

TOWN OF STOW PLANNING BOARD

PETITION

FOR

SPECIAL PERMIT

MODIFICATION

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

Please type or print this Petition.

PETITIONER'S NAME: RAYMOND G. MONGE +
JACQUELINE PRINCE PHONE #: (508) 932-3834

MAILING ADDRESS: 98 OLD BOLTON ROAD (LOT 3)

LOCATION AND STREET ADDRESS OF SITE: 98 OLD BOLTON ROAD

AREA OF SITE: 180,090 sq. ft. FRONTAGE: 157.5' linear feet

ZONING DISTRICT: RES ASSESSOR'S MAP NO.(s): R-3 PARCEL NO.(s): 33-1

SOUTH MIDDLESEX REGISTRY OF DEEDS BOOK AND PAGE NO.(s): BK 65767 PG 268 (DEED)
or LAND COURT CERTIFICATE OF TITLE NO.(s): NA BK 20679 PG 519 (SP. PERMIT)

PROPERTY OWNER: RAYMOND G. MONGE +
JACQUELINE PRINCE PHONE #: (508) 932-3834

MAILING ADDRESS: 98 OLD BOLTON ROAD, STOW, MA 01775

DETAILED DESCRIPTION OF THE PROPOSED SPECIAL PERMIT:

MODIFICATION OF 1990 HUNNECKHEAD LOT 5P. PERMIT. LOT 15 PROPOSED
TO BE MADE CONFORMING RES LOT VIA LAND SWAP WITH
ABUTTER AT 7 MAPLE ST.

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

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

NA DEVELOPMENT IMPACT STATEMENT

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

SEE ✓
PLAN LOCUS PLAN

✓ SITE COMPOSITE PLAN

Design certifications

Legends

General site characteristics -

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

Natural site characteristics -

Waterways

Wetland boundaries and buffers

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

Site improvements -

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

Parking spaces and parking lot landscaping with dimensions

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

Site utilities -

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

NA CONSTRUCTION DETAIL PLAN

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

NA LANDSCAPE PLAN

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

NA BUILDING ELEVATION PLAN

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

NA FLOOR PLAN

- Certifications
- Scale
- Net floor area/s

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

Appendix 1

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

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

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

Rg/my *JmPune* 10/14/22

Date

Signature of Petitioner

OWNER'S KNOWLEDGE AND CONSENT

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

Rg/my *JmPune* 10/14/22

Date

Signature of Owner

C-3



OFFICE OF THE
TOWN CLERK

STOW, MASSACHUSETTS 01775

XXXXXX XXXX XXXX

Ann L. Allison

TO WHOM IT MAY CONCERN:

This is to certify that a copy of the decision of the Board of Appeals of the Town of Stow relating to the application of Robert C. and Alice E. Mong for a Variance /Special Permit that was filed in this Office on March 19, 1990 and no notice of appeal was filed during the twenty days next after that date.

Town Clerk of Stow

July 20, 1990

Date

MSD 07/27/90 12:26:48 399 12.25
07/27/90 12:26:48 399 12.25



OFFICE OF THE
PLANNING BOARD

Stow, Mass., March 6, 1990

NOTICE OF DECISION AND DECISION

APPLICANT: Robert C. and Alice E. Mong
94 Old Bolton Road
Stow, MA 01775

PREMISES AFFECTED:

A parcel of land located on Old Bolton Road containing 14.5 acres of land (two lots are presently developed; one lot is undeveloped) shown on Assessor's Map Sheet R3 as parcels 33 and 33-2. This land lies entirely in the Residential District.

SPECIAL PERMIT REQUESTED:

A Level 1 Special Permit is sought to divide a 14.5 acre parcel into three lots two of which will be hammerhead lots and one which will remain conforming. Lot 1-A will contain 8.831 acres of land with 54.42' of frontage. Lot 2-A, the conforming lot, will contain 1.5 acres of land and 201' of frontage. Lot 3 will contain 4.134 acres of land with 157.5' of frontage.

Pursuant to M.G.L., Chapter 40A, and referring to the application for Special Permit filed on November 28, 1989 with plans entitled "Plan of Land in Stow, Mass", prepared for Mong, dated 11/20/89 and signed by the Planning Board as an ANR Plan on 02/13/90 to permit two hammerhead lots to be created, each of which will support a single family residence (one to be built; one in existence). At it's meeting of February 21, 1990, a decision was made by the Stow Planning Board as hereby certified after a public hearing held on February 14, 1990 and continued to February 21, 1990 at the Stow Town Building.

At a duly notified public meeting held on February 21, 1990 at the Stow Town Building, the Board, by the unanimous vote of four members, VOTED to GRANT a Level 1 Special Permit to create two hammerhead lots containing 8.831 acres of land and 4.134 acres of land respectively in a Residential District. Such proposed use is found to be in harmony with the general purpose and intent of the Town of Stow Zoning Bylaw and the use complies with the provisions which are set forth in the Town of Stow Bylaws.

March 6, 1990
 Special Permit - Mong
 Page 2 of 2

This Special Permit is subject to the following conditions:

1. This parcel containing 14.5⁺ acres of land shall not be further subdivided.
2. The common driveway shown on the plan shall conform to all specifications of the Stow Zoning Bylaw, Section VII-J, without exception. This common driveway shall not be re-classified as a lane, nor shall it be considered as an accepted Town way.

The Board has complied with all statutory requirements for the issuance of this Special Permit.

A copy of this decision, together with a copy of the application for Special Permit, site plans, other plans and records have been filed with the Town Clerk.

Any appeal from this decision shall be made pursuant to Massachusetts General Laws, Chapter 40A, Section 17 and must be filed within 20 days after the decision has been filed with the Town Clerk.

Stow Planning Board

Madge Desmond
 Madge Desmond, Chairman

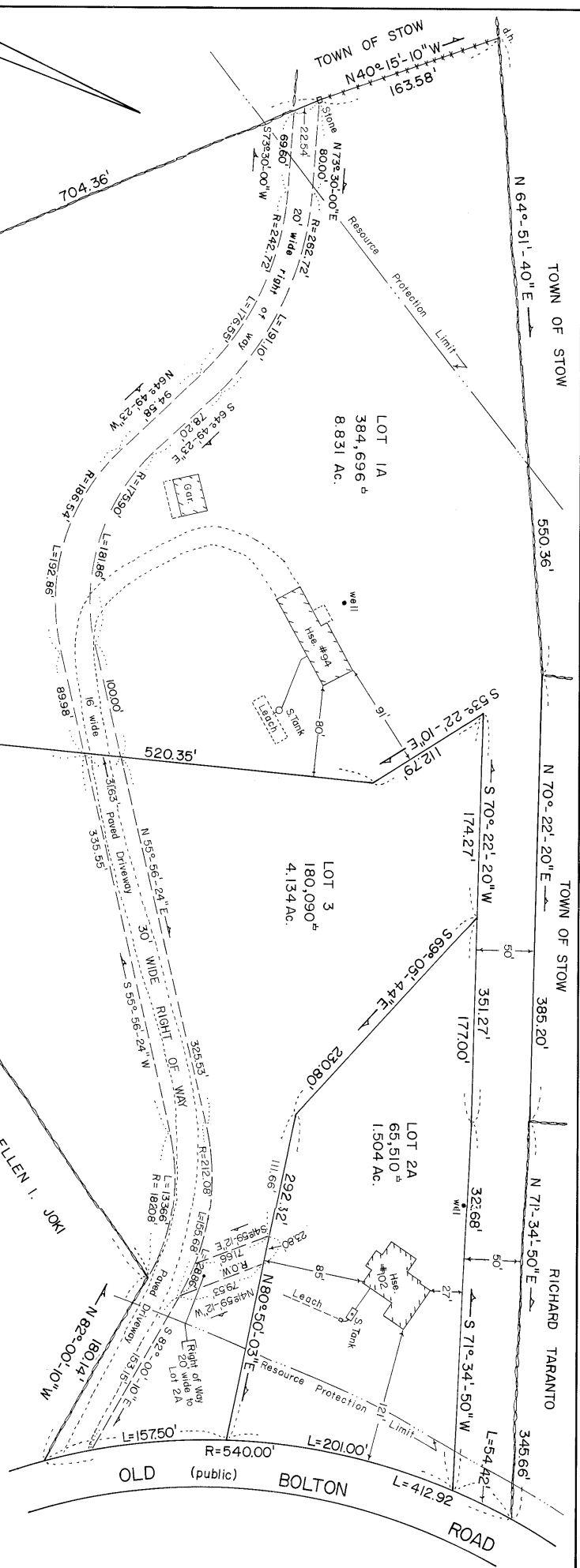
Edward R. Perry
 Edward R. Perry, Jr.

Donna M. Jacobs
 Donna M. Jacobs

Susan M. F. Dechant
 Susan M. F. Dechant

March 19, 1990
 Received and filed this day
 in Volume II, Page 314

Ann L. Allison
 Ann L. Allison, Town Clerk



STOW PLANNING BOARD
 APPROVAL UNDER THE SUBDIVISION
 CONTROL LAW NOT REQUIRED.
Donna M. Sparto

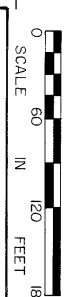
DATE: 2-13-90

I CERTIFY THAT THIS PLAN HAS BEEN
 PREPARED IN CONFORMITY WITH THE
 RULES AND REGULATIONS OF THE
 REGISTERS OF DEEDS OF THE COMM-
 ONWEALTH OF MASSACHUSETTS.
Robert M. Deo 11/20/89

NOTE: PROPERTY PERIMETER AS SHOWN ON:
 "LAND IN STOW, MASS., SURVEYED FOR
 EVERETT M. HARVEY, SCALE 1"=100,
 OCT 1957, CHARLES A. PERKINS CO.,
 CIVIL ENGINEERS, CLINTON, MASS."

NOTE: THIS PLAN IS MEANT AND INTENDED TO
 SUPERSEDE ALL PLANS OF THIS PROPERTY
 WHICH PRESENT THE PLANNING BOARD
 ENDORSEMENT.

PLAN OF LAND
 in
 STOW, MASS.
 Scale: 1"=60' Nov. 20, 1989
 Plan by: Vee Associates Inc.
 Hudson, Mass.



ASSESSORS REF: MAP R3 LOTS 33 & 33-2
 DEED REFERENCE: ROBERT C. & ALICE E. MORG
 BOOK 10267 PAGE 495
 NOTES: THERE ARE NO WETLANDS OR FLOOD HAZARD
 AREAS ON THIS PROPERTY.

THERE ARE NO STOW ZONING BOARD OF
 APPEALS DECISIONS ON THIS PROPERTY.
 ZONING: RESIDENTIAL

Metropolitan Registry of Deeds,
 Southern District
 Cambridge, Massachusetts
 Plan No. 465 of 1990
 Rec'd 6-7 10 90
 at 8:23 AM on Dec No. 7
 Rec'd, Bk 20577 Page 212
Robert M. Deo