

TOWN OF STOW PLANNING BOARD

APPLICATION

FOR

SITE PLAN APPROVAL and Site Plan Approval Amendment

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

Please type or print this Application.

MAP Holdings LLC, Flint Road Realty LLC,

C/O Brian C. Levey, Esq

APPLICANT'S NAME: and JKC Properties LLC PHONE #: 617-419-2333

MAILING ADDRESS: c/o Beveridge & Diamond, 155 Federal St. Suite 1600, Boston MA 02110

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

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

ZONING DISTRICT: _____ ASSESSOR'S MAP NO.(s): R-29 _____ PARCEL NO.(s): 86 + 87

SOUTH MIDDLESEX REGISTRY OF DEEDS BOOK AND PAGE NO.(s): BK 72042, Page 557

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

PROPERTY OWNER: JKC Properties LLC PHONE #: 617-378-7288

MAILING ADDRESS:

14 Nason St. Suite 302, Maynard, MA 01754

DETAILED DESCRIPTION OF THE PROPOSED SITE PLAN
APPROVAL:

See attached supporting memorandum for proposed Dunkin Donuts (no drive-through) at 108 Great Road.

Appendix 1

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

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

_____ DEVELOPMENT IMPACT STATEMENT

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

_____ LOCUS PLAN

_____ SITE COMPOSITE PLAN

Design certifications

Legends

General site characteristics -

Existing and proposed buildings and structures

Driveway entrances for abutting properties and those across a public way with dimensions

All underground tanks/structures existing or proposed or abandoned

Zoning, Flood Plain, and Groundwater Protection District boundaries if applicable

Yards/setbacks dimensioned

Names of abutting property owners

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
- Parking calculations

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

CONSTRUCTION DETAIL PLAN

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

LANDSCAPE PLAN

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

BUILDING ELEVATION PLAN

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

____ FLOOR PLAN
Certifications
Scale
Net floor area/s

Any additional maps, plans, photographs, deeds, or documents which the 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

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