

Memo

To: Planning Board
From: Valerie Oorthuys, Planning Director
Date: May 2, 2023
Re: ANR Plan Review – 124 Great Road, Assessor's Map R-29 Parcel 88

Staff have reviewed the submitted ANR plan, titled "Plan of Land in Stow, MA", prepared by Dillis & Roy CDG and dated April 21, 2023 and find that all requirements under Section 2.1 of the Planning Board's Rules and Regulations Governing the Subdivision of Land have been met. A checklist of those requirements is provided below.

Section Number	Plan Requirement	Present on Plan?
2.1.2.1	Identification of the plan by name of owner of record and location of the land in question.	✓
2.1.2.2	Locus of plan at Assessor's Property Map Sheet scale	✓
2.1.2.3	The statement "Approval under Subdivision Control Law not Required"	✓
2.1.2.4	Sufficient space for the date and the signatures of the Board or its designee.	✓
2.1.2.5	Zoning classifications; including overlay districts	✓
2.1.2.6	Location of any Zoning District boundaries that lie within the plan area.	✓
2.1.2.7	Property Map Sheet number(s) and parcel number(s)	✓
2.1.2.8	The entirety of any lot having its boundaries changed shall be shown.	✓
2.1.2.9	In the case of the creation of a new lot, the remaining frontage and area shall be shown	✓
2.1.2.10	Location of all existing and proposed bounds or permanent monuments marking lot lines.	✓
2.1.2.11	The location of any building, structure, stonewalls, cart paths, easements, rights of way, resource areas of the Wetlands Protection Act, areas protected by the Wetlands Protection Act, water courses and buffer zones shall be shown.	✓
2.1.2.12	The location of wells and septic systems within one hundred fifty feet (150') of the new lot lines shall be shown.	✓
2.1.2.13	Notice of any decisions by the Zoning Board of Appeals, including but not limited to variances and exceptions regarding the land or any buildings thereon or a statement that no such decisions exist.	✓
2.1.2.14	Description of location of property related to a known road, intersection or highway boundary.	✓

2.1.2.15	A statement that the plan is meant and intended to supersede all plans which predate the endorsement.	✓
2.1.2.16	North point, date of survey and scale.	✓
2.1.2.17	Name, signature, and seal of the professional land surveyor who prepared the plan.	✓
2.1.2.18	A statement of whether all streets and ways shown or referred to are public or private ways.	✓
2.1.2.19	Sufficient information to show that each building lot complies with Section 4.3.2.1 of the Zoning Bylaw, by indicating at least 50% of the minimum required LOT area shall be land which is not in a wetlands or Flood Plain/Wetlands District.	✓
2.1.2.20, 2.1.2.21	<p>Sufficient information to show that each building lot complies with Section 4.3.2.3 of the Zoning Bylaw, by depicting the area suitable for BUILDINGS. (A circle of 150 feet in diameter, or a rectangle with an area of 20,000 square feet and a minimum side of 80 feet can be drawn on the LOT plan without overlapping any LOT line or any wetlands or Flood Plain/Wetlands District.) or,</p> <p>Sufficient information to show that each building lot complies with Section 4.3.2.4 of the Zoning Bylaw by depicting a 100-foot diameter circle can move on the LOT plan from the STREET LINE to the area suitable for BUILDINGS without overlapping any side or rear LOT line or any Flood Plain/Wetlands District line</p>	✓
2.1.2.22	Sufficient information to show that each building lot complies with Zoning Bylaw requirements for index of regularity.	✓
2.1.2.23	A statement that any further development or division of land, which will result in the creation of a total of six (6) or more DWELLING UNITS on the property shown on this plan, shall require a Special Permit from the Planning Board in accordance with Section 8.9 (Inclusion of Affordable Housing) of the Zoning Bylaw.	✓
2.1.2.24	A statement that the land outside of the proposed ANR shall not be considered as part of this endorsement.	✓
2.1.2.25	A statement that Planning Board endorsement of this plan indicates only that the plan is not a subdivision pursuant to the definition contained in G.L. c.41, s.81-L and does not indicate that the lot is buildable, or that it complies with the Stow Zoning Bylaw, rules and regulations governing wastewater disposal, wetlands protection or any general bylaw in the Town of Stow.	✓