2.3.1, the Planning Board recommends consideration of proposing a shared parking agreement as applicable. A shared parking agreement could be submitted to the Board of Appeals as part of any Special Permit request to address issues such as the maintenance, striping, and snow plowing of the shared parking area.

- 7.17 Finding:** The original Petition for a Special Permit did not include any facilities for bicycle accommodation. The revised Plans include bicycle facilities, with a total of four (4) bicycle parking spaces. Two (2) are proposed at 108 Great Road and two (2) are proposed at 118 Great Road.

Finding: The Planning Board finds that the recently completed Lower Village Traffic Improvements, as well as the proximity of the Assabet River Rail Trail, offer businesses in Lower Village improved bicycle accessibility. The Planning Board finds that new development should provide appropriate facilities to accommodate that accessibility.

Finding: The original Petition for a Special Permit included a plan modification and corresponding condition stating that bicycle accommodations, such as bike racks, shall be incorporated into the site plan. The Planning Board finds that this condition has been satisfied.

Condition: Bicycle accommodations, such as bike racks, shall be provided at the Site.

- 7.18 Finding:** The Plan shows proposed pavement removal extending over a corner of property owned by the Presti Family Limited Partnership. No easement for the pavement removal is shown on the plan.

Condition: Pavement removal or other work related to the parking and access of 108 and 118 Great Road shall not overlap with any abutting properties without an easement providing for such use being submitted to the Board.

Plan Modification: Prior to commencement of construction the Plan shall be modified and approval shall be obtained from the Board to clarify that no work is proposed along the abutting property owned by Presti Family Limited Partnership. In the event an easement is granted for the encroachment, the Plan shall be modified to note the easement and the easement shall be submitted to the Board for review and approval.

Interior and Perimeter Landscaping for Parking Areas

- 7.19 **Finding:** The initial development of 108 and 118 Great Road was constructed prior to the 2003 amendment to Section 7.7.4, 7.7.5 and 7.7.6 of the bylaw and therefore does not comply with the current Zoning Bylaw governing perimeter and interior landscaping requirements

Finding: The Planning Board finds that the plan does not meet the expectations and vision for parking area landscaping in the Lower Village as proposed.

Condition: The Owner of 118 Great Road shall perpetually maintain a landscaped buffer along the perimeter of the rear lot lines of Parcel 87 in accordance with Section 7.7.4.1 of the Zoning Bylaws, as the lot is adjacent to a Residential District and a Recreation-Conservation District.

- 7.20 **Finding:** Section 7.7.4 of the Zoning Bylaw requires perimeter landscaping at all "parking areas with more than five spaces and all loading areas shall be bordered on all sides with a minimum of ten foot wide buffer strip..."

Finding: The Plan shows the removal of excess pavement at the site, focused primarily on the rear portions of the 108 and 118 Great Road parcels.

Finding: The Board finds that there are pre-existing conditions at 118 Great Road that do not comply with Section 7.7.4 of the Zoning Bylaw.

Condition: If future renovation of 118 Great Road is proposed, it shall comply with Section 7.7.4 of the Zoning Bylaw.

Addition of Street Tree at Western Curbcut of 108 Great Road

- 7.21 **Finding:** During the Public Hearing on the August 30, 2019 Petition it was noted that an area of pavement immediately west of the primary entrance to 108 Great Road is proposed to be left as pavement, but striped to preclude parking. Given the proximity of the existing parking to Great Road, this location would be ideal as an area to be loamed and seeded and reserved for the installation of a street tree.

Finding: During the Public Hearing on the August 30, 2019 Petition the Petitioner indicated concern that a street tree at this location could inhibit sightlines of drivers exiting the property onto Route 117.

Finding: In the March 26, 2020 Special Permit, the Planning Board found that the area of pavement striped for no parking, immediately west of the primary entrance to 108 Great Road (entrance west of proposed building), is up to 15' feet deep, beginning at a setback of 10' feet from the edge of pavement. Although the Application is not a

Subdivision, the Planning Board's Rules and Regulations governing the Subdivision of Land require street trees to be planted 10' feet from the edge of the street. Given the depth of the area is at least 10' feet, the Planning Board feels the area of pavement would be an acceptable location for loaming, seeding and the planting of a street tree.

Finding: The March 26, 2020 Special Permit included a plan modification and corresponding condition stating that unless or until the Petitioner submits information from a registered professional engineer that the location of a street tree along west side of the eastern 108 Great Road entrance will detrimentally affect sightlines for vehicles, the area of pavement striped for no parking, and immediately west of the primary entrance to 108 Great Road (entrance west of proposed building), shall be loamed and seeded and planted with a variety of street tree listed on the "*Tree Wardens List of Acceptable Species for Street Tree Plantings in the Town of Stow*," dated 10.3.2017. The Planning Board finds that this condition has been satisfied as this area is proposed to be loamed and seeded, with the inclusion of a 2 – 2.5 inch caliper red oak.

Additional Landscaped Islands

7.21 **Finding:** During the Public Hearing on the August 30, 2019 Petition, the Board raised concern that there are large swaths of existing pavement at the center of the site that will contain no vegetation to mitigate views, provide shade or add to the aesthetics of the Business District. The Planning Board found that the plan does not meet the expectations and vision for parking area landscaping in the Lower Village as proposed and included the following findings in the original Special Permit:

- Zoning Bylaw Section 7.7.5 – Standard Parking Dimensions requires a minimum maneuvering aisle width of 24' feet. The primary access driveway between parking stalls along the 108 Great Road frontage and the middle of the lot measures approximately 34' feet in width. The access driveway between the middle parking stalls and the parking stalls along the rear lot line of 108 Great Road measures approximately 32' feet in width. The Plan does not indicate whether the 10% minimum interior landscaping requirement under Section 7.7.5 of the Bylaw is met.
- Section 7.7.6 of the Zoning Bylaw requires standards for interior parking landscaping requirements.
- The Planning Board's consulting engineer noted the following concerns:
 - There is excessive pavement in the aisle widths of 108 Great Road with the potential to create additional islands and buffers;
 - A proposed 280' square foot island at the western edge of the mid-lot parking stalls, which straddles the property bound between 108 and 118 Great Road does not indicate any surface treatment, nor any notes on proposed curbing.
- The Planning Board finds that the addition of a landscaped island separating the mid-lot parking stalls could be added while maintaining maneuvering aisle widths in excess of the required 24' feet. The Board finds that the addition of the

landscaped island would accommodate additional landscaping and potential for additional shade trees.

Finding: The original Petition for a Special Permit included a plan modification and corresponding condition stating that additional landscaping in the interior parking area shall be provided, separating the two rows of mid-lot stalls at 108 Great Road. The island shall meet the standards for interior landscaping in Section 7.7.6 of the Zoning Bylaw to the extent practicable. At least one shade tree shall be installed on the landscaped island as required in Section 7.7.6.1 and 7.7.6.2 of the Zoning Bylaw. In the event the Petitioners provide sufficient indication that underground utilities or stormwater management facilities preclude the installation of shade trees, the Petitioners shall provide shallow rooted shrubs and/or grasses as a substitute. Additional interior parking landscaping, including any proposed islands, shall be designed to meet the requirements of fire apparatus turning radii. The Planning Board finds that this condition has been satisfied.

Condition: The Site shall be in compliance with Section 7.7.6 of the Zoning Bylaw.

Redesign of Proposed Island

7.29 **Finding:** During the Public Hearing on the August 30, 2019 Petition, the Planning Board raised concern with the design of a proposed approximately 280' square foot island at the western edge of the mid-lot parking stalls, which straddles the property bound between 108 and 118 Great Road. At the time, no treatment was noted on the plans for the island, nor any notes on proposed curbing. The Planning Board included the following findings as part of the original Special Permit:

- The Board's consulting engineer noted that the purpose of the island is unclear and that the island should contain rounded corners in addition to surface cover and landscaping.
- During the Public Hearing the Petitioner noted that the island will be loamed and seeded but is not proposed to have any curbing. The Petitioner's engineer noted that the island will contain a proposed diversion manhole cover.
- The Planning Board finds that the plan does not meet the expectations and vision for parking area landscaping in the Lower Village as proposed. The Board finds that the proposed island breaks up the expansive pavement, provides an opportunity for further landscaping and brings the site in better compliance with the interior landscaping standards of Section 7.7.5 of the Zoning Bylaw. However, the island would benefit from a redesign to better relate to the required landscaped island in Condition 7.15 and provide for more definition around the perimeter of the mid-lot parking stalls.

Finding: The Planning Board included a plan modification and corresponding conditions in the original Special Permit stating that "the proposed island at the western end of the mid-lot parking stalls at 118 Great Road shall be redesigned to better conform to the perimeter shape of the mid-lot parking stalls, including the use of rounded corners. The island shall be redesigned to complement the landscaped island relating to Condition

7.15 of this Decision, including but not limited to the potential for creating a T-shaped island conforming to the perimeter shape of the mid lot parking stalls.

In the event that the landscaped island conflicts with truck turning radii as shown on the Plan, the Applicant shall provide a reduced width island that balances the need for emergency access with the conditions as stated herein.

The proposed island at the western end of the mid-lot parking stalls at 108 Great Road shall be landscaped to meet the requirements of Section 7.7.6 to the extent practicable. In the event the Applicant provides sufficient indication that underground utilities or stormwater management facilities preclude required landscaping, alternative treatments shall be proposed." The Planning Board finds that these conditions have been satisfied through plan revisions dated December 14, 2020.

- 7.23 **Finding:** During the Public Hearing on the August 30, 2019 Petition, it was noted that the final condition of the area between the proposed building and streetscape sidewalk is not labelled on the Plan. The Planning Board included a plan modification and corresponding condition in the original Special Permit stating that the area between the streetscape sidewalk and the proposed building shall be loamed and seeded. The Planning Board finds that this condition has been satisfied.

Finding: During the Public Hearing on the August 30, 2019 Petition, it was noted that the proposed snow storage area to the far northwest corner of the 118 Great Road parcel had formerly contained a mature street tree that was found to be in declining health at the start of the Lower Village Improvements and eventually removed, and the Board found the location to be suitable for the replanting of a street tree. The original Special Permit included a plan modification and corresponding condition stating that a street tree conforming to the "*Tree Wardens List of Acceptable Species for Street Tree Plantings in the Town of Stow*," dated 10.3.2017 shall be placed at the snow storage area at the far northwest corner of the 118 Great Road Parcel. The Planning Board finds that this condition has been satisfied as this area is proposed to include a 2 – 2.5 inch caliper red oak.

Traffic Study

- 7.24 **Finding:** The Application includes the submission of a Limited Traffic Study in accordance with Section 4.15 of the Special Permit Rules. The findings indicate that with the removal of the 67 seat restaurant and the change to retail and office use at the proposed building, the net change in weekday trips at the site will drop by approximately 109 trips per day.

Finding: The Planning Board finds that the Business District fronts along Route 117, a principal arterial in the Town of Stow, and has been designed to effectively manage access along the corridor for business uses.

Finding: The Planning Board finds the Limited Traffic Study as proposed sufficient for compliance with Section 4.15 of the Special Permit Rules.

Lower Village Streetscape Standards

- 7.25 **Finding:** During the Public Hearing the Planning Board noted that the Lower Village Committee's Standard Streetscape and Fencing Style and Specifications, which included the use of split rail fencing and street trees along property frontages in Lower Village, may be difficult to implement at this site. The Board noted that the split rail fence previously existing at the site prior to the Town's construction of the Lower Village Traffic Improvements is being stored at the Highway Department.

Finding: The Planning Board finds that the frontage area where such Streetscape standards would be applied is within the Town's pedestrian easement. The Board would be interested in working with the Petitioners at a future time to agree upon the placement of a split rail fence in the grass buffer between the frontage parking stalls and the sidewalk.

Architectural Design of Proposed Building

- 7.26 **Finding:** The Plans include architectural elevations and layouts of the proposed building at 108 Great Road. The Petitioner stated during the Public Hearing on the August 30, 2019 Petition that he provided the results of the Stow Visual Preference Survey to their architect to inform the design of the structure.

Finding: The original Special Permit included a finding that the Building as proposed includes elements of New England vernacular design that fits with the rural, historic character of Stow. Additionally, the front porch, and pattern of doors and windows is designed to invite pedestrian use and provide visual interest. The Planning Board found the design and placement of the Building on the site suitable for the location and uses proposed.

Finding: The original Special Permit included a condition that stated if building elevations and architectural renderings are changed in a manner that alters the proposed roofline, porch features, entrance locations or contains changes that would otherwise alter the building's conformity to the New England vernacular architectural style, such plans and elevations shall be submitted to the Planning Board for review and approval.

Finding: On March 1, 2021, the Petitioner provided revised architectural renderings that altered the proposed roofline, porch features, and entrance locations. The revised renderings include tenant space on the first floor with the second floor reduced to only provide space for utilities and storage. The Planning Board requested the Petitioner further review the rear elevation, inclusion of symmetrical design features, and strategies for altering the significant areas of unbroken roofline.

Finding: On May 4, 2021, the Petitioner provided revised architectural renderings in response to the Planning Board's comments.

Finding: The revised architectural plans do not include the correct date of revision.

Finding: The Planning Board finds that the revised architectural renderings provided on May 4, 2021 provide the building with more architectural symmetry and better reflect the new one-story design.

Plan Modification: Prior to issuance of a Building Permit, the architectural renderings shall be revised to include the proper date of revision.

Dumpster Location

7.27 Finding: The original Special Permit included a finding that the Plan shows the location of a dumpster to be placed on an existing concrete pad directly to the south of the easternmost curbcut with no screening shown on the plan. The original Special Permit included a plan modification and corresponding condition stating that screening for the dumpster from the road shall be provided. The Planning Board finds that this condition has been satisfied.

Finding: The Plan shows the location of a second dumpster to be placed at the rear of the parking lot of 118 Great Road.

Condition: All dumpsters and trash receptacles at the Site shall have fenced screening directly around them and the screening shall be perpetually maintained.

Plan Modification: Prior to the issuance of an Occupancy Permit, the Plan shall be revised to include proper screening of all dumpsters.

Stormwater Management and Drainage

7.28 Finding: The original Special Permit included the following findings related to a requested a waiver from the requirement to provide stormwater management and drainage calculations, as the Petitioner indicated that a decrease in impervious surfaces and a decrease in rate and volume of runoff leaving the site is achieved through the proposed system:

- The Plan shows stormwater to be managed through the use of two existing leaching catchbasins and one existing catchbasin, each along the boundary between 108 and 118 Great Road. The catchbasins, and associated roof drains from both the existing and proposed buildings, will accept stormwater from both parcels, and direct runoff to a proposed subsurface infiltration system below the paved parking area at the western end of 108 Great Road. The Application indicates that the use of subsurface chambers will mitigate the existing ponding issues at the site during large rain events.
- The Application includes a "Limited Stormwater Report," including calculations showing adequate stormwater storage to meet the 10 year storm event – an improvement over current conditions.
- The Application includes test hole data, proving sufficient offsets to groundwater for the proposed system to function as designed.
- The Planning Board finds that due to the existing conditions at the site, the Stormwater Report is sufficient to show that the proposed stormwater system is appropriate for the development proposed. The Board further finds that there will be no increase in the rate and volume of runoff from the site. Therefore, the Board **GRANTS** the requested waiver from Section 4.13 of the Rules to provide

stormwater management and drainage calculations, as described in Section 7.4 of this decision.

- 7.29 Finding:** The original Special Permit included a finding stating that the Plan includes a Stormwater Pollution Prevention Plan that provides relevant notes on stormwater pollution prevention and details on siltation barrier design. The Plan does not include erosion controls and siltation barriers around the area of the proposed building, walkways and other areas of excavation. The original Special Permit included a plan modification and corresponding condition stating that Erosion Control and sedimentation measures shall be incorporated around the building construction and other areas of excavation. The Planning Board finds that this condition has been satisfied.

Condition: Erosion Control and sedimentation measures shall be incorporated around the building construction and all other areas of excavation.

Condition: The drainage report and final plans shall be stamped with the seal of Registered Professional Engineer.

Construction Hours

- 7.30 Finding:** The original Special Permit included a plan modification and corresponding condition to ensure signage indicating hours for all trucks, including delivery and trash removal shall be installed at all loading areas, with hours for trucks, including delivery and trash removal shall be limited from 7:00 a.m. to 5:30 p.m.

Finding: The Board finds that the revised Plans indicate the location of a temporary sign limiting truck delivery hours to 7:00 a.m. to 5:30 p.m. daily during construction.

Condition: Exterior construction activity related to the Special Permit and Site Plan Approval as conditioned herein shall take place only between the hours of 7:00 a.m. and 5:30 p.m., Monday through Friday excluding official Town of Stow holidays and 8:00 a.m. to 12:00 p.m. Saturdays unless specific approval is granted by the Building Commissioner.

Condition: The Petitioner shall post allowable hours on site.

Condition: In the event that the Building Commissioner authorizes an exception to the posted hours, notice shall be provided to the Police Department and the Board by the Applicant.

Drinking Water and Wastewater Infrastructure

- 7.31 Finding:** The Plans show an existing Title V compliant septic system and pump chamber spanning the boundary of 108 and 118 Great Road immediately east of the existing building at 118 Great Road. An associated leaching field, located outside of the developments Interim Wellhead Protection Area, to the rear of the 118 Great Road plaza, was approved on 12.12.2018 and subsequently constructed. The design flow of the approved wastewater system is rated for 4270 gallons per day.

Finding: The Plan shows the location of the existing Public Water Supply well #2286004, its associated Department of Environmental Protection (DEP) Zone 1 radius of 136' feet, as well as the Interim Wellhead Protection Area radius of 439' feet.

Finding: Correspondence received from the Board of Health indicates multiple findings of Public Water Supply non-compliance with DEP Public Drinking Water Supply standards.

Condition: Public Water Supply infrastructure shall be approved by DEP or the Board of Health as necessary. Planning Board approval of this Decision shall not be deemed approval by DEP or the Board of Health.

Condition: If, at any time, a restaurant is proposed at the site, a new Special Permit is required and the number of seats in the proposed building shall be limited to the total number as approved by the Board of Health for the Title 5 Septic System and by the Department of Environmental Protection for the Public Water Supply.

Shared Infrastructure

7.32 **Finding:** During the course of the Public Hearings on the August 30, 2019 Petition, the Planning Board's consulting engineer indicated that in addition to including recommendations for annual maintenance of the proposed stormwater system, the Operations and Maintenance Plan for the proposed system should be oriented to a layperson, and describe how to determine proper functionality of the chambered system, as well as to determine if and when remediation is necessary.

Finding: The Petition indicates the intent to divide ownership between 108 Great Road and 118 Great Road.

Condition: Prior to issuance of an Occupancy Permit, an Operations and Maintenance Plan oriented to a layperson shall be submitted with information adequate to determine proper functionality, remediation and annual maintenance of the proposed shared stormwater system, including maintenance during construction. The Operations and Maintenance Plan shall bind the Petitioners and all subsequent owners.

Condition: Prior to issuance of an Occupancy Permit, the Petitioners shall prepare and execute an Operating Agreement to govern the coordinated use, repair, and maintenance of the parking areas, facilities, and infrastructure to be shared by 108 Great Road and 118 Great Road. The Petitioners shall provide a copy of the Operating Agreement, and any updates to the same, to the Planning Department.

Fire Safety Measures

7.33 **Finding:** The original Special Permit included the following findings related to fire safety measures:

- The Stow Fire Chief indicated his discussions with the Petitioner regarding the installation of a possible cistern at the site, given the closest designated water sources for fire-fighting include the cistern at Meeting House at Stow, a pond located behind the Stow Shopping Plaza at 117 Great Road, the cul-de-sac at Heritage Lane, and a Maynard hydrant at the Stow Town line, all of which are considerable distance to the subject parcels.

- During the Public Hearing the Petitioner indicated he would consider the use of a cistern at the site but would need to finalize the construction plans prior to understanding the site limitations.
- The Planning Board recognizes the fire safety benefits that a cistern in Lower Village would provide. Although other properties would benefit from a cistern installation the Planning Board finds that requiring the cistern would place an undue burden on one property owner.
- The Planning Board finds that it would be advantageous for the Town to work with property owners in the Lower Village to find space for a cistern that could be used collectively among the properties.

Utilities

7.34 Finding: Section 4.7.3.4 (d) of the Special Permit Rules requires the location and type of all utilities to be shown on the Plan and that such utilities, including electric and gas, "shall be located underground."

Finding: Proposed utilities are not shown on the Plan.

7.35 Finding: The Planning Board finds it is preferable to utilize existing poles to bring utilities to the site.

Condition: All onsite utilities serving 108 Great Road, including but not limited to electrical service, shall be located underground.

Condition: In the event that the 118 Great Road parcel is redeveloped, a modified Special Permit and Site Plan Approval shall be required and all proposed utilities shall be located underground. The Petitioner shall work with the utility provider to utilize existing poles to the extent possible in order to bring utilities to the site.

Plan Modification: Prior to issuance of a Building Permit, the Plan shall be modified and approved by the Board, showing the location of utilities serving 108 Great Road, including but not limited to proposed riser poles, overhead wire locations and electrical transformers.

Lighting

7.36 Finding: Section 4.9.8 of the Special Permit Rules requires the location of any existing or proposed outdoor lighting facilities to be shown on the Plan.

Finding: Section 3.8.1.5 of the Zoning Bylaw requires that no lighting shine on a Street or abutting property in a manner that creates a nuisance or hazard.

Finding: No proposed lighting is shown on the Plan. During the Public Hearing on the August 30, 2019 Petition, the Petitioner indicated that they have obtained the services of an engineer to provide a compliant lighting plan for the site in accordance with the requirements of the Zoning Bylaw.

Condition: Prior to issuance of a Building Permit, a lighting plan conforming to the requirements Section 3.8.1.5 and all subsections, shall be submitted for review and approval by the Board.

Condition: All proposed exterior lighting fixtures shall conform to the Fixture Specific Conditions in Section 3.8.1.5.6 of the Zoning Bylaw. Cut sheets for proposed lighting shall be submitted to the Planning Board, demonstrating full cutoff design compliance.

Condition: Parking lot lighting shall be reduced to the extent practicable for safety concerns, from 10:00 p.m. until the earliest business opening time in the morning.

Signage

7.37 **Finding:** Section 4.7.3.4 – Site Improvements of the Special Permit Rules requires the Plans to show the location of all existing and proposed signage for the uses at the site.

Finding: During the Public Hearing on the August 30, 2019 Petition, the Planning Board stated that aside from the requirements of Section 6.3 of the Zoning Bylaw governing the location, size and type of signs, the Board strongly recommends that the Petitioner consult the results of the Sign Visual Preference survey, which indicates the most preferred design attributes of Stow residents.

Condition: Prior to issuance of a Building Permit, the Planning Board shall review and approve the location and design of any proposed signage prior to installation. Proposed signage shall conform to the requirement of Section 6.3 of the Zoning Bylaw and to the Visual Preference Survey results as practicable.

Condition: All sign lighting practices shall comply with Section 6.3 of the Bylaw. Only continuous white lights shall be used for illumination of a SIGN. The illumination for any SIGN shall be shielded, directed and maintained so as to cast no direct beam up into the sky, on a public or private way, pedestrian way, or adjacent property, and shall be of sufficiently low intensity that it shall not cause a glare or reflection that may constitute a traffic hazard or a nuisance.

SIGNS shall not be illuminated between 9:00 p.m. and 5:00 a.m., except during business hours.

SIGNS, which are oscillating, internally illuminated, flashing or operating with moving parts are not permitted, except for internally illuminated signs as allowed in Section 6.3 of the Zoning Bylaw.

Each PERMANENT SIGN shall display its permit number at a location readily visible to the inspector.

Finding: The Planning Board finds that Section 6.3 of the Zoning Bylaw was amended through a Special Town Meeting vote on October 30, 2021 to allow a single internally illuminated window sign not exceeding three (3) square feet per establishment within the Business District.

- 7.38 **Finding:** The Special Permit Modification #1, dated October 27, 2020, considered the Petitioner's request for recognition of the pre-existing non-conforming status of internally lit signage at 118 Great Road.

Finding: Condition 7.4 in the original Special Permit states that "Non-conforming, internally lit signage at 118 Great Road shall be removed."

Finding: The Petitioner indicated that the internally lit signage at the Bank of America ATM site at 118 Great Road was installed prior to the Zoning Bylaw amendment prohibiting internally lit signage.

Finding: The Planning Board finds that the 118 Great Road ATM is a pre-existing non-conforming internally lit sign. The Zoning Bylaw was amended at the 1985 Annual Town Meeting to make several changes to the sign bylaw, including adding the prohibition on internally lit signage. The Building Inspector's submission of a Sign Permit dated 2.15.1982, describes the internally illuminated retail bank sign predating the 1985 zoning bylaw change.

Condition: With the exception of the pre-existing/non-conforming retail bank sign at 118 Great Road, all non-conforming, internally lit signage at 118 Great Road shall be removed.

Finding: In October 2020, the Petitioner stated that Bank of America will be replacing all signage within a three year timeframe at their Massachusetts locations. Based on the anticipated lease renewal, the Planning Board agreed to a three year timeframe for replacement of noncompliant signage.

Condition: The Petitioners shall require all pre-existing, non-conforming signage to be updated to conform to the current Zoning Bylaw standards upon replacement within three years of March 26, 2020, the date the original Special Permit was approved.

- 7.39 **Finding:** Prior to the 2019 Application for Special Permit a "For Lease" sign servicing 108 Great Road was removed by the contractor constructing the Lower Village Traffic Improvements. In the event the Petitioners propose to locate a lease sign for 108 Great Road, the sign shall conform to the dimensions of the lease sign previously removed by the Town during the construction of the Lower Village Improvements. In the event that a lease sign is proposed at the site, it shall conform to the dimensions of the sign previously removed.

Trail Access to Abutting Open Space

- 7.40 **Finding:** The Stow Conservation Commission indicated that the property at 118 Great Road borders upon the Stow Town Forest and that with the number of entrances already managed by the Conservation Commission, the Commission does not recommend access to Town Forest or the Heritage Lane Open Space from 118 Great Road.

Finding: The Planning Board finds that no trail access is proposed in the Application.

Condition: Trail access shall not be proposed or created at either 108 or 118 Great Road without prior approval from the Planning Board, with input from the Conservation Commission.

Outdoor Dining

7.41 **Finding:** The Planning Board finds that Stow Café, located within 118 Great Road, has provided tables and seating for accessory outdoor dining service.

Finding: The Planning Board finds that outdoor dining is allowed only through a Special Permit in accordance with Section 3.3.2.4 of the Zoning Bylaw.

Condition: Stow Café must put forth an application for a Special Permit granted through the Planning Board in accordance with Section 3.3.2.4 of the Zoning Bylaw.

Legal Provisions

7.42 **Finding:** The foregoing required modifications and conditions have been stated for the purpose of emphasizing their importance, but are not intended to be all inclusive or to negate the remainder of the Bylaw, Rules, or other applicable laws and regulations. At the time of endorsement, the Plan must be in compliance with the Rules, except for the waivers granted herein.

7.43 **Condition:** This approval shall not be deemed approval by any other authority having its separate jurisdiction and inspection requirements.

7.44 **Finding:** The Board reserves the right to enter the property to review ongoing compliance with the conditions imposed within the Special Permits approved herein.

7.45 **Condition:** The Petitioner shall grant permission to agents of the Town of Stow, as said agency is determined by the Stow Planning Board, to enter, inspect and take whatever related actions are necessary to ensure completion of the ways and related infrastructure within the subject property.

7.46 **Condition:** This Special Permit/Site Plan Approval shall lapse in two (2) years from the date of this Decision unless substantial use or construction has commenced.

7.47 **Condition:** The terms, conditions and provisions of this Decision shall run with the land and shall be binding upon the Petitioner, its successors in interest and assigns, and shall be enforceable by the Town of Stow.

7.48 **Condition:** The Board hereby reserves its right and power to modify or amend the Plan and the terms and conditions of this Decision, with or without a public hearing, upon the request of the Petitioners or upon its own motion.

7.48 **Condition:** This Special Permit shall be recorded in the Middlesex South Registry of Deeds and duly indexed or noted on the Owner's Certificate of Title. Prior to issuance of a Building Permit, a copy of the recorded Decision, certified by the Registry, or notification by the Owner of the recording, including recording information, shall be furnished to the Town Clerk, the Building Commissioner and the Planning Board.

8. APPEALS

Appeals, if any, shall be made pursuant to Section 17 of the Massachusetts General Laws, Chapter 40A and shall be filed within twenty (20) days after the date of filing this Decision with the Town Clerk.

Lori Clark
Lori Clark, Chair

Karen Kelleher
Karen Kelleher

John Colonna-Romano
John Colonna-Romano

Margaret Costello
Margaret Costello

Nancy Arsenault
Nancy Arsenault

Received and Filed

Volume II, Page 202205

Linda E. Hathaway
Linda Hathaway, Town Clerk

December 21, 2022
Date

This is to certify that the 20-day appeal period on this decision has passed and there have been no appeals made to this office.

Linda E. Hathaway
Linda Hathaway, Town Clerk

January 17, 2023
Date

Draft Legal Notices

DRAFT

LEGAL NOTICE

TOWN OF STOW PLANNING BOARD

PUBLIC HEARING

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

December 12, 2023, at 7:00 P.M. in the Stow Town Building,

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

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

for Site Plan Approval and Site Plan Approval Amendment pursuant to Section 3.3.5 and 9.2 of the Stow
Zoning Bylaw in order to
permit a Dunkin Donuts restaurant
(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.

STOW PLANNING BOARD

DRAFT

LEGAL NOTICE

TOWN OF STOW PLANNING BOARD

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December 12, 2023, at 7:00 P..M. in the Stow Town Building,

Great Road, Stow, Massachusetts on the Application of MAP Holdings LLC, Flint Road Realty LLC, JKC Properties LLC for

property located at 108-118 Great Road Stow, Massachusetts

for Special Permit and Special Permit Amendment pursuant to Section 3.3.5 and 9.3 of the
Stow Zoning Bylaw in order to

permit a Dunkin Donuts Restaurant

(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.

Assessor's Certified List of Abutters



**Town of Stow
BOARD OF ASSESSORS**

380 Great Road
Stow, Massachusetts 01775-1122
(978) 897-4597

Email: Assessors2@Stow-MA.gov

PAID

REQUEST FOR CERTIFIED ABUTTERS' LIST

Date of Request: 10/12/23

Property Owner: JKC Properties, LLC

Property Location: 108-118 Great Road, Stow, MA 01775

Parcel ID: (Map & Lot): R-29, 86 & 87

Requesting Board: Planning Board

Requestor Information:

Name: Brian Levey, Esq. on behalf of MAP Holdings, LLC

Mailing Address: c/o 155 Federal Street, Boston, MA 02110

Email address: c/o BLevey@BDLaw.com

Phone Number: c/o 508-243-4250

FEE: \$20.00 for first 20 abutters or less:

PLUS: \$1.00 per abutter above 20 entries and \$2.00 per sheet of labels.

17 ABUTTERS
20+2+2
\$24

Assessors' Office Use Only:

Deposit: \$ _____	Cash <input type="checkbox"/>	Check <input checked="" type="checkbox"/>	(check # <u>1107</u>)
Add'l Fee: \$ _____	Cash <input type="checkbox"/>	Check <input type="checkbox"/>	(check # _____)

The Board of Assessors has 10 business days to provide all Certified Lists of Abutters.
The list is valid for 90 days from the date of Certification.
Applications submitted without all necessary information may be returned for completion.

11/20/23

ABUTTERS LIST
118 GREAT RD
MAP R-29 PARCEL 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	ACTON	MA	01720	44389	43
00R-29 000086	108 GREAT RD	JKC PROPERTIES LLC		14 NASON STREET	MAYNARD	MA	01754	72042	557
00R-29 000087	118 GREAT RD	JKC PROPERTIES LLC		14 NASON STREET	MAYNARD	MA	01754	72042	557
00R-29 000088	124 GREAT RD	LOWER VILLAGE LLC		171 GREAT ROAD	ACTON	MA	01720	51375	12
00R-29 000089	128 GREAT RD	GREAT ROAD REAL ESTATE LLC		75 SECOND AVE. STE 605	NEEDHAM	MA	02484	55513	114
00R-29 000090	132 GREAT RD	132 GREAT ROAD STOW LLC	C/O ACTON MANAGEMENT INC	PO BOX 2350	ACTON	MA	01720	61436	428
00R-29 00085A	84 GREAT RD	PRESTI FAMILY LIMITED PARTNERSHIP	PRESTI MANAGEMENT CORPORATION	585 MASSACHUSETTS AVE	ACTON	MA	01720	44389	43
00R-29 00085B	0 HERITAGE LN #OFF	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	COFFMAN ANDREA	24 LANE'S END	STOW	MA	01775	69094	576
00R-29 0100-4	29 LANE'S END	GRIFFIN STEPHEN	GRIFFIN SALLY M	29 LANE'S END	STOW	MA	01775	30544	109
00R-29 0100-5	19 LANE'S END	HALL PERRY JAMES	LAWRE DEIRDRE	19 LANE'S END	STOW	MA	01775	59529	549
00R-30 000001	0 GREAT RD	TOWN OF STOW	LOWER COMMON	380 GREAT RD	STOW	MA	01775	579	7
00R-30 000002	12 RED ACRE RD #14	12 RED ACRE LLC		12-14 RED ACRE RD	STOW	MA	01775	43204	570
00R-30 00013A	117 GREAT RD	LINEAR RETAIL STOW #1 LLC		1 VAN DE GRAAFF DR SUITE 402	BURLINGTON	MA	01803	44697	52

Certified by the Stow Board of Assessors:

Laura Fier

Date Certified or Re-Certified:

10/18/23

Ft:

300

JKC PROPERTIES LLC
14 NASON STREET
MAYNARD MA 01754

JKC PROPERTIES LLC
14 NASON STREET
MAYNARD MA 01754

LOWER VILLAGE LLC
171 GREAT ROAD
ACTON MA 01720

GREAT ROAD REAL ESTATE, LLC
75 SECOND AVE, STE 605
NEEDHAM MA 02494

132 GREAT ROAD STOW LLC C/O ACTON
MANAGEMENT INC
PO BOX 2350
ACTON MA 01720

PRESTI FAMILY LIMITED PARTNERSHIP
PRESTI MANAGEMENT CORPORATION
585 MASSACHUSETTS AVE
ACTON MA 01720

TOWN OF STOW CONSERVATION
COMMISSION
380 GREAT ROAD
STOW MA 01775

HABITECH INC
148 PARK STREET SUITE 3
NORTH READING MA 01864

TOWN OF STOW
380 GREAT ROAD
STOW MA 01775

HABITECH INC
148 PARK STREET SUITE 3
NORTH READING MA 01864

COFFMAN HAROLD DOUG COFFMAN
ANDREA
24 LANES END
STOW MA 01775

GRIFFIN STEPHEN GRIFFIN SALLY M
29 LANE'S END
STOW MA 01775

HALL PERRY JAMES LAWE DEIRDRE
19 LANE'S END
STOW MA 01775

TOWN OF STOW LOWER COMMON
380 GREAT RD
STOW MA 01775

12 RED ACRE LLC
12-14 RED ACRE RD
STOW MA 01775

LINEAR RETAIL STOW #1 LLC
1 VAN DE GRAAFF DR SUITE 402
BURLINGTON MA 01803

PRESTI FAMILY LIMITED PARTNERSHIP
PRESTI MANAGEMENT CORP
585 MASSACHUSETTS AVE
ACTON MA 01720



Town of Stow
BOARD OF ASSESSORS

380 Great Road
Stow, Massachusetts 01775-1122
(978) 897-4597
Email: Assessors2@Stow-MA.gov

PAID

REQUEST FOR CERTIFIED ABUTTERS' LIST

Date of Request: 10/12/23

Property Owner: JKC Properties, LLC

Property Location: 108-~~116~~ Great Road, Stow, MA 01775

Parcel ID: (Map & Lot): R-29, 86 & 87

Requesting Board: Planning Board

Requestor Information:

Name: Brian Levey, Esq. on behalf of MAP Holdings, LLC

Mailing Address: c/o 155 Federal Street, Boston, MA 02110

Email address: c/o BLevey@BDLaw.com

Phone Number: c/o 508-243-4250

FEE: \$20.00 for first 20 abutters or less:
PLUS: \$1.00 per abutter above 20 entries and \$2.00 per sheet of labels.

13 ABUTTERS
+ 20
2
\$24

Assessors' Office Use Only:

Deposit: \$ _____ **Cash** ☐ **Check** ☒ (check # 1106)

Add'l Fee: \$ _____ **Cash** ☐ **Check** ☐ (check # _____)

The Board of Assessors has 10 business days to provide all Certified Lists of Abutters.
The list is valid for 90 days from the date of Certification.
Applications submitted without all necessary information may be returned for completion.

11/2020

ABUTTERS LIST
108 GREAT RD
MAP R-29 PARCEL 86

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	ACTON	MA	01720	44389	43
00R-29 000086	108 GREAT RD	JKG PROPERTIES LLC		14 NASON STREET	MAYNARD	MA	01754	72042	557
00R-29 000087	118 GREAT RD	JKG PROPERTIES LLC		14 NASON STREET	MAYNARD	MA	01754	72042	557
00R-29 000088	124 GREAT RD	LOWER VILLAGE LLC		171 GREAT ROAD	ACTON	MA	01720	51375	12
00R-29 00085A	84 GREAT RD	PRESTI FAMILY LIMITED PARTNERSHIP	PRESTI MANAGEMENT CORPORATION	585 MASSACHUSETTS AVE	ACTON	MA	01720	44389	43
00R-29 00085B	0 HERITAGE LN #OFF		CONSERVATION COMMISSION	380 GREAT ROAD	STOW	MA	01775	28554	427
00R-29 00100A	0 GREAT RD	TOWN OF STOW		148 PARK STREET SUITE 3	NORTH READING	MA	01864	26900	543
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	HABITECH INC		24 LANE'S END	STOW	MA	01775	69094	576
00R-30 000001	0 GREAT RD	COFFMAN HAROLD DOUG	COFFMAN ANDREA	380 GREAT RD	STOW	MA	01775	579	7
00R-30 000002	12 RED ACRE RD #14	TOWN OF STOW	LOWER COMMON	12-14 RED ACRE RD	STOW	MA	01775	43204	570
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		1 VAN DE GRAAFF DR SUITE 402	BURLINGTON	MA	01803	44697	52

JKC PROPERTIES LLC
14 NASON STREET
MAYNARD MA 01754

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MAYNARD MA 01754

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PRESTI FAMILY LIMITED PARTNERSHIP
PRESTI MANAGEMENT CORPORATION
585 MASSACHUSETTS AVE
ACTON MA 01720

TOWN OF STOW CONSERVATION
COMMISSION
380 GREAT ROAD
STOW MA 01775

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COFFMAN HAROLD DOUG COFFMAN
ANDREA
24 LANES END
STOW MA 01775

TOWN OF STOW LOWER COMMON
380 GREAT RD
STOW MA 01775

12 RED ACRE LLC
12-14 RED ACRE RD
STOW MA 01775

SHOEMAKER JR PHILIP B SHOEMAKER
MICHELE L
5 RED ACRE ROAD
STOW MA 01775

LINEAR RETAIL STOW #1 LLC
1 VAN DE GRAAFF DR SUITE 402
BURLINGTON MA 01803

PRESTI FAMILY LIMITED PARTNERSHIP
PRESTI MANAGEMENT CORP
585 MASSACHUSETTS AVE
ACTON MA 01720

MAP Holdings, LLC Manager's Certificate

MAP HOLDINGS, LLC
MANAGER'S CERTIFICATE

October 26, 2023

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

Flint Road Realty LLC Manager's Certificate

FLINT ROAD REALTY LLC

MANAGER'S CERTIFICATE

October 26, 2023

The undersigned, Mark A. Pesce, hereby certifies that he is the duly appointed and acting Manager of Flint Road Realty 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 October 17, 2023, 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.

Flint Road Realty LLC
a Massachusetts limited liability company

By: 
Mark A. Pesce, Manager

JKC Properties, LLC Officer's Certificate

JKC PROPERTIES, LLC
OFFICER'S CERTIFICATE

October 27, 2023

The undersigned, John J. Cramer, hereby certifies that he is the duly appointed and acting President of JKC Properties, LLC, a Massachusetts limited liability company (the "**Company**"), and that, as such, he is duly authorized to execute and deliver this Officer's Certificate on behalf of the Company.

The undersigned hereby further certifies on behalf of the Company, in his capacity as the President of the Company and pursuant to the Company's Operating Agreement dated as of May 18, 2018, that he is authorized, as President, 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 Officer's Certificate on behalf of the Company as President as of the date first written above.

JKC PROPERTIES, LLC
a Massachusetts limited liability company

A handwritten signature in black ink, appearing to read 'JJC', is written over a horizontal line.

John J. Cramer, President

Stormwater Report & O&M Plan

Stamski And McNary, Inc.

Engineering - Planning – Surveying

1000 Main Street; Acton, MA 01720 (978) 263-8585

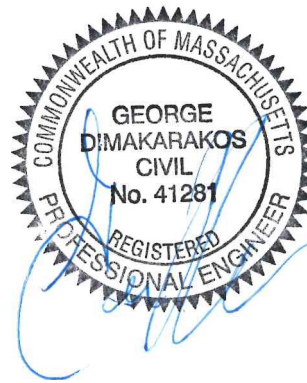
www.stamskiandmcnary.com

Stormwater Management Report

For

108-118 Great Road

Stow, MA



October 25, 2019

Revised: November 2, 2023

Applicant/Owner:

JKC Properties, LLC
14 Nason Street, Suite 302
Maynard, MA 01754

SM-6189B

Table of Contents

Narrative

Post-Development Hydrology

Drainage Maps

Soil Logs

Stormwater Operation & Maintenance (under separate cover)

Narrative

Stormwater Narrative

The project is located at 108-118 Great Road in Stow, MA. The site is approximately 2.51 acres with residential lots to the southwest, Great Road to the north, commercial lots to the west and east, and Conservation land to the southeast. There are two buildings on site with a large parking area.

The Soil Survey for the site indicates that the soils consist of Merrimac-Urban Land Complex, Hydrologic Group A.

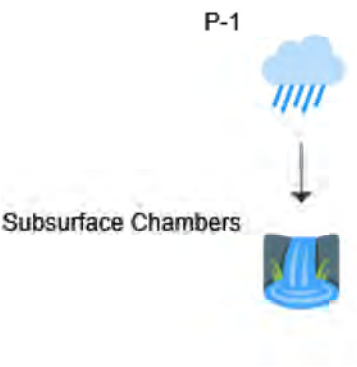
The proposed project consists of rehabilitating the vacant restaurant building into a Dunkin Donuts. Portions of extraneous pavement are also proposed to be removed, decreasing the total impervious surfaces on the lot, therefore decreasing the rate and volume of runoff leaving the site. There are two existing leaching catch basins in the low spots of the parking lot that historically have puddled during large rain events. To mitigate this, a system of subsurface chambers was designed to hold and infiltrate runoff up to and including the 10-year storm event. The proposed rehabilitated building's roof is also proposed to connect to these subsurface chambers.

Attached is a report showing the capacity of the subsurface chambers to handle the 10-year storm event.

Design Basis

1. The twenty-four-hour rainfall, taken from N.R.C.S. publications, are 6.5 inches for the 100 Year Storm, 5.3 inches for the 25 Year Storm, 4.5 inches for the 10 Year Storm, and 3.1 inches for the 2 Year Storm event.
2. The soil types of the site were taken from the N.R.C.S. Soil Survey Map for Stow.

Post-Development Hydrology



Hydrograph 2-yr Summary

Project Name:

Hydrology Studio v 3.0.0.27

11-01-2023

[illegible]

Hydrograph 10-yr Summary

Project Name:

Hydrology Studio v 3.0.0.27

11-01-2023

[illegible]

Worksheet 2: Runoff curve number and runoff

SM-6189B

Project: 108-118 Great Road By DJC Date 11/2/23Location: Stow, MA Checked Date Circle one: Present ☐ Developed ☒ P1

1. Runoff curve number (CN)

Soil name and hydrologic group (appendix A)	Cover description (cover type, treatment, and hydrologic condition: percent impervious: unconnected/connected impervious area ratio)	CN 1/			Area Acres	Product of CN x Area
		Table 2-2	Fig. 2-3	Fig. 2-4		
Merrimac-Urban 626B/255C A	Open Space	39			0.29	11.37
Merrimac-Urban 626B/255C A	Woods	30			0.00	0.00
Merrimac-Urban 626B/255C A	Gravel	76			0.00	0.00
Merrimac-Urban 626B/255C A	Impervious	98			0.95	93.06
Merrimac-Urban 626B/255C A	Brush	30			0.00	0.00
Totals =					1.24	104.43

1/ Use only one CN source per line.

$$\text{CN (weighted)} = \frac{\text{total product}}{\text{total area}} = \frac{104.43}{1.24} = 84.15 ; \text{ Use CN} = \boxed{84.1}$$

Hydrograph Report

Project Name:

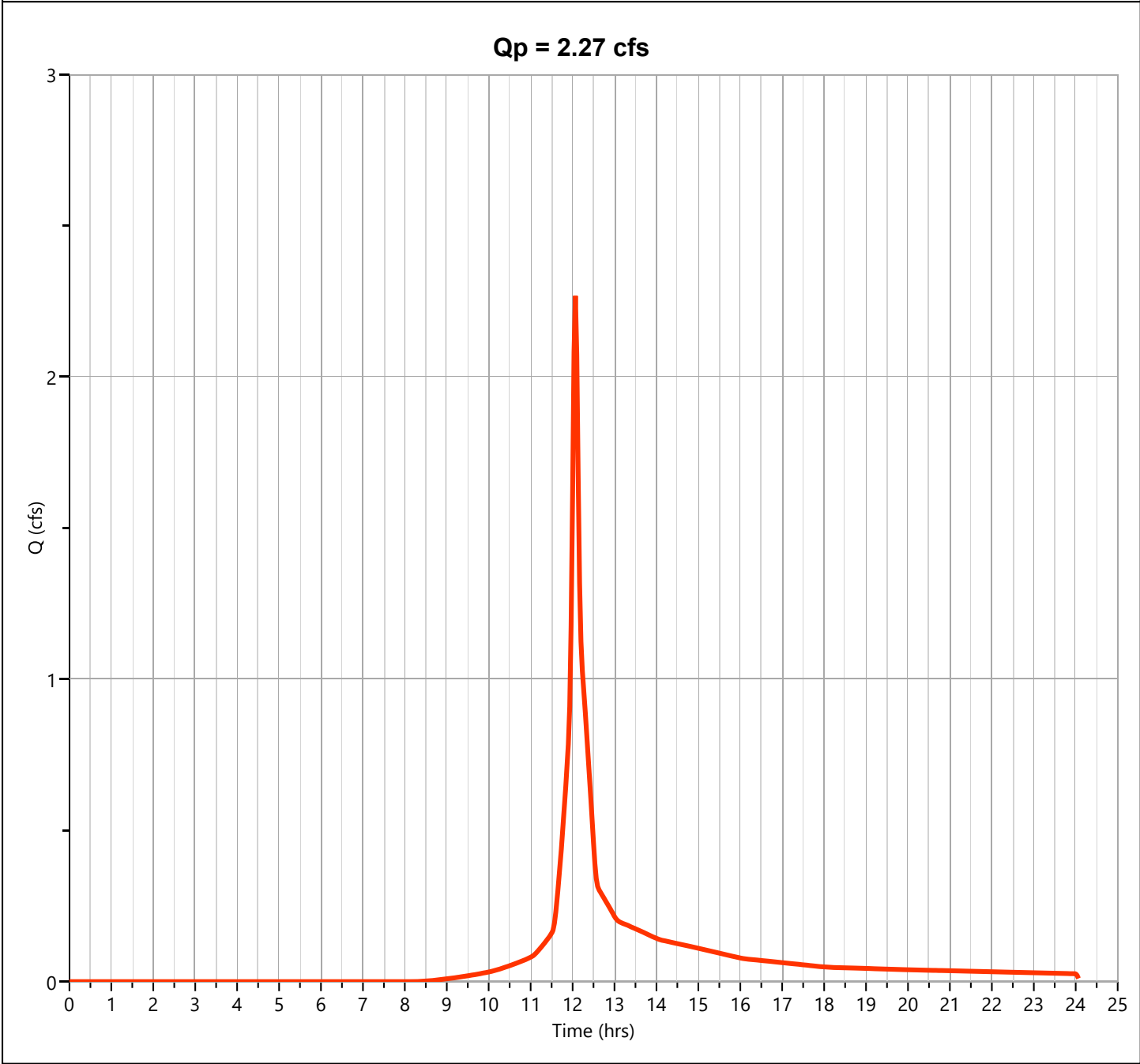
Hydrology Studio v 3.0.0.27

11-01-2023

P-1

Hyd. No. 1

Hydrograph Type	= NRCS Runoff	Peak Flow	= 2.267 cfs
Storm Frequency	= 2-yr	Time to Peak	= 12.07 hrs
Time Interval	= 2 min	Runoff Volume	= 6,778 cuft
Drainage Area	= 1.24 ac	Curve Number	= 84.1
Tc Method	= User	Time of Conc. (Tc)	= 6.0 min
Total Rainfall	= 3.10 in	Design Storm	= Type III
Storm Duration	= 24 hrs	Shape Factor	= 484



Hydrograph Report

Project Name:

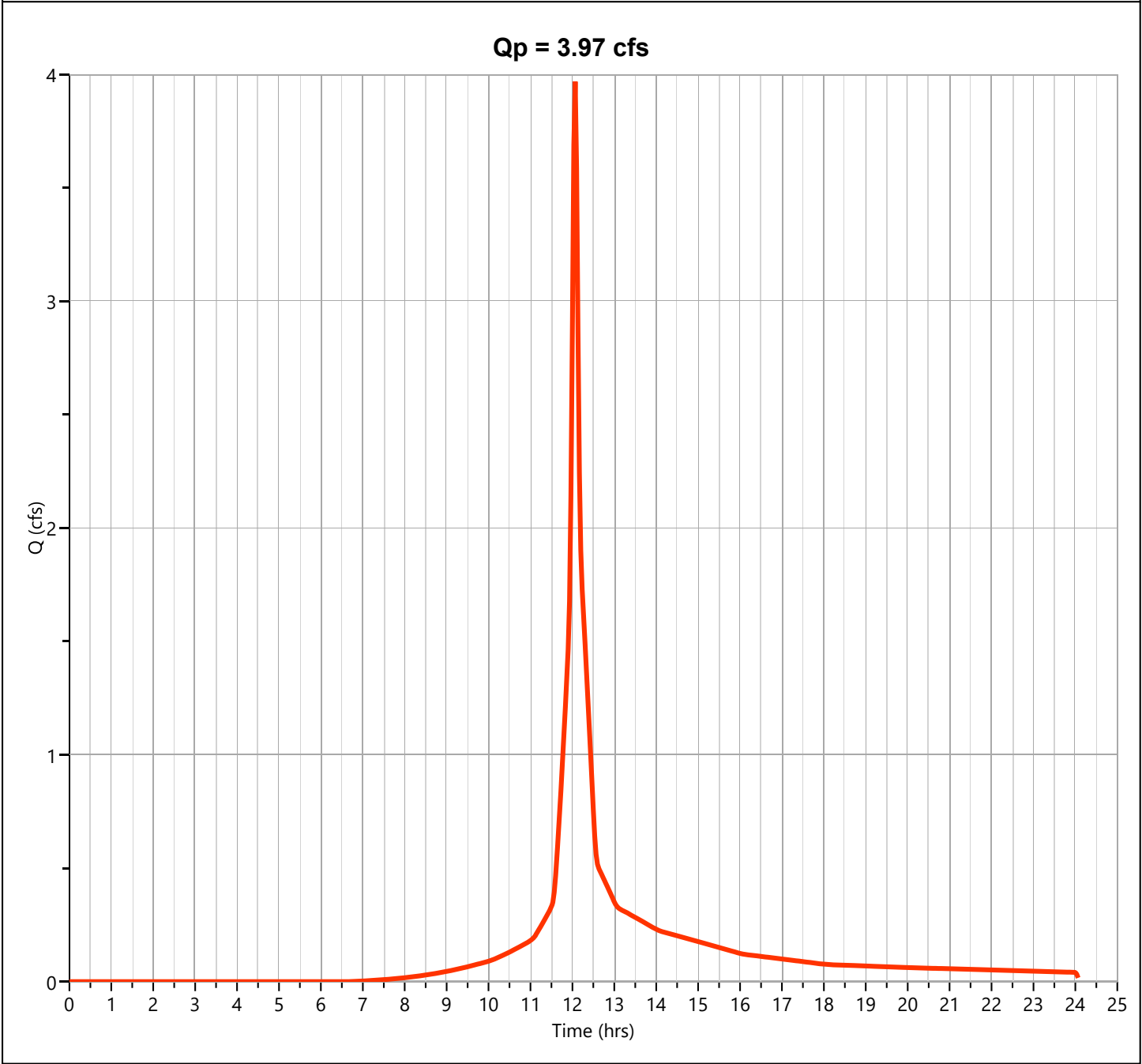
Hydrology Studio v 3.0.0.27

11-01-2023

P-1

Hyd. No. 1

Hydrograph Type	= NRCS Runoff	Peak Flow	= 3.968 cfs
Storm Frequency	= 10-yr	Time to Peak	= 12.07 hrs
Time Interval	= 2 min	Runoff Volume	= 11,924 cuft
Drainage Area	= 1.24 ac	Curve Number	= 84.1
Tc Method	= User	Time of Conc. (Tc)	= 6.0 min
Total Rainfall	= 4.50 in	Design Storm	= Type III
Storm Duration	= 24 hrs	Shape Factor	= 484



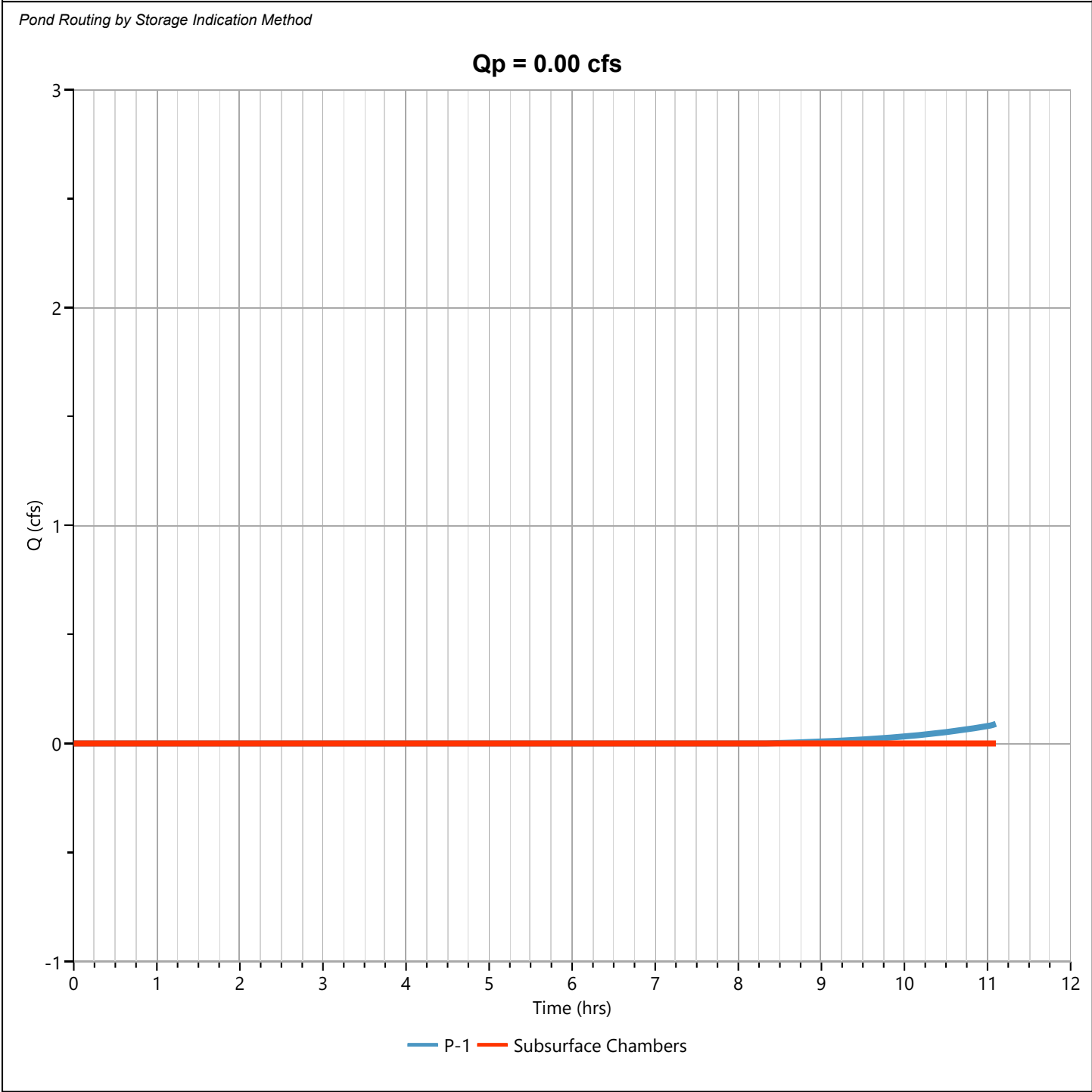
Subsurface Chambers

Hyd. No. 2

Hydrograph Type	= Pond Route	Peak Flow	= 0.000 cfs
Storm Frequency	= 2-yr	Time to Peak	= 11.07 hrs
Time Interval	= 2 min	Hydrograph Volume	= 0.000 cuft
Inflow Hydrograph	= 1 - P-1	Max. Elevation	= 214.04 ft
Pond Name	= Subsurface Chambers	Max. Storage	= 2,143 cuft

Pond Routing by Storage Indication Method

Qp = 0.00 cfs



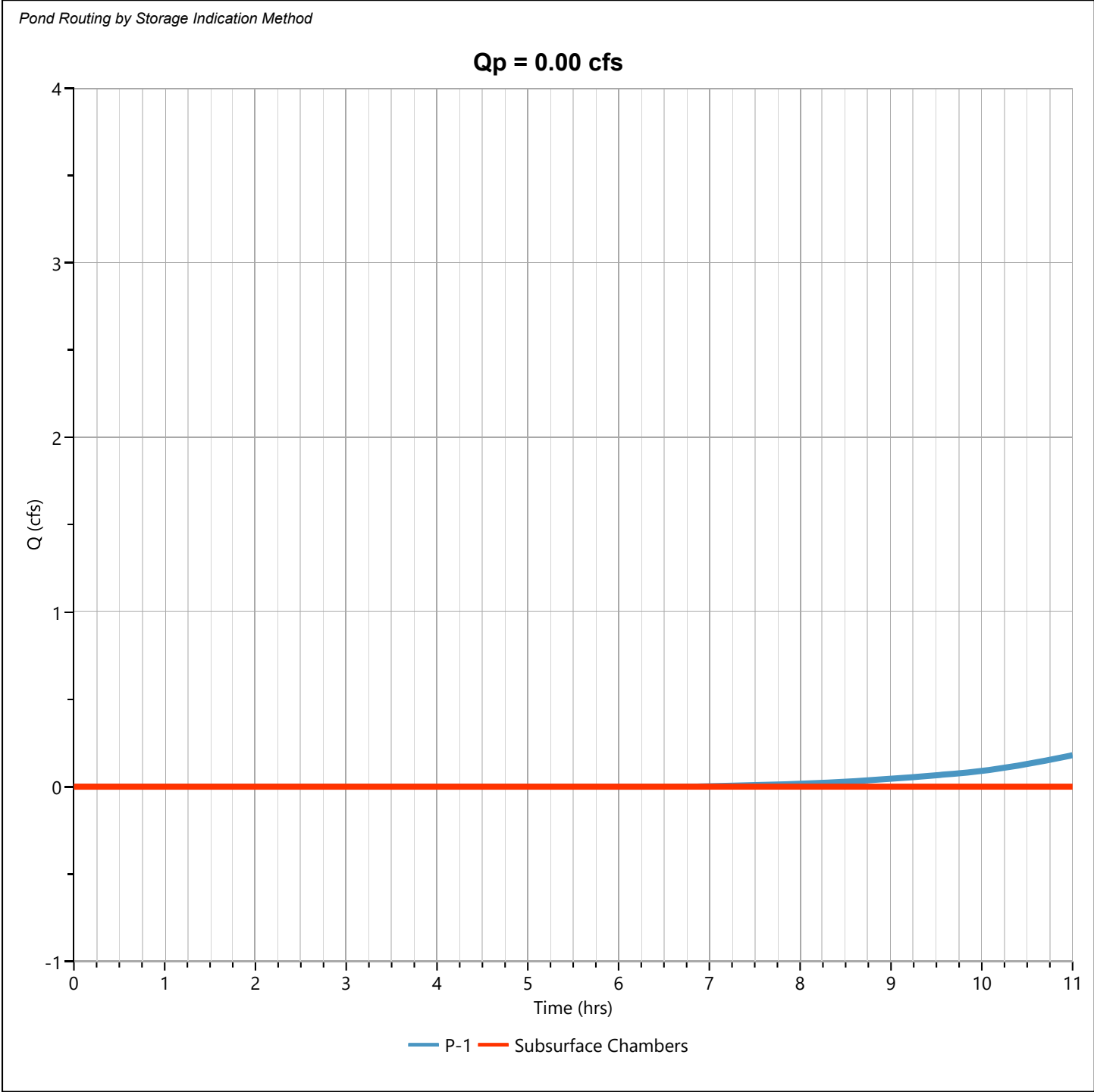
Subsurface Chambers

Hyd. No. 2

Hydrograph Type	= Pond Route	Peak Flow	= 0.000 cfs
Storm Frequency	= 10-yr	Time to Peak	= 10.97 hrs
Time Interval	= 2 min	Hydrograph Volume	= 0.000 cuft
Inflow Hydrograph	= 1 - P-1	Max. Elevation	= 217.00 ft
Pond Name	= Subsurface Chambers	Max. Storage	= 4,767 cuft

Pond Routing by Storage Indication Method

Qp = 0.00 cfs



Pond Report

Project Name:

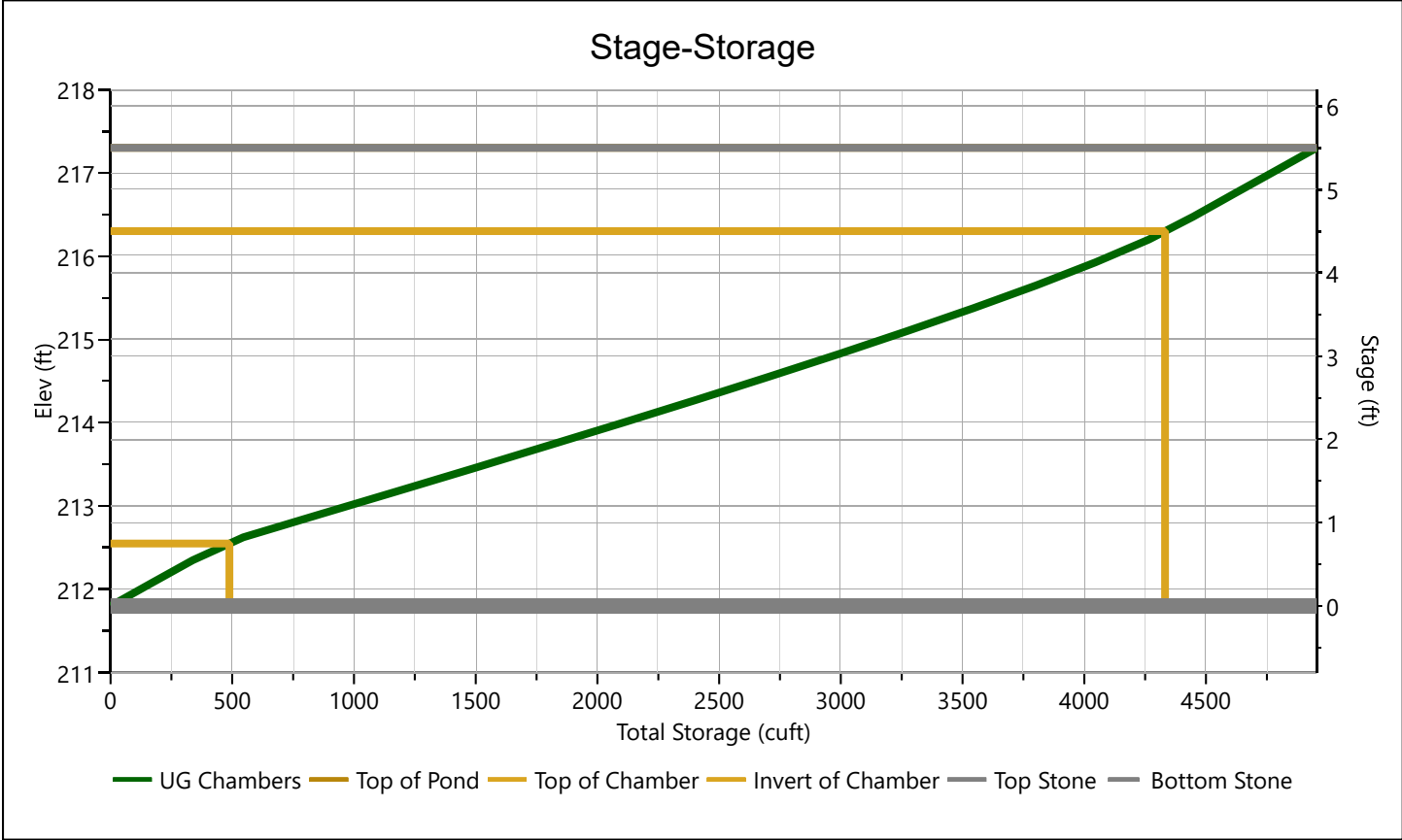
Hydrology Studio v 3.0.0.27

11-01-2023

Subsurface Chambers

Stage-Storage

StormTech® MC-3500™ Chamber		Stage / Storage Table				
Description	Input	Stage (in)	Elevation (ft)	Contour Area (sqft)	Incr. Storage (cuft)	Total Storage (cuft)
Chamber Height, in	45	0.0	211.80	1,537	0.000	0.000
Chamber Shape	Arch	3.3	212.08	1,537	169	169
Chamber Width, in	77	6.6	212.35	1,537	169	338
Installed Length, ft	7.17	9.9	212.63	1,537	207	545
No. Chambers	23	13.2	212.90	1,537	315	860
Bare Chamber Stor, cuft	2,528	16.5	213.18	1,537	314	1,175
No. Rows	3	19.8	213.45	1,537	313	1,487
Space Between Rows, in	6	23.1	213.73	1,537	310	1,797
Stone Above, in	12	26.4	214.00	1,537	306	2,104
Stone Below, in	9	29.7	214.28	1,537	302	2,406
Stone Sides, in	24	33.0	214.55	1,537	296	2,702
Stone Ends, in	24	36.3	214.83	1,537	290	2,992
Encasement Voids, %	40.00	39.6	215.10	1,537	281	3,273
Encasement Bottom Elevation, ft	211.80	42.9	215.38	1,537	271	3,544
		46.2	215.65	1,537	259	3,803
		49.5	215.93	1,537	243	4,046
		52.8	216.20	1,537	220	4,265
		56.1	216.48	1,537	182	4,447
		59.4	216.75	1,537	169	4,616
		62.7	217.03	1,537	169	4,785
		66.0	217.30	1,537	169	4,954

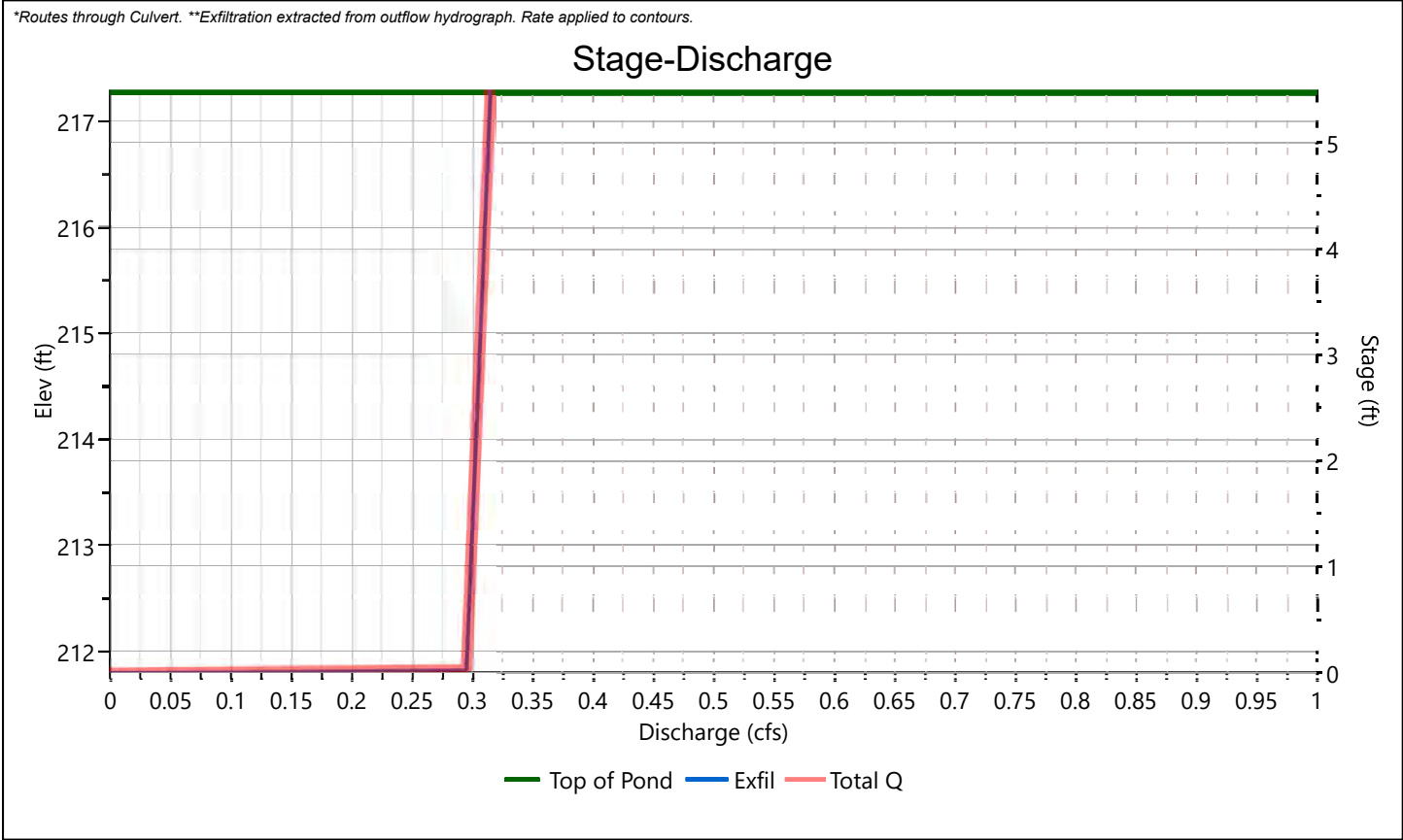


Subsurface Chambers

Stage-Discharge

Culvert / Orifices	Culvert	Orifices			Perforated Riser	
		1	2	3		
Rise, in					Hole Diameter, in	
Span, in					No. holes	
No. Barrels					Invert Elevation, ft	
Invert Elevation, ft					Height, ft	
Orifice Coefficient, Co					Orifice Coefficient, Co	
Length, ft						
Barrel Slope, %						
N-Value, n	0.000					
Weirs	Riser*	Weirs			Ancillary	
		1	2	3		
Shape / Type	Circular				Exfiltration, in/hr	8.27**
Crest Elevation, ft						
Crest Length, ft						
Angle, deg						
Weir Coefficient, Cw						

*Routes through Culvert. **Exfiltration extracted from outflow hydrograph. Rate applied to contours.



Pond Report

Project Name:

Hydrology Studio v 3.0.0.27

11-01-2023

Subsurface Chambers

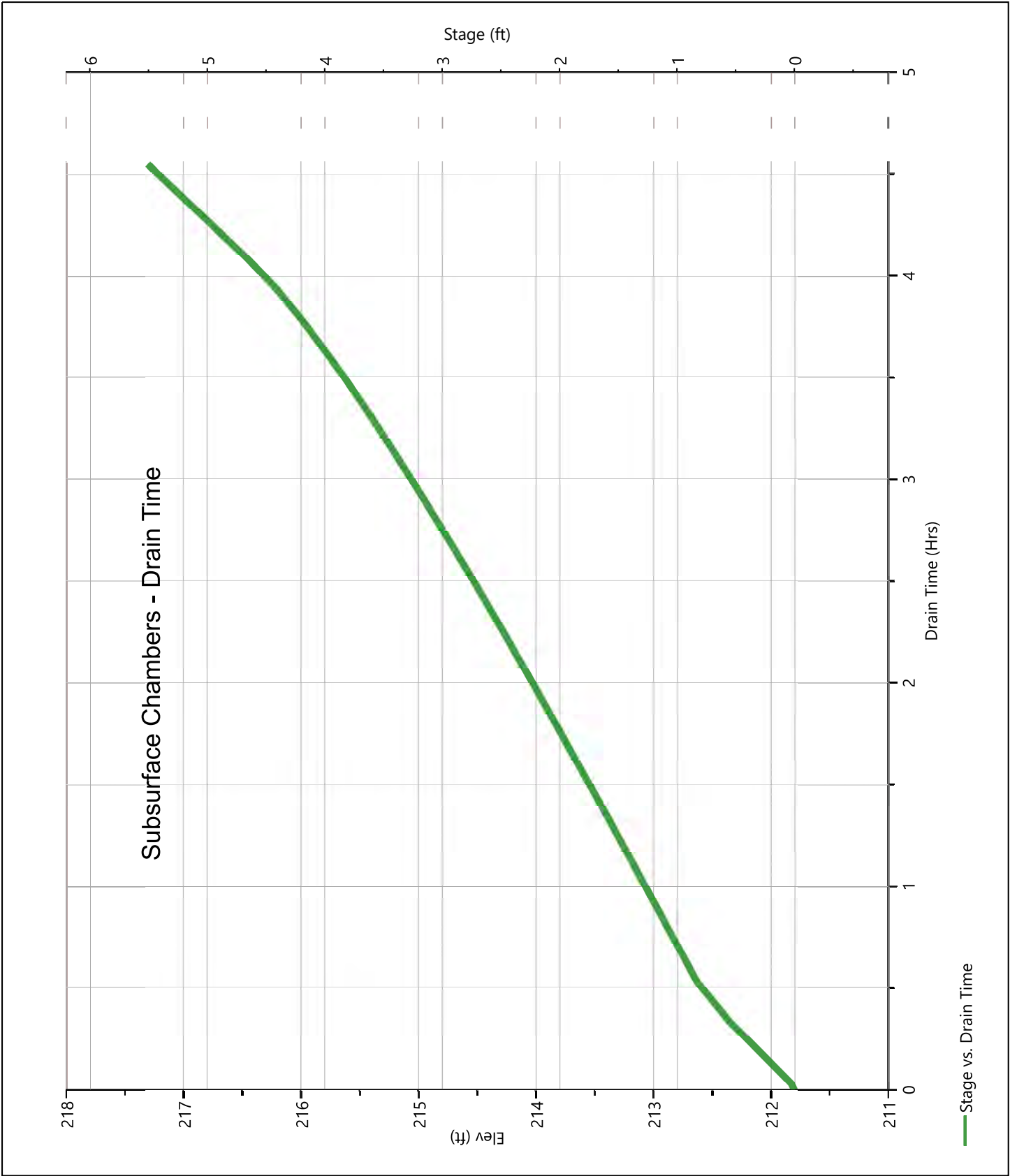
Stage-Storage-Discharge Summary

[illegible]

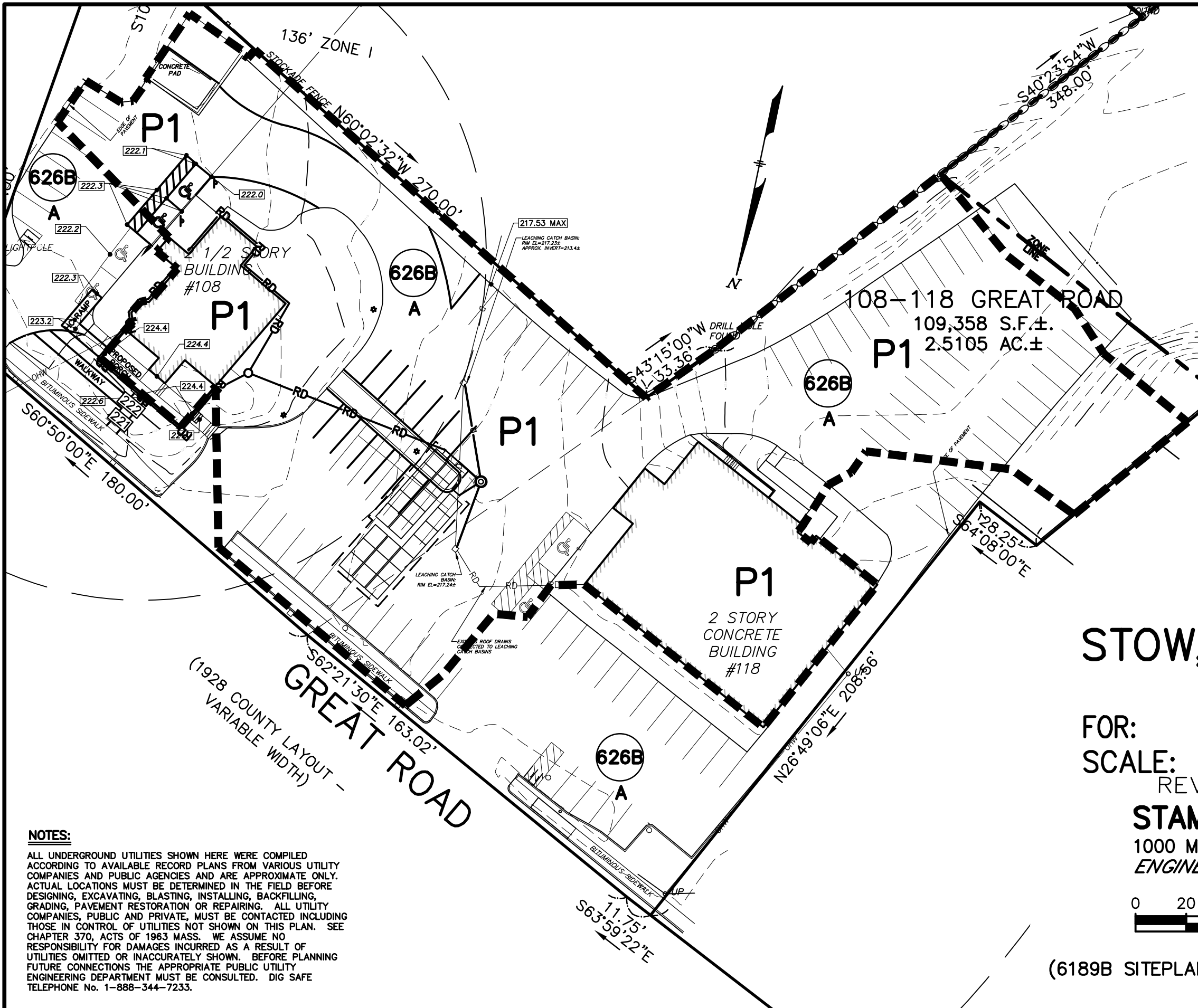
Suffix key: ic = inlet control, oc = outlet control, s = submerged weir

Subsurface Chambers

Pond Drawdown



Drainage Maps



LEGEND:

■■■■■ SUBCATCHMENT BORDER

A B C SOIL DIVIDE
TIME OF CONCENTRATION

626B MERRIMAC-URBAN

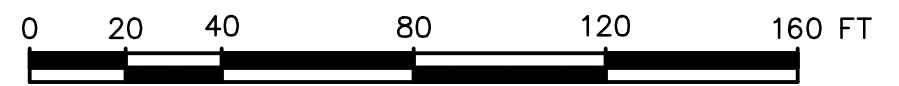
- A HYDROLOGIC SOIL GROUP A
- B HYDROLOGIC SOIL GROUP B
- C HYDROLOGIC SOIL GROUP C
- D HYDROLOGIC SOIL GROUP D

POST-DEVELOPMENT
DRAINAGE MAP
IN

STOW, MASSACHUSETTS
(MIDDLESEX COUNTY)

FOR: JKC PROPERTIES, LLC
SCALE: 1"=40' OCTOBER 25, 2019
REVISED: NOVEMBER 2, 2023

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



NOTES:
ALL UNDERGROUND UTILITIES SHOWN HERE WERE COMPILED
ACCORDING TO AVAILABLE RECORD PLANS FROM VARIOUS UTILITY
COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY.
ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE
DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING,
GRADING, PAVEMENT RESTORATION OR REPAIRING. ALL UTILITY
COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING
THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE
CHAPTER 370, ACTS OF 1963 MASS. WE ASSUME NO
RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF
UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING
FUTURE CONNECTIONS THE APPROPRIATE PUBLIC UTILITY
ENGINEERING DEPARTMENT MUST BE CONSULTED. DIG SAFE
TELEPHONE No. 1-888-344-7233.

Soil Logs



Commonwealth of Massachusetts
City/Town of

Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

A. Facility Information

Owner Name Stephen Steinberg Map/Lot # 01775
Street Address 118 Great Road State MA Zip Code 01775
City Stow

B. Site Information

- (Check one) ☒ New Construction ☐ Upgrade ☐ Repair
- Soil Survey Available? ☒ Yes ☐ No
If yes: Web Soil Survey Source 255C Soil Map Unit
Soil Name Windsor Loamy Sand
Soil Limitations Eskers, Kames, outwash plains
Landform Eskers, Kames, outwash plains
If yes: U/A Year Published/Source - Publication Scale - Map Unit -
- Surficial Geological Report Available? ☐ Yes ☒ No
Geologic/Parent Material Loose sandy, glacial till deposit derived from granite schist gneiss
- Flood Rate Insurance Map
Above the 500-year flood boundary? ☒ Yes ☐ No
If Yes, continue to #5.
- Within a velocity zone? ☐ Yes ☒ No
- Within a Mapped Wetland Area? ☐ Yes ☒ No
MassGIS Wetland Data Layer: Wetland Type
Range: ☐ Above Normal ☒ Normal ☐ Below Normal
- Current Water Resource Conditions (USGS): 05/2018 Month/Year
- Other references reviewed:



Commonwealth of Massachusetts

City/Town of

Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

C. On-Site Review (minimum of two holes required at every proposed primary and reserve disposal area)

Deep Observation Hole Number: TP-1 5/10/18 Cloudy
Date Time Weather

1. Location

Ground Elevation at Surface of Hole: _____ Latitude/Longitude: 1

Description of Location: Behind dumpster #118

2. Land Use

Woodland No 1.2%
(e.g., woodland, agricultural field, vacant lot, etc.) Surface Stones (e.g., cobbles, stones, boulders, etc.) Slope (%)

Brush

Hills

S+1

3. Distances from:

Vegetation Open Water Body >100' Landform Drainage Way >100' Position on Landscape (SU, SH, BS, FS, TS) Wellands >100'
feet feet feet feet
Property Line >100' Drinking Water Well >100' Other _____
feet feet feet feet

4. Parent Material:

Outwash

Unsuitable Materials Present: ☐ Yes ☒ No

If Yes: ☐ Disturbed Soil ☐ Fill Material ☐ Impervious Layer(s) ☐ Weathered/Fractured Rock ☐ Bedrock

5. Groundwater Observed:

☐ Yes ☒ No

If yes:

Estimated Depth to High Groundwater: >138"
inches

Depth Weeping from Pit

Depth Standing Water in Hole

Deep Observation Hole Number: TP-1

Depth (in.)	Soil Horizon/ Layer	Soil Matrix: Color-Moist (Munsell)	Redoximorphic Features			Soil Texture (USDA)	Coarse Fragments % by Volume		Soil Structure	Soil Consistence (moist)	Other
			Depth	Color	Percent		Gravel	Cobbles & Stones			
0-12	Ap	10YR 3/2	-	-	-	SL	-	-	M	F	
12-24	Bw	10YR 4/6	-	-	-	Sand	-	-	SG	Loose	
24-138	C	10YR 6/3	-	-	-	Coarse Sand	1/1	-	SG	Loose	

Additional Notes:



Commonwealth of Massachusetts

City/Town of

Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

C. On-Site Review (minimum of two holes required at every proposed primary and reserve disposal area)

Deep Observation Hole Number: TP-2 5/10/2018 Cloudy
Date Time Weather

1. Location

Ground Elevation at Surface of Hole: _____ Latitude/Longitude: 1Description of Location: Behind #118 Dumpster

2. Land Use

Woodland No 2-3%
(e.g., woodland, agricultural field, vacant lot, etc.) Surface Stones (e.g., cobbles, stones, boulders, etc.) Slope (%)BrushSH

3. Distances from:

Vegetation Landform Position on Landscape (SU, SH, BS, FS, TS)
Open Water Body >100' Drainage Way >100' Wetlands >100'
feet feet feet
Property Line >10' Drinking Water Well >100' Other _____
feet feet feet

4. Parent Material:

Outwash Unsuitable Materials Present: ☐ Yes ☒ NoIf Yes: ☐ Disturbed Soil ☐ Fill Material ☐ Impervious Layer(s) ☐ Weathered/Fractured Rock ☐ Bedrock5. Groundwater Observed: ☐ Yes ☒ No

If yes:

Estimated Depth to High Groundwater: >150"
inches

Depth Weeping from Pit

Depth Standing Water in Hole

elevation

Deep Observation Hole Number: TP-2

Depth (in.)	Soil Horizon/Layer	Soil Matrix: Color-Moist (Munsell)	Redoximorphic Features			Soil Texture (USDA)	Coarse Fragments % by Volume		Soil Structure	Soil Consistence (moist)	Other
			Depth	Color	Percent		Gravel	Cobbles & Stones			
0-8	Ap	10YR 3/2	-	-	-	SL	-	-	M	F	
8-20	B ₁	10YR 4/6	-	-	-	Sand	-	-	SG	Loose	
20-150	C	10YR 6/3	-	-	-	Coarse Sand	1%	-	SG	Loose	

Additional Notes:



Commonwealth of Massachusetts

City/Town of

Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

C. On-Site Review (minimum of two holes required at every proposed primary and reserve disposal area)

Deep Observation Hole Number: TP-3 5/10/18 Cloudy
Date Time Weather

1. Location

Ground Elevation at Surface of Hole: _____ Latitude/Longitude: 1

Description of Location: Behind #118 Dumpster

2. Land Use

Woodland No 1-2%
(e.g., woodland, agricultural field, vacant lot, etc.) Surface Stones (e.g., cobbles, stones, boulders, etc.) Slope (%)

Bush

Hills

SH

3. Distances from:

Open Water Body >100' Drainage Way >100' Wellands >100'
feet feet feet
Property Line >10' Drinking Water Well >100' Other _____
feet feet feet

4. Parent Material:

Outwash

Unsuitable Materials Present: ☐ Yes ☒ No

If Yes: ☐ Disturbed Soil ☐ Fill Material ☐ Impervious Layer(s) ☐ Weathered/Fractured Rock ☐ Bedrock

5. Groundwater Observed: ☐ Yes ☒ No

If yes:

Estimated Depth to High Groundwater: >140"
inches

Depth Weeping from Pit _____ Depth Standing Water in Hole _____

elevation

Deep Observation Hole Number: TP-3

Depth (in.)	Soil Horizon/ Layer	Soil Matrix: Color-Moist (Munsell)	Redoximorphic Features			Soil Texture (USDA)	Coarse Fragments % by Volume		Soil Structure	Soil Consistence (Moist)	Other
			Depth	Color	Percent		Gravel	Cobbles & Stones			
0-8	Ap	10YR 3/2	-	-	-	SL	-	-	M	F	
8-20	Bw	10YR 4/6	-	-	-	Sand	-	-	SG	Loose	
20-140	C	10YR 6/3	-	-	-	Coarse Sand	1%	-	SG	Loose	

Additional Notes:



Commonwealth of Massachusetts

City/Town of

Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

C. On-Site Review (minimum of two holes required at every proposed primary and reserve disposal area)

Deep Observation Hole Number: TP-4 5/10/18 Cloudy
Date Time Weather

1. Location

Ground Elevation at Surface of Hole: _____ feet Latitude/Longitude: _____

Description of Location: Behind #118 Dumpster

2. Land Use

Woodland No 2-4%
(e.g., woodland, agricultural field, vacant lot, etc.) Surface Stones (e.g., cobbles, stones, boulders, etc.) Slope (%)
Bush Hills SH
Vegetation Landform Position on Landscape (SU, SH, BS, FS, TS)

3. Distances from:

Open Water Body >100' Drainage Way >100' Wetlands >100'
feet feet feet
Property Line >10' Drinking Water Well >100' Other _____
feet feet feet

4. Parent Material:

Outwash Unsuitable Materials Present: ☐ Yes ☒ No

If Yes: ☐ Disturbed Soil ☐ Fill Material ☐ Impervious Layer(s) ☐ Weathered/Fractured Rock ☐ Bedrock

5. Groundwater Observed:

☐ Yes ☒ No

If yes:

Estimated Depth to High Groundwater: >140" _____
inches elevation
Depth Weeping from Pit _____
Depth Standing Water in Hole _____

Deep Observation Hole Number: TP-4

Depth (in.)	Soil Horizon/ Layer	Soil Matrix: Color- Moist (Munsell)	Redoximorphic Features			Soil Texture (USDA)	Coarse Fragments % by Volume		Soil Structure	Soil Consistence (Moist)	Other
			Depth	Color	Percent		Gravel	Cobbles & Stones			
0-10	Ap	10YR3/2	-	-	-	SL	-	-	m	F	
10-24	Bw	10YR4/6	-	-	-	Sand	-	-	SG	Loose	
24-140	C	10YR6/3	-	-	-	Coarse Sand	1%	-	SG	Loose	

Additional Notes:



Commonwealth of Massachusetts

City/Town of

Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

C. On-Site Review (minimum of two holes required at every proposed primary and reserve disposal area)

Deep Observation Hole Number: TP-5 5/10/18 Sunny
Date Time Weather

1. Location

Ground Elevation at Surface of Hole: _____ Latitude/Longitude: 1
feet

Description of Location: Near pump chamber for #108

2. Land Use

Grassed No 3-5%
(e.g., woodland, agricultural field, vacant lot, etc.) Surface Stones (e.g., cobbles, stones, boulders, etc.) Slope (%)
Grass Hills SW
Vegetation Landform Position on Landscape (SU, SH, BS, FS, TS)

3. Distances from:

Open Water Body >100' Drainage Way >100' Wetlands >100'
feet feet feet
Property Line >10' Drinking Water Well >100' Other _____
feet feet feet

4. Parent Material:

Outwash Unsuitable Materials Present: ☐ Yes ☒ No

If Yes: ☐ Disturbed Soil ☐ Fill Material ☐ Impervious Layer(s) ☐ Weathered/Fractured Rock ☐ Bedrock

5. Groundwater Observed:

☐ Yes ☒ No

If yes:

Estimated Depth to High Groundwater:

>144"
inches

Depth Weeping from Pit

Depth Standing Water in Hole

Deep Observation Hole Number:

TP-5

Depth (in.)	Soil Horizon/ Layer	Soil Matrix: Color- Moist (Munsell)	Redoximorphic Features			Soil Texture (USDA)	Coarse Fragments % by Volume		Soil Structure	Soil Consistence (Moist)	Other
			Depth	Color	Percent		Gravel	Cobbles & Stones			
0-84	Fill										
84-144	C	10YR 6/3	-	-	-	Coarse Sand	1%	-	SG	Loose	

Additional Notes:



Commonwealth of Massachusetts
City/Town of
Percolation Test
Form 12

Percolation test results must be submitted with the Soil Suitability Assessment for On-site Sewage Disposal. DEP has provided this form for use by local Boards of Health. Other forms may be used, but the information must be substantially the same as that provided here. Before using this form, check with the local Board of Health to determine the form they use.

Important:
When filling out
forms on the
computer, use
only the tab key
to move your
cursor - do not
use the return
key.



A. Site Information

Stephen Steinberg

Owner Name

118 Great Road

Street Address or Lot #

Stow

City/Town

MA

State

01775

Zip Code

Contact Person (if different from Owner)

Telephone Number

B. Test Results

	<u>5/10/2018</u> Date	Time	<u>5/10/2018</u> Date	Time
Observation Hole #	<u>PT-A</u>		<u>PT-B</u>	
Depth of Perc	<u>44"</u>		<u>52"</u>	
Start Pre-Soak	<u>11:36</u>		<u>12:01</u>	
End Pre-Soak	<u>11:51</u>		<u>12:16</u>	
Time at 12"	<u>11:51</u>		<u>12:16</u>	
Time at 9"	<u>11:52</u>		<u>12:16</u>	
Time at 6"	<u>11:54</u>		<u>12:17</u>	
Time (9"-6")	<u>2 MIN</u>		<u>1 MIN</u>	
Rate (Min./Inch)	<u>< 2 MPI</u>		<u>< 2 MPI</u>	
Test Passed:	<input checked="" type="checkbox"/>		Test Passed:	<input checked="" type="checkbox"/>
Test Failed:	<input type="checkbox"/>		Test Failed:	<input type="checkbox"/>

Daniel Carr

Test Performed By:

Jim Garreffa

Witnessed By:

Comments:



Commonwealth of Massachusetts
City/Town of

Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

D. Determination of High Groundwater Elevation

1. Method Used:

- ☐ Depth observed standing water in observation hole
- ☐ Depth weeping from side of observation hole
- ☐ Depth to soil redoximorphic features (mottles)
- ☐ Depth to adjusted seasonal high groundwater (S_h) (USGS methodology)

Obs. Hole #	Obs. Hole #
SEE inches	SEE inches
SOIL inches	SOIL inches
LOGS inches	LOGS inches

Index Well Number

Reading Date

$$S_h = S_a - [S_r \times (OW_c - OW_{max}) / OW_r]$$

Obs. Hole #	S_c	S_r	OW_c	OW_{max}	OW_r	S_h
Obs. Hole #	S_c	S_r	OW_c	OW_{max}	OW_r	S_h

E. Depth of Pervious Material

1. Depth of Naturally Occurring Pervious Material

- a. Does at least four feet of naturally occurring pervious material exist in all areas observed throughout the area proposed for the soil absorption system?

☒ Yes ☐ No

- b. If yes, at what depth was it observed?

Upper boundary:	Lower boundary:
SEE inches	SEE inches
LOGS inches	LOGS inches

- c. If no, at what depth was impervious material observed?



Commonwealth of Massachusetts
City/Town of

Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

F. Certification

I certify that I am currently approved by the Department of Environmental Protection pursuant to 310 CMR 15.017 to conduct soil evaluations and that the above analysis has been performed by me consistent with the required training, expertise and experience described in 310 CMR 15.017. I further certify that the results of my soil evaluation, as indicated in the attached Soil Evaluation Form, are accurate and in accordance with 310 CMR 15.100 through 15.107.

Daniel Carr
Signature of Soil Evaluator

Daniel Carr SE 13801
Typed or Printed Name of Soil Evaluator / License #

Jim Garreffa
Name of Board of Health Witness

5/10/2018
Date

7/1/2018
Expiration Date of License
Nashoba Associated
Board of Health

Note: In accordance with 310 CMR 15.018(2) this form must be submitted to the approving authority within 60 days of the date of field testing, and to the designer and the property owner with Percolation Test Form 12.



Commonwealth of Massachusetts
City/Town of

Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

C. On-Site Review (minimum of two holes required at every proposed primary and reserve disposal area)

Deep Observation Hole Number: TP-6 Date: 5/16/19 Time: _____ Weather: _____ Latitude: _____ Longitude: 2-31

1. Land Use Parking Lot (e.g., woodland, agricultural field, vacant lot, etc.) Vegetation: None Surface Stones (e.g., cobbles, stones, boulders, etc.): No Slope (%): _____

Description of Location: Hole dug for septic tank

2. Soil Parent Material: Outwash Landform: _____ Position on Landscape (SU, SH, BS, FS, TS): BS

3. Distances from: Open Water Body >100' feet Drainage Way >100' feet Wetlands >100' feet
Property Line >10' feet Drinking Water Well >100' feet Other _____ feet

4. Unsuitable Materials Present: ☐ Yes ☒ No If Yes: ☐ Disturbed Soil ☐ Fill Material ☐ Weathered/Fractured Rock ☐ Bedrock

5. Groundwater Observed: ☐ Yes ☒ No If yes: _____ Depth Weeping from Pit _____ Depth Standing Water in Hole _____

Soil Log

Depth (in)	Soil Horizon /Layer	Soil Texture (USDA)	Soil Matrix: Color-Moist (Munsell)	Redoximorphic Features			Coarse Fragments % by Volume		Soil Structure	Soil Consistence (Moist)	Other
				Depth	Color	Percent	Gravel	Cobbles & Stones			
0-60	Fill										
60-108	C	Sand	10YR 4/3	-	-	-	-	-	SL	Loose	

Additional Notes: No redox, no g.w., no weeping

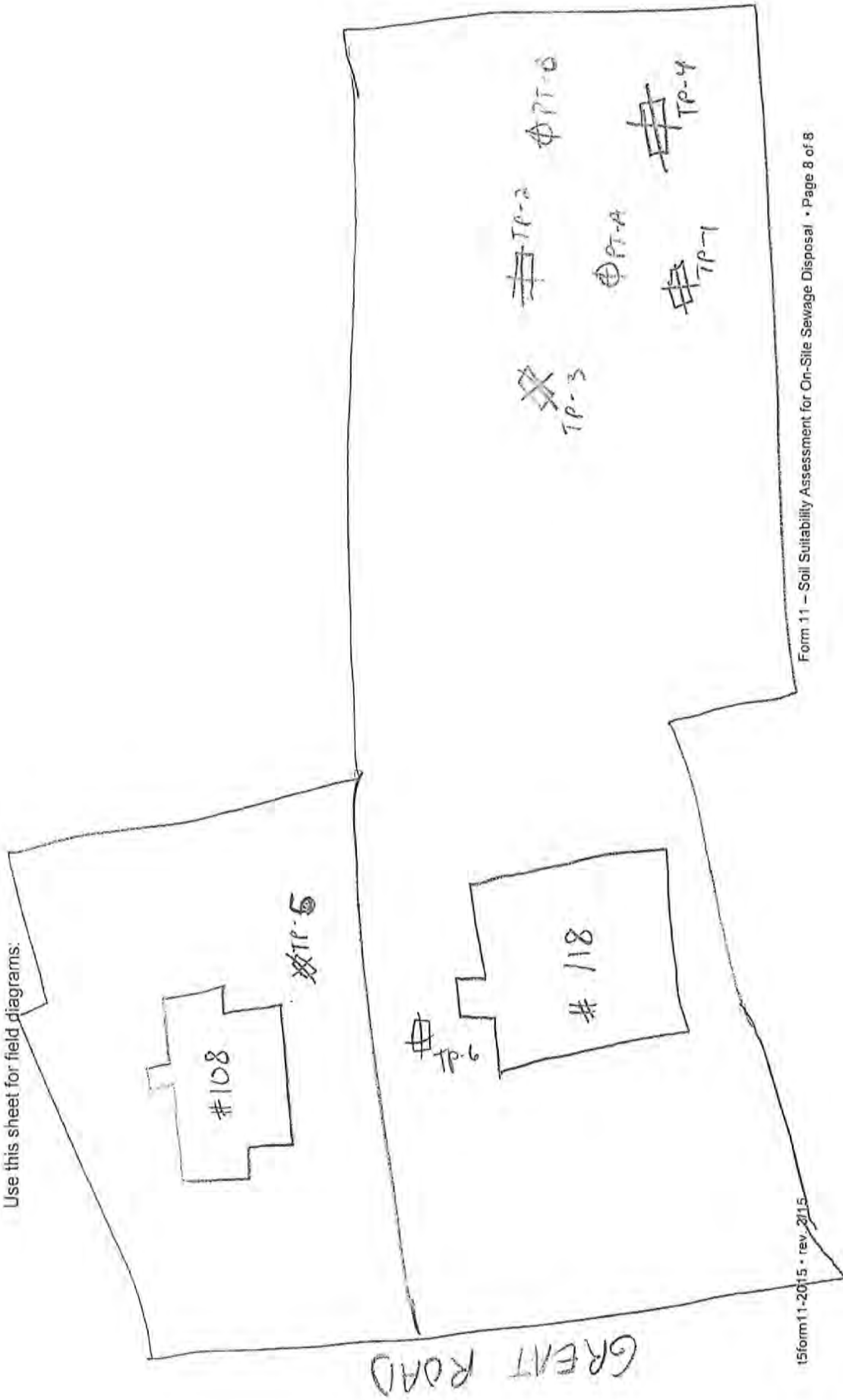


Commonwealth of Massachusetts
City/Town of

Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

Field Diagrams

Use this sheet for field diagrams:



No. _____

Commonwealth of Massachusetts
Stow, Massachusetts

Date 11/02/01

Site Suitability Assessment for On-site Sewerage Disposal

Performed By: Scott Hayes, P.E. FORESITE Engineering Associates, Inc.

Witnessed By: Jack Wallace

Location Address Lot #	118 Great Road Stow, MA 01775	Owner's Name Address Telephone #	Stow Land Associates P.O. Box 2350 Acton, MA 01720 (978) 263-2989 ext.5
---------------------------	----------------------------------	--	--

New construction ☐ Repair ☒**Office Review**

Published Soil Survey Available: No ☐ Yes ☒
Year Published 1991 Publication Scale 1:25000 Soil Map Unit 35C
Drainage Class A Soil Limitations Droughtiness and slope

Surficial Geologic Report Available: No ☒ Yes ☐
Year Published _____ Publication Scale _____
Geologic Material (Map Unit) _____
Landform _____

Flood Insurance Rate Map:

Above 500 year flood boundary	No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>
Within 500 year flood boundary	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>
Within 100 year flood boundary	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>

Wetland Area:

National Wetland Inventory Map (map unit) _____
Wetlands Conservancy Program Map (map unit) _____

Current Water Resource Conditions (USGS): Month Sept. 01

Range Above Normal ☐ Normal ☒ Below Normal ☐

Other References Reviewed: USGS Maynard Quadrangle

Determination for Seasonal High Water TableMethod Used:

- ☐ Depth observed standing in observation hole _____ inches
☐ Depth weeping from side of observation hole _____ inches
☒ Depth to soil mottles 118 inches
☐ Ground water adjustment _____ feet

Index Well Number _____ Reading Date _____ Index well level _____
Adjustment factor _____ Adjusted ground water level _____

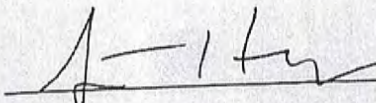
Depth of Naturally Occuring Pervious Material

Does at least four feet of naturally occurring pervious material exist in all areas observed throughout the area proposed for the soil absorption system? YES

If not, what is the depth of naturally occurring pervious material? _____

Certification

I certify that on July, 1995 (date) I have passed the examination approved by the Department of Environmental Protection and that the above analysis was performed by me consistent with the required training, expertise and experience described in 310 CMR 15.017.

Signature  Date November 5, 2001

COMMONWEALTH OF MASSACHUSETTS

Stow, Massachusetts

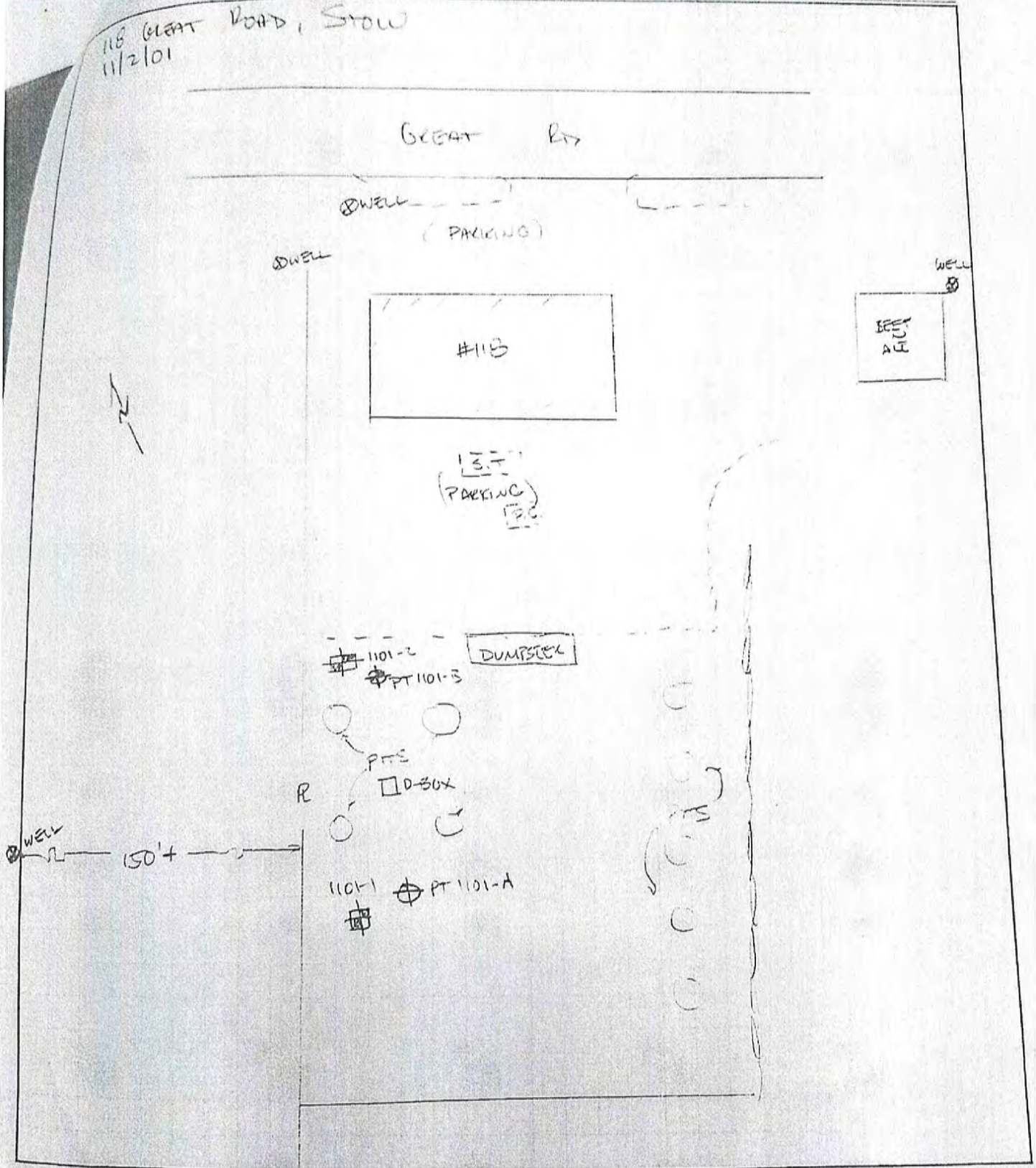
Percolation Test		
Date: <u>11/02/01</u>		Time: <u>2:00 PM</u>
Observation Hole #	<u>PT-1101-A</u>	<u>PT-1101-B</u>
Depth of Perc	<u>72"</u>	<u>68"</u>
Start Pre-soak	<u>1:48</u>	<u>2:51</u>
End Pre-soak	<u>>24 Gal. App. <15 min.</u>	<u>>24 Gal. App. <15 min.</u>
Time at 12"	<u>could</u>	<u>could</u>
Time at 9"	<u>not</u>	<u>not</u>
Time at 6"	<u>saturate</u>	<u>saturate</u>
Time (9"-6")	<u> </u>	<u> </u>
Rate Min./Inch	<u><2 MPI</u>	<u><2 MPI</u>

Site Passed ☒ Site Failed ☐Performed By: Scott Hayes, P.E.Witnessed By: Jack WallaceComments: 'Site Passed' determination refers to percolation rate only

FORESITE ENGINEERING
16 Gleasondale Road Suite 1.1
STOW, MA 01775
(978) 461-2350

JOB _____
SHEET NO. _____ OF _____
CALCULATED BY _____ DATE _____
CHECKED BY _____ DATE _____
SCALE _____

116 GREAT ROAD, STOW
11/2/01



Stormwater Operation and Maintenance Manual

For

108-118 Great Road

Stow, MA

October 25, 2019

Revised: November 2, 2023

Applicant/Owner:

JKC Properies, LLC
14 Nason Street, Suite 302
Maynard, MA 01754

Table of Contents

Long Term Operation and Maintenance Plan

Operation and Maintenance Sample Inspection Log

Long Term Operation and Maintenance Plan

Schedule for Inspection and Maintenance:

Subsurface Structures:

Inspect the system after every major storm for the first few months to ensure proper stabilization and function. Thereafter, inspect and clean it at least twice per year. Water levels should be recorded over several days to check the structures drainage. Also, mosquito controls may be necessary.

Existing Catch Basins:

During construction, catch basin grates shall be wrapped with filter fabric. Catch basins shall be cleaned upon the completion of construction. After construction, the deep sumps for all catch basins and drain manholes shall be inspected four times a year and cleaned four times a year. Sediment removed shall be disposed of in accordance with applicable local, state, and federal guidelines and regulations. The depth of the sediment in a basin shall not exceed a depth of 18 inches as determined by probing with a stick. If the stick hits the bottom within 30 inches of the water level, more than 18 inches of sediment has accumulated and must be removed. Licensed persons should remove and dispose of the contents of the sump in accordance with applicable regulations.

Emergency Contacts:

In the event of a hazardous materials spill on the site the following parties shall be contacted:

Stow Fire Department: ph: 978-897-4537

Records:

The Responsible Party shall maintain an inspection log of all elements of the storm water management plan. The Responsible Party shall maintain a maintenance log documenting the inspection and maintenance of the drainage structures under their control. A copy of the erosion control and storm water maintenance plan and inspection logs shall be kept onsite at all times.

Budget: The estimated annual operation and maintenance budget is \$1,000.

Responsible Party:

The owner shall be responsible for the inspection and maintenance of the subsurface chambers and catch basins.

Name: _____

Signature: _____

Date: _____

Operation and Maintenance Sample Inspection Log

108-118 Great Road, Stow
Operation and Maintenance Inspection Log

Year: _____

Inspection Items:

Catch Basins

Subsurface Chambers

Frequency:

Four times per year

Once per year

Catch Basins:

Previous Inspection Date: _____

Inspection Date: _____

Inspector Name: _____

Sediment Depth: _____ (Remove if depth greater than 18")

Comments:

Action Required:

Subsurface Chambers:

Previous Inspection Date: _____

Inspection Date: _____

Inspector Name: _____

Comments:

Action Required:

Site Plan

SITE PLAN

108-118 GREAT ROAD

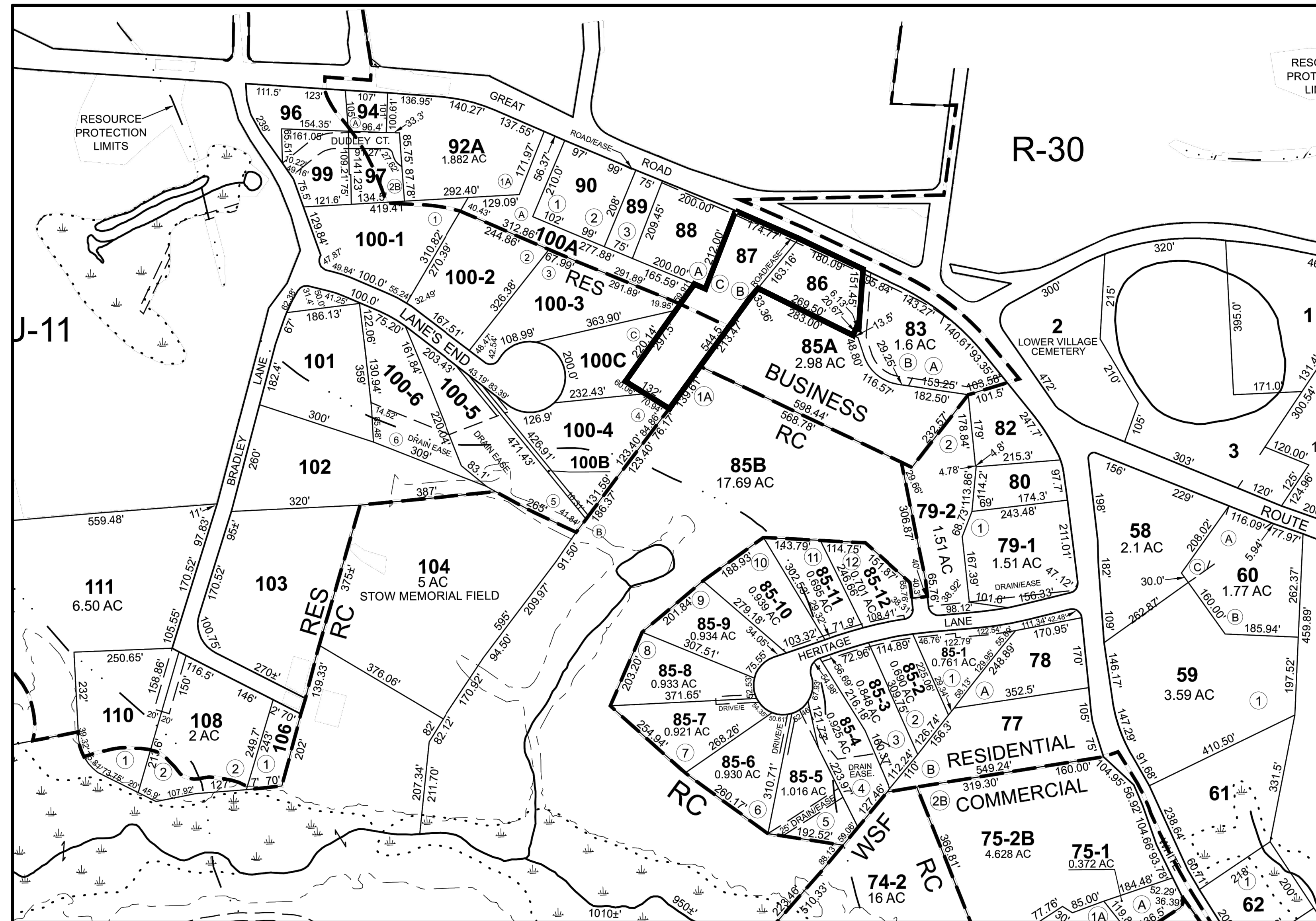
STOW, MASSACHUSETTS

JULY 30, 2019

REVISED: OCTOBER 25, 2019

REVISED: DECEMBER 14, 2020

REVISED: NOVEMBER 2, 2023

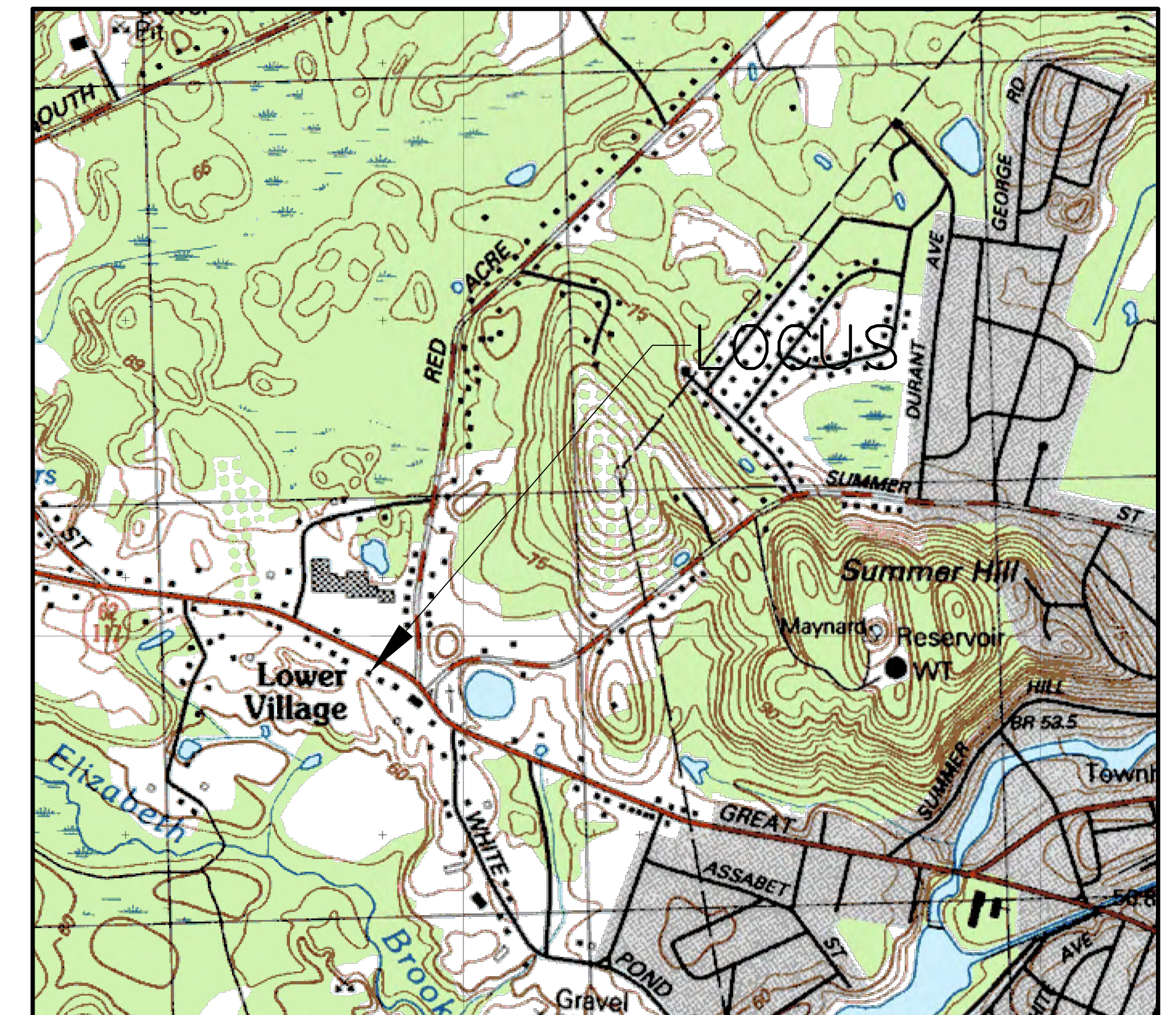


STOW PLANNING BOARD

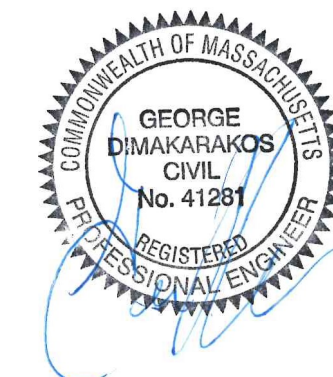
LOCUS MAP
SCALE: 1"=200'

PLAN INDEX

SHEET 1	COVER SHEET
SHEET 2	SITE DEVELOPMENT PLAN
SHEET 3	LAYOUT PLAN
SHEET 4	CONSTRUCTION DETAILS PLAN
SHEET 5	STORMWATER POLLUTION PREVENTION PLAN



LOCUS MAP
SCALE: 1"=1200'



APPLICANT/RECORD OWNER

JKC PROPERTIES LLC
14 NASON STREET SUITE 302
MAYNARD, MA

REFERENCES

MIDDLESEX REGISTRY OF DEEDS
SOUTH DISTRICT
DEED BOOK 72042 PAGE 557
PLAN No. 1024 OF 1974

TOWN MAP R29 PARCELS 86 & 87

ENGINEER/SURVEYOR

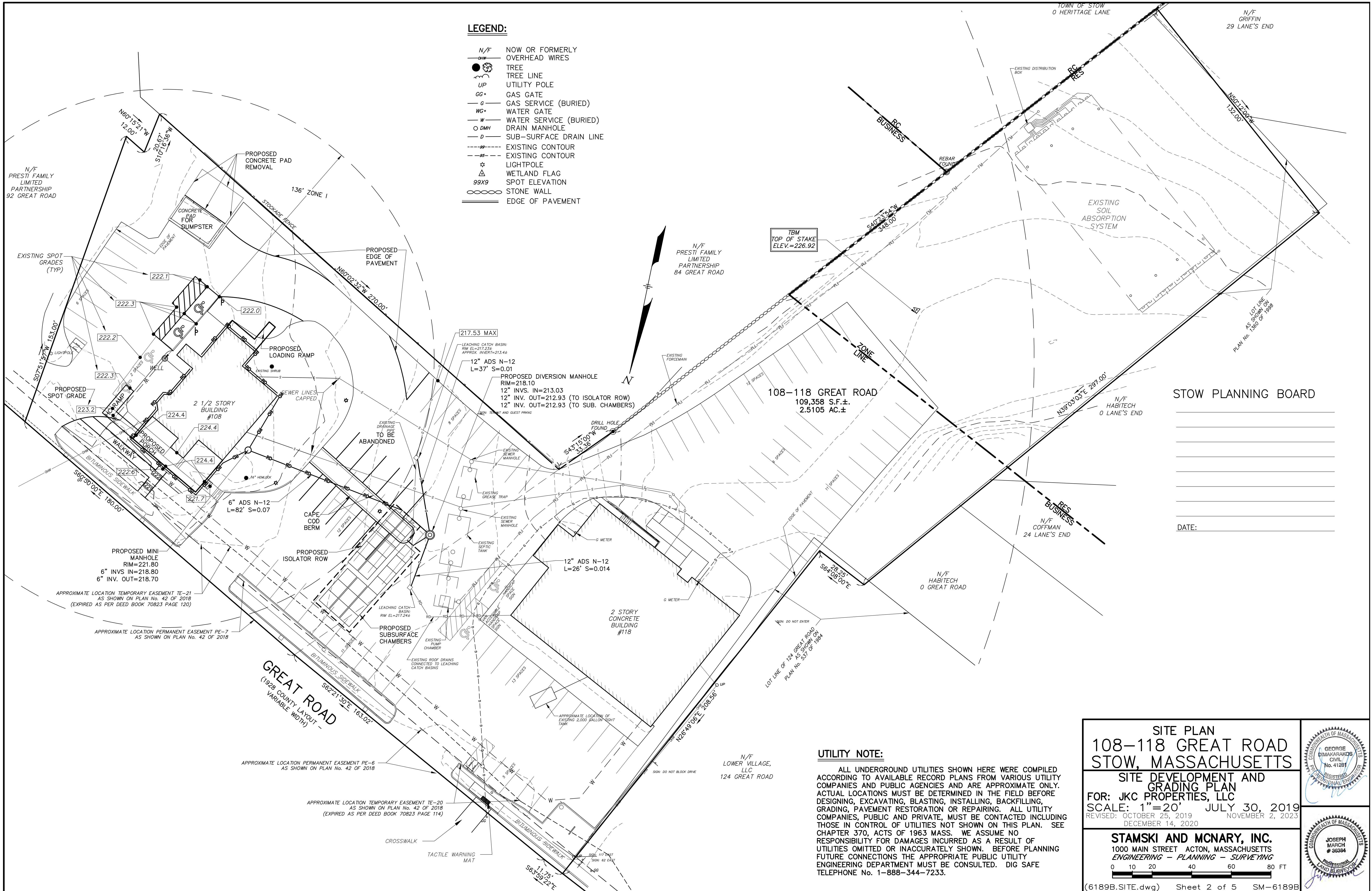
STAMSKI AND MCNARY, INC.
1000 MAIN STREET
ACTON, MA 01720

ZONING DISTRICT

BUSINESS
RESIDENTIAL

LEGEND:

- N/F NOW OR FORMERLY
- 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
- D SUB-SURFACE DRAIN LINE
- EXISTING CONTOUR
- EXISTING CONTOUR
- LIGHTPOLE
- WETLAND FLAG
- SPOT ELEVATION
- STONE WALL
- EDGE OF PAVEMENT



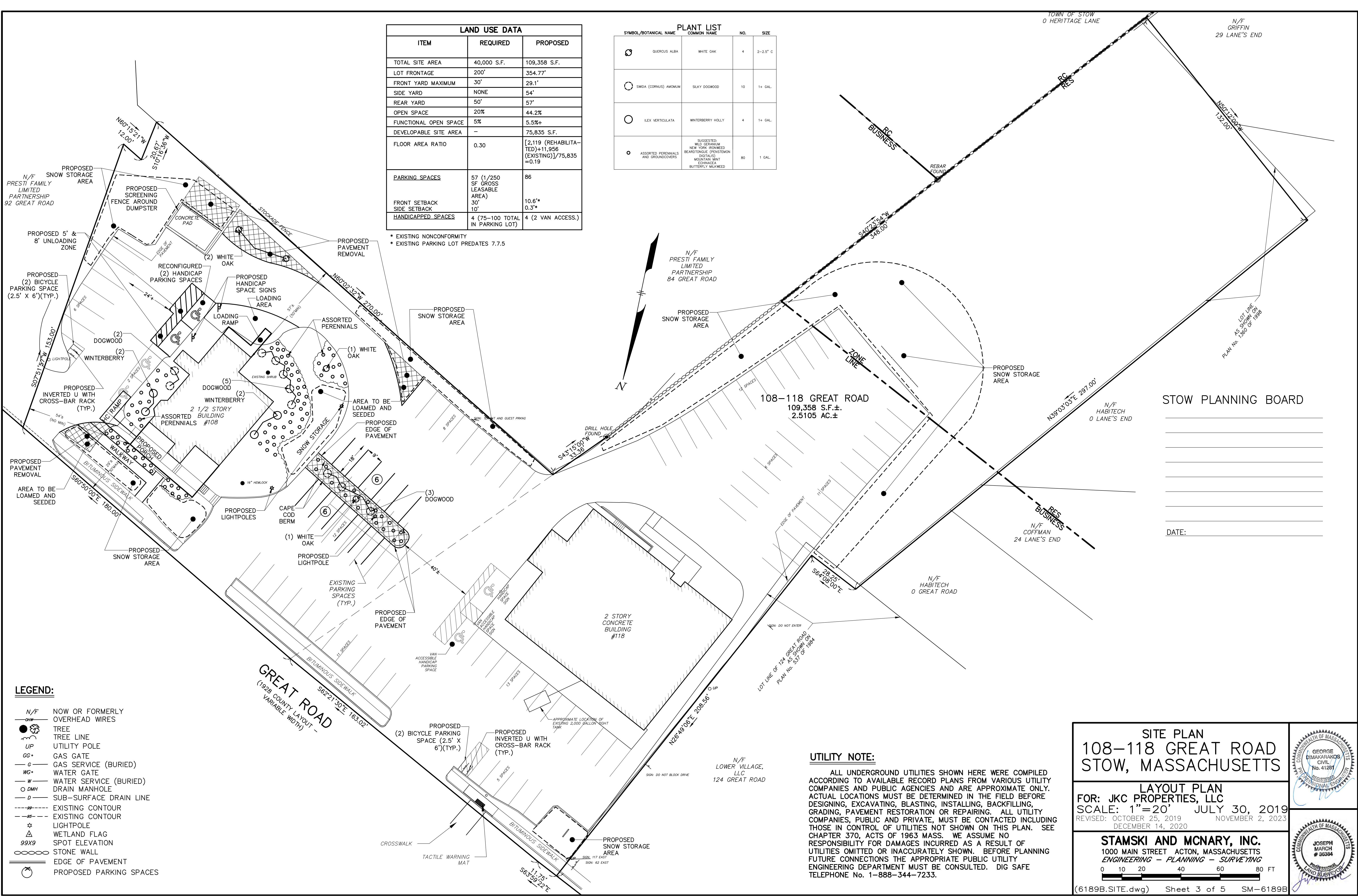
STOW PLANNING BOARD

DATE:

LAND USE DATA		
ITEM	REQUIRED	PROPOSED
TOTAL SITE AREA	40,000 S.F.	109,358 S.F.
LOT FRONTAGE	200'	354.77'
FRONT YARD MAXIMUM	30'	29.1'
SIDE YARD	NONE	54'
REAR YARD	50'	57'
OPEN SPACE	20%	44.2%
FUNCTIONAL OPEN SPACE	5%	5.5%+
DEVELOPABLE SITE AREA	-	75,835 S.F.
FLOOR AREA RATIO	0.30	[2,119 (REHABILITATED)+11,956 (EXISTING)]/75,835 =0.19
PARKING SPACES	57 (1/250 SF GROSS LEASABLE AREA)	86
FRONT SETBACK	30'	10.6'*
SIDE SETBACK	10'	0.3'*
HANDICAPPED SPACES	4 (75-100 TOTAL IN PARKING LOT)	4 (2 VAN ACCESS.)

PLANT LIST		NO.	SIZE
SYMBOL/BOTANICAL NAME	COMMON NAME		
QUERCUS ALBA	WHITE OAK	4	2-2.5" C
SWIDA (CORNUS) ANOMUM	SILKY DOGWOOD	10	1+ GAL.
ILEX VERTICILLATA	WINTERBERRY HOLLY	4	1+ GAL.
ASSORTED PERENNIALS AND GROUNDCOVERS	SUGGESTED: WILD GERANIUM, NEW YORK IRONWEED, BEARDESS, (PINKSTEM), MOUNTAIN MINT, ESSENCE, BUTTERFLY MILKWEED	80	1 GAL.

* EXISTING NONCONFORMITY
* EXISTING PARKING LOT PREDATES 7.7.5



STOW PLANNING BOARD

DATE:

LEGEND:

- N/F NOW OR FORMERLY 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
- D SUB-SURFACE DRAIN LINE
- 99--- EXISTING CONTOUR
- 88--- EXISTING CONTOUR
- ★ LIGHTPOLE
- △ WETLAND FLAG
- 99X9 SPOT ELEVATION
- STONE WALL
- EDGE OF PAVEMENT
- PROPOSED PARKING SPACES

UTILITY NOTE:

ALL UNDERGROUND UTILITIES SHOWN HERE WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370, ACTS OF 1963 MASS. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS THE APPROPRIATE PUBLIC UTILITY ENGINEERING DEPARTMENT MUST BE CONSULTED. DIG SAFE TELEPHONE No. 1-888-344-7233.

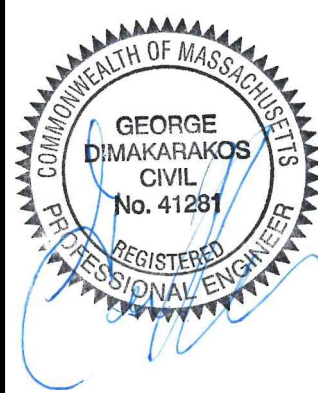
SITE PLAN
108-118 GREAT ROAD
STOW, MASSACHUSETTS

LAYOUT PLAN
FOR: JKC PROPERTIES, LLC
SCALE: 1"=20' JULY 30, 2019
REVISED: OCTOBER 25, 2019 NOVEMBER 2, 2023
DECEMBER 14, 2020

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

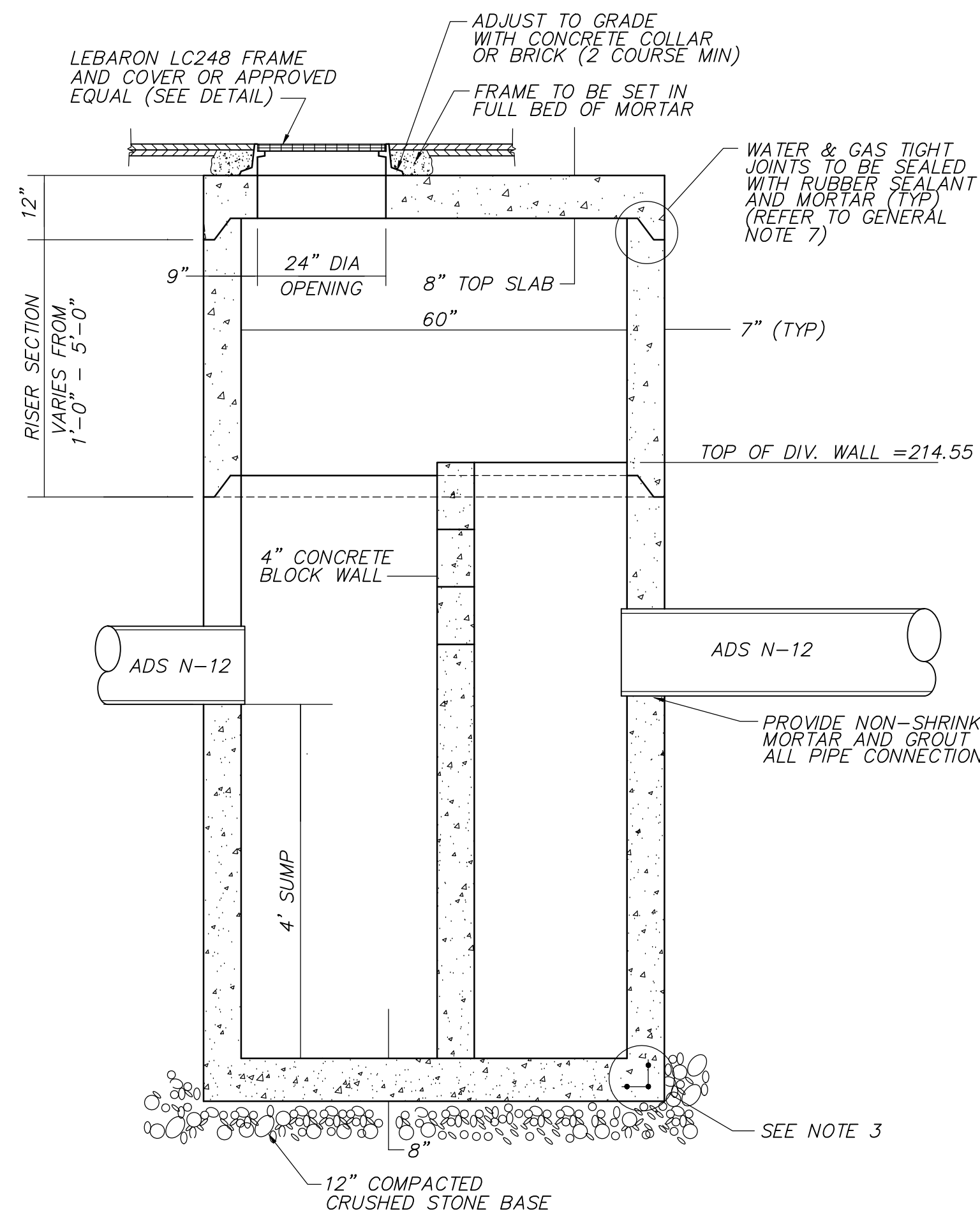
0 10 20 40 60 80 FT

(6189B.SITE.dwg) Sheet 3 of 5 SM-6189B



	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MUST HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDED STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE PAVEMENT OR UNPAVED FINISHED SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145 ¹ A-1, A-2.4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 7, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN 95% PROCTOR DENSITY FOR WELLS TO A MIN 95% PROCTOR DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M31 ¹ 3, 4	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M31 ¹ 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. **

MC-3500
STANDARD
CROSS-
SECTION

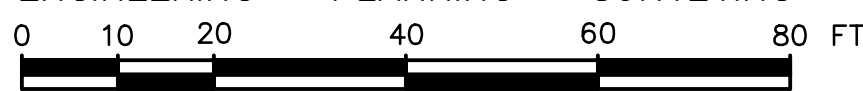


(RS-1)

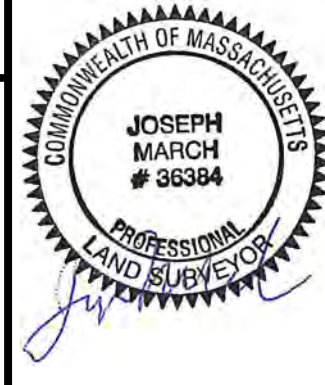
DATE:

1. ALL UNDERGROUND UTILITIES SHOWN HEREON WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED BEFORE EXCAVATING, BLASTING, INSTALLING, BACK FILLING, GRADING OR PAVEMENT RESTORATION OR REPAIR. ALL UTILITY COMPANIES AND PRIVATE MUST BE CONTACTED, INCLUDING THOSE IN CONTROL OF UTILITIES. SEE CHAPTER 370, ACTS OF 1963 MASS. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE AIRPORT/MASSDOT UTILITY ENGINEERING DEPT. MUST BE CONSULTED. THE CONTRACTOR SHALL NOTIFY PUBLIC UTILITY COMPANIES AT LEAST 72 HOURS PRIOR TO DIGGING OR EXCAVATING ON PUBLIC OR PRIVATE PROPERTY. DIG SAFE TEL. NO. 1-888-344-7233
2. ALL STUMPS AND OTHER CONSTRUCTION DEBRIS SHALL BE PROPERLY REMOVED FROM THE SITE.
3. ANY FILL MATERIAL USED SHALL BE FREE OF HAZARDOUS MATERIALS, WASTE, AND CONSTRUCTION DEBRIS.
4. THE LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING PER THE STORMWATER POLLUTION PREVENTION PLAN.
5. EXISTING TOPSOIL SHALL BE STRIPPED, STOCKPILED, SCREENED AND SPREAD TO REQUIRED DEPTHS SHOWN ON THE PLAN.
6. CATCHBASIN SUMPS AND STORM WATER BASINS SHALL BE CLEANED FOLLOWING COMPLETION OF CONSTRUCTION AND ANNUALLY THEREAFTER PER O & M PLAN.
7. THE ENTIRE WORK AREA SHALL BE CLEARED OF BUILDINGS TO BE RAZED, PAVEMENT, DEBRIS, BOULDERS, BRUSH, TREES, STUMPS, UNSUITABLE MATERIALS AND LIKE MATERIAL.
8. ALL TOP AND SUBSOIL WITHIN WORK AREA SHALL BE REMOVED AND STOCKPILED ON-SITE OR DIRECTED BY THE CONTRACTOR. ALL SHALL BE SCREENED AND STOCKPILED ON-SITE FOR RE-USE IN AREAS OF GENERAL LOAM AND SEED.
9. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE CONDITION THROUGHOUT THE CONTRACT PERIOD. THE CONTRACTOR SHALL FULLY COMPLY WITH ALL STATE, FEDERAL, AND LOCAL REGULATIONS PERTAINING TO SAFETY.
10. ALL CONSTRUCTION METHODS SHALL CONFORM TO THE REQUIREMENTS CONTAINED IN THE LATEST VERSION OF THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION - HIGHWAY DIVISION (MASSDOT), STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES AND CONSTRUCTION AND TRAFFIC STANDARD DETAILS.

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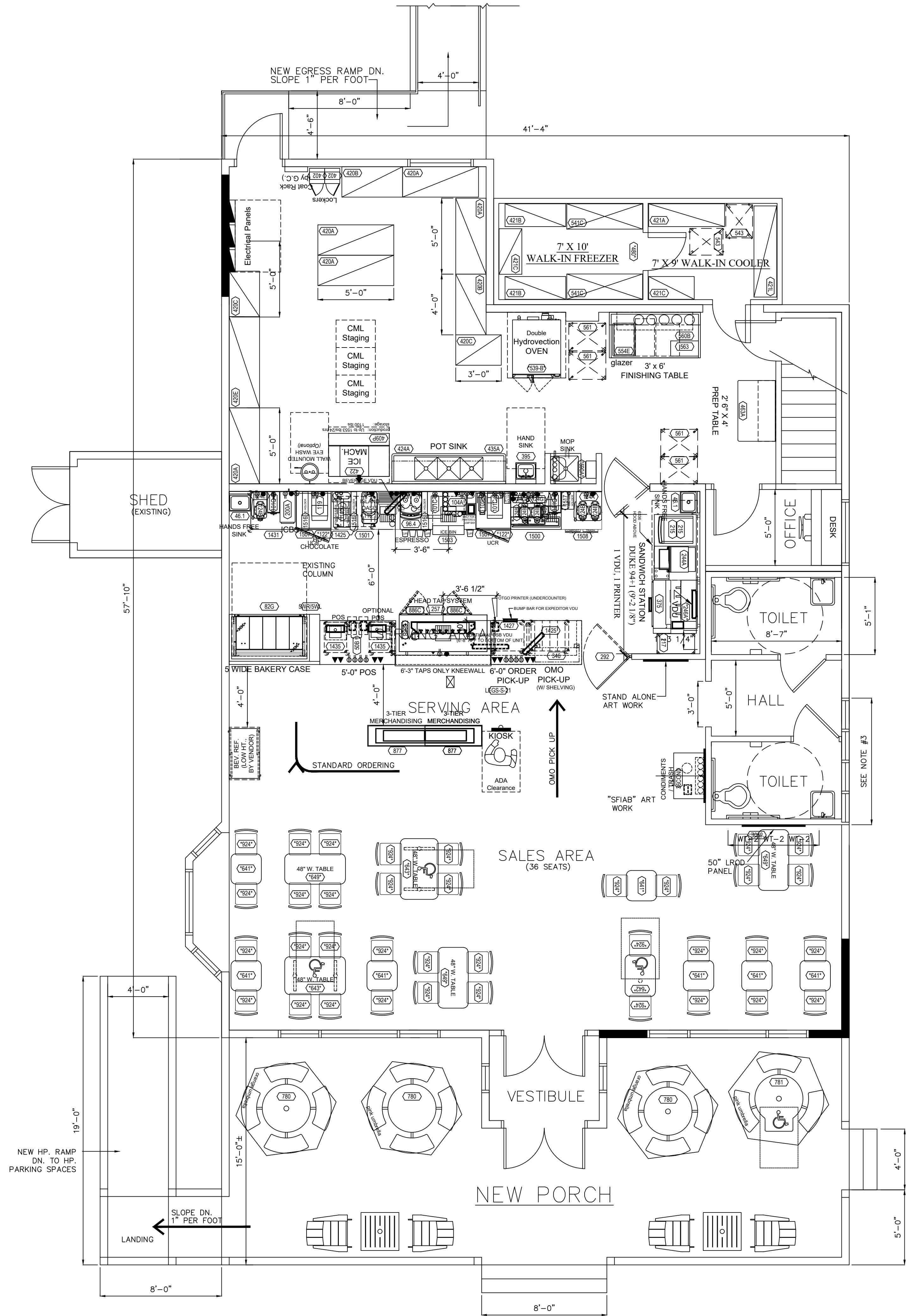


(6189B.SITE.dwg) Sheet 4 of 5 SM-6189E





Architectural Plans



FLOOR PLAN
SCALE: 1/4" = 1'-0"

- NOTES:
- FRANCHISEE'S ARCHITECT SHALL ENSURE 40" MINIMUM CLEAR ACCESS INTO AND THROUGHOUT THE STORE FOR DELIVERY OF LARGE EQUIPMENT ITEMS.
 - FRANCHISEE'S ARCHITECT TO VERIFY COMPLIANCE WITH APPLICABLE ADA AND CODE REQUIREMENTS FOR RESTROOM(S) AND ENTRANCE(S).
 - WINDOW(S) TO BE IN-FILLED, TINTED, OR BLOCKED OUT WITH APPROVED DBI WINDOW GRAPHICS.
 - UNSIGHTLY UTILITIES:
TO ENHANCE THE D/T EXPERIENCE PLAN ACCORDINGLY TO EITHER REMOVE OR SCREEN WHEN POSSIBLE.
 - DEFAULT WATER FILTRATION SYSTEM SHOWN. ARCHITECT TO HAVE WATER TESTED TO VERIFY ACTUAL SYSTEM REQUIRED. BOOSTER PUMP CAN BE ELIMINATED IF INCOMING WATER PRESSURE TO THE BUILDING IS 65PSI OR HIGHER.
 - DEFAULT EQUIPMENT FOOTPRINT SHOWN. ARCHITECT TO COORDINATE WITH FRANCHISEE TO DETERMINE ACTUAL EQUIPMENT REQUIRED.

- LEGEND:
- OPTIONAL OSB VDU
 - VIDEO DISPLAY UNIT
 - D/T MONITOR
 - PRINTER
 - PRINTER UNDERCOUNTER
 - FLOOR SINK
 - ELECTRICAL DUPLEX OUTLET
 - ELECTRICAL SINGLE OUTLET
 - SURFACE MOUNTED PLUMBING
 - RECESSED TECHNOLOGY

1195 SF Non-Retail
924 SF Retail
2119 SF Total
133 SF Interior Walk In
50 Linear feet dry storage
10 SEATS



(3) ASSETS
COFFEE STORY" OR
DONUT STORY"
ART WORK



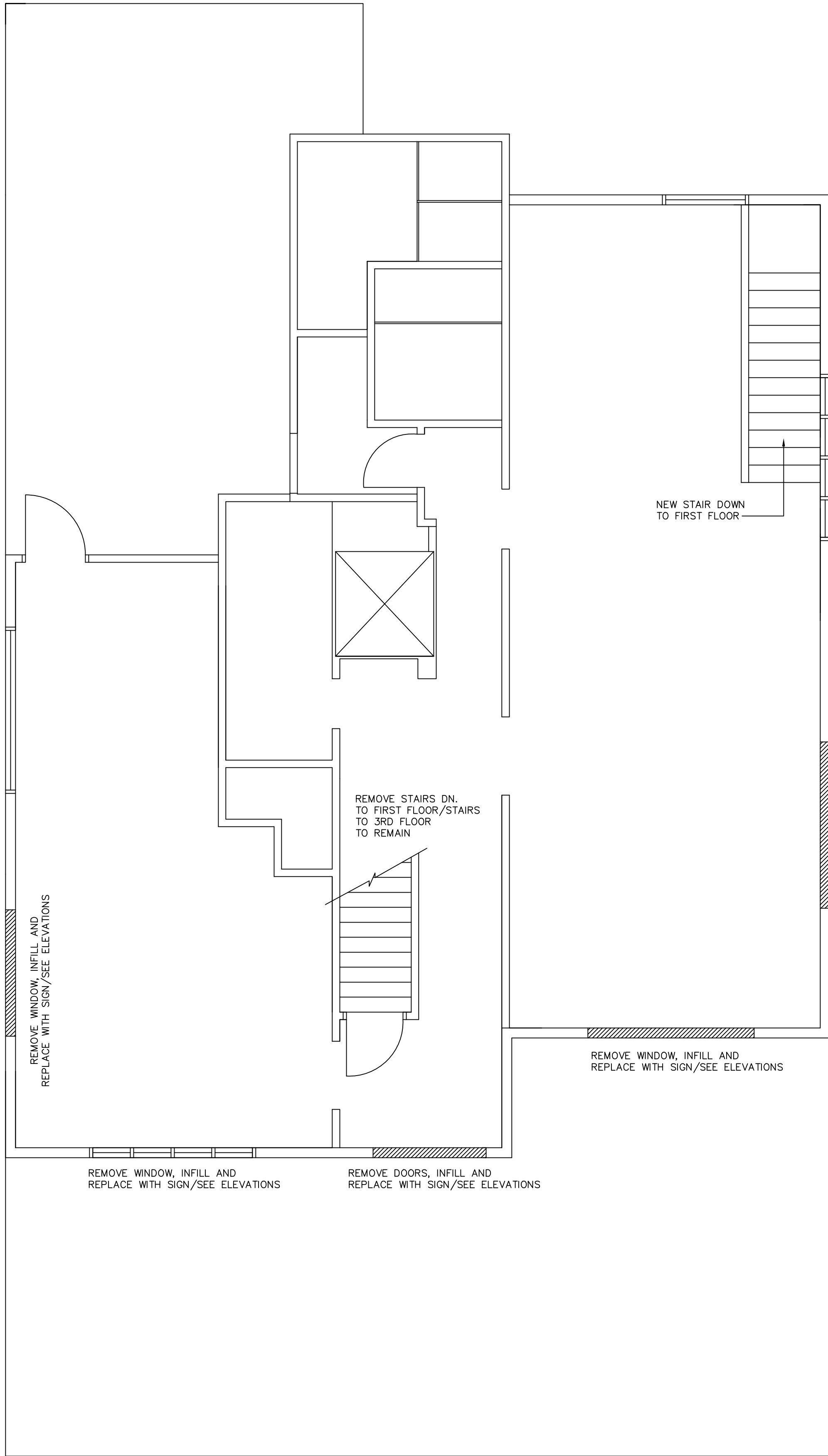
JAMES D. SMITH,
ARCHITECTS

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CENTERVILLE, MA 02632
PHONE: 508-367-9920
EMAIL: JAMESDSMITH11@COMCAST.NET

REVISIONS			
NO.	DESCRIPTION	BY	DATE

JOB LOCATION: STOW, MA 108 GREAT ROAD		PROPOSED FIRST FLOOR PLAN	
CONSTRUCTION: REMODEL		IMAGE TYPE: NEXT GEN OMNI	

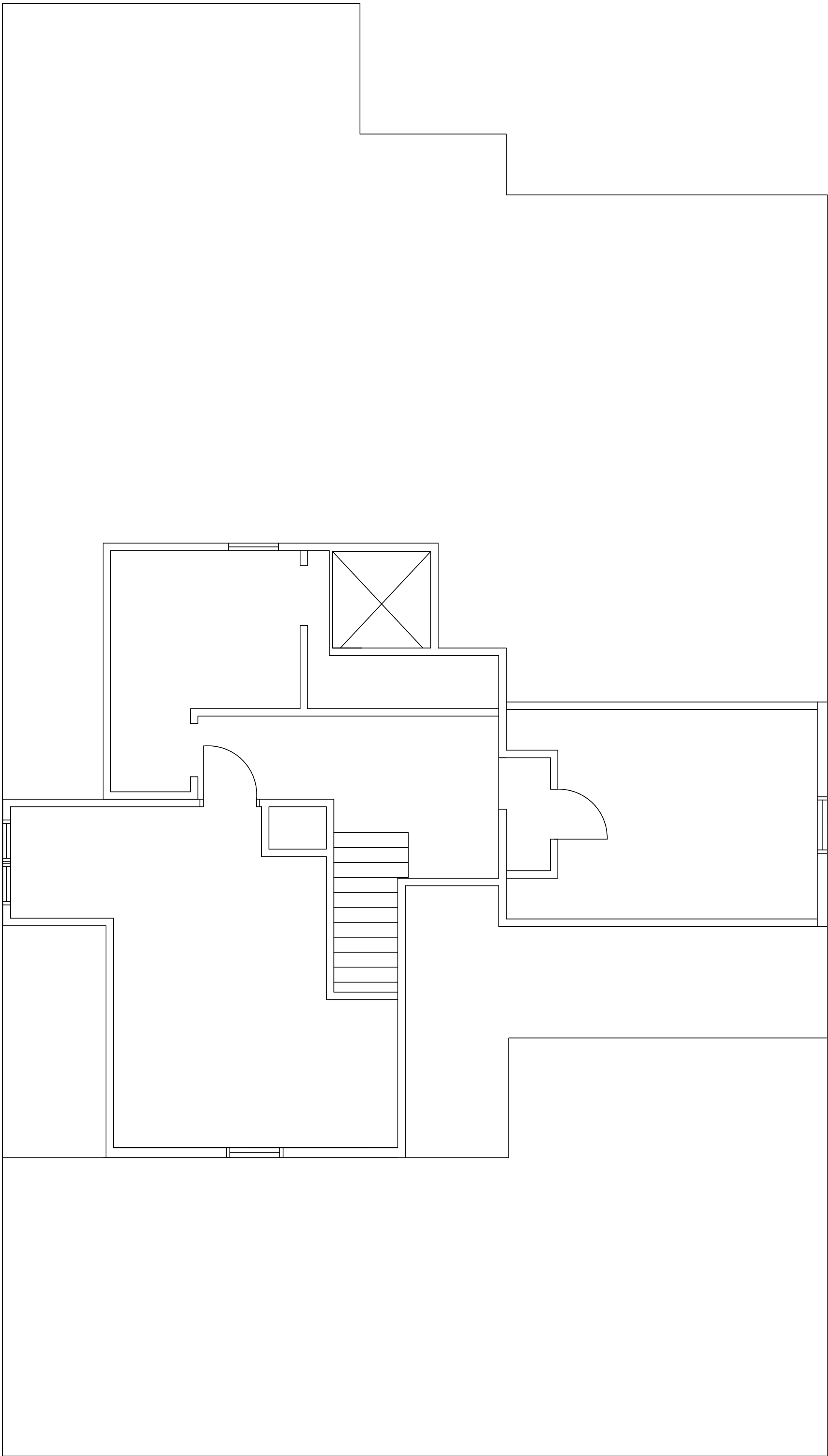
SHEET A-1.0	
JOB#: D23062	
DATE: 10/28/23	
PC#: 364641	
C.M.: -	



PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

(NO WORK EXCEPT AS SHOWN/SECOND FLOOR TO BE USED ONLY AS OWNERS' PRIVATE OFFICE SPACE)



PROPOSED THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"

(NO WORK)

JOB LOCATION:
STOW, MA
108 GREAT ROAD

PROPOSED 2ND & 3RD FLOOR
PLANS

CONSTRUCTION:REMODEL IMAGE TYPE: NEXT GEN OMNI

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	INITIAL ISSUE	-	-
2			
3			
4			
5			

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SHEET

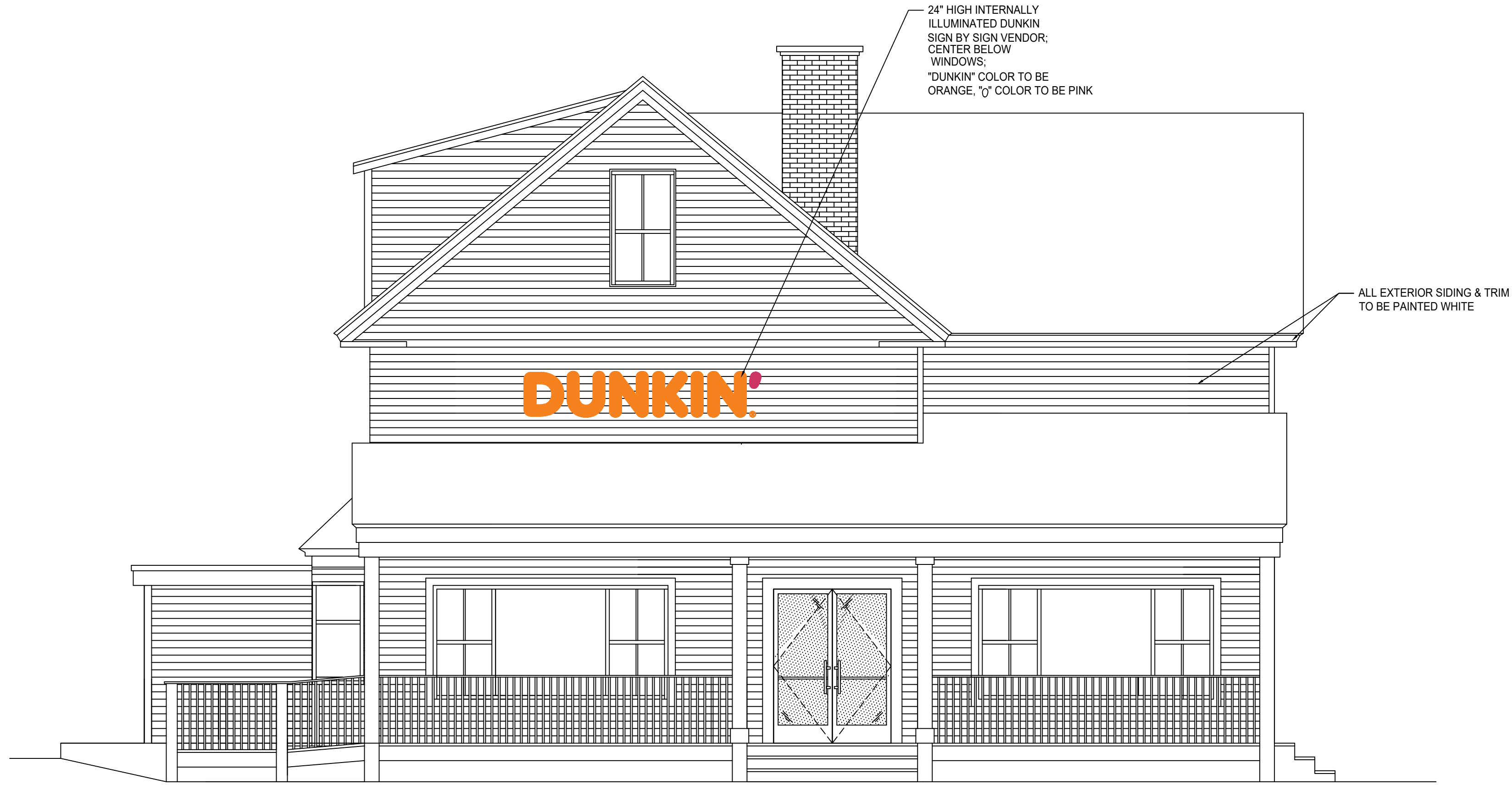
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JOB#: D23062

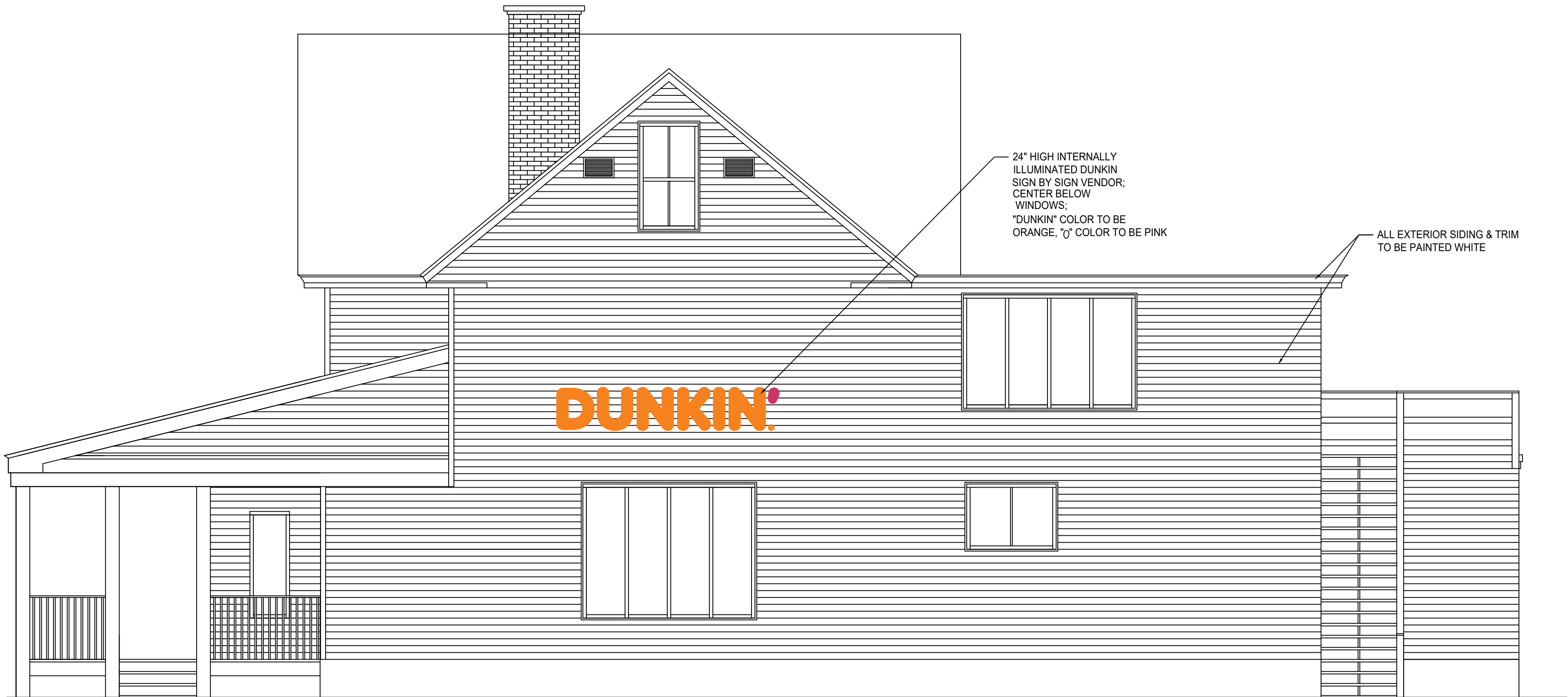
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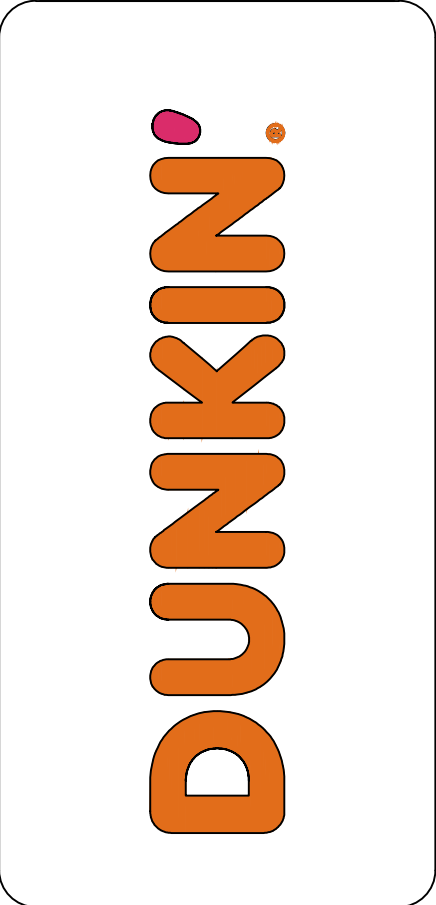
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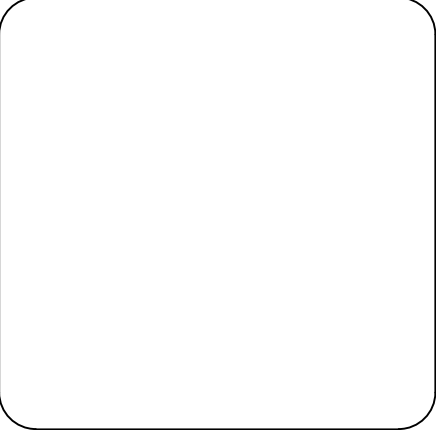
PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



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REVISIONS			
NO.	DESCRIPTION	BY	DATE

JOB LOCATION: STOW, MA 108 GREAT ROAD	PROPOSED ELEVATIONS	CONSTRUCTION: REMODEL	IMAGE TYPE: NEXT GEN OMNI
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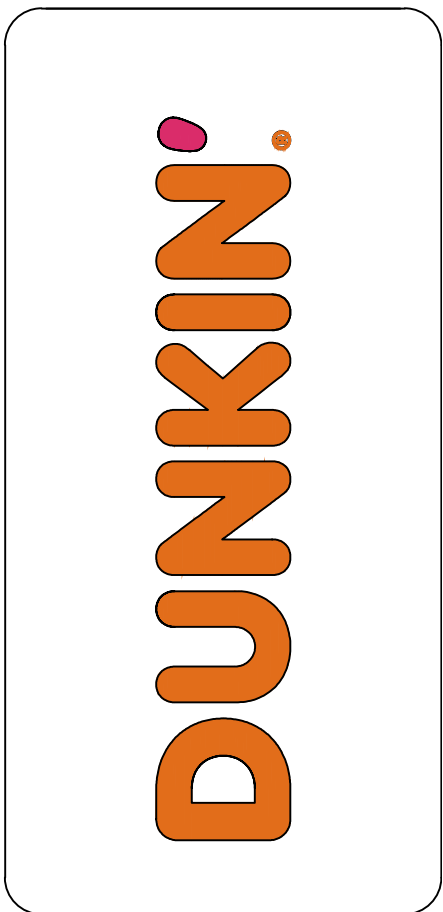
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C.M.:	-



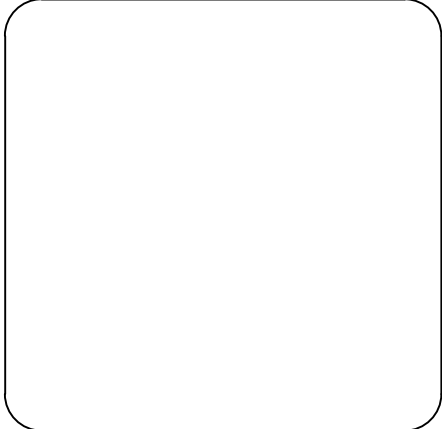
PROPOSED LEFT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"



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REVISIONS			
NO.	DESCRIPTION	BY	DATE

JOB LOCATION: STOW, MA 108 GREAT ROAD	PROPOSED ELEVATIONS		
	CONSTRUCTION:REMODEL	IMAGE TYPE:	NEXT GEN OMNI

SHEET	
A-4.0	
JOB#:	D23062
DATE:	10/28/23
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C.M.:	-