

TOWN OF STOW PLANNING BOARD

PETITION

FOR

SPECIAL PERMIT

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

Please type or print this Petition.

PETITIONER'S NAME: Chris Franklin PHONE #: 978-421-7966

MAILING ADDRESS: 6 Wayne Rd, Westford MA 01886

LOCATION AND STREET ADDRESS OF SITE: 501 Gleason Dale Rd

AREA OF SITE: 5 Acres sq. ft. FRONTAGE: 166' linear feet

ZONING DISTRICT: Industrial ASSESSOR'S MAP NO.(s): 008 PARCEL NO.(s): 4

SOUTH MIDDLESEX REGISTRY OF DEEDS BOOK AND PAGE NO.(s): _____
or LAND COURT CERTIFICATE OF TITLE NO.(s): _____

PROPERTY OWNER: Stow Industrial LLC PHONE #: 978-⁴²¹~~6~~-7966

MAILING ADDRESS: 6 Wayne Rd Westford MA 01886

DETAILED DESCRIPTION OF THE PROPOSED SPECIAL PERMIT:

- ① To Allow 20 Artist Spaces Covering Approx 8250 sqft.
1 Sculptor, 1 Jeweler, 17 Painters, 1 Wood worker
- ② To Allow Gun Manufacturers To Do Business on Site 10 units
To Be Located in Basement Covering Approx 1500 sqft.

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.

DEVELOPMENT IMPACT STATEMENT

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

LOCUS PLAN

SITE COMPOSITE PLAN

Design certifications

Legends

General site characteristics -

Existing and proposed buildings and structures

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

All underground tanks/structures existing or proposed or abandoned

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

Yards/setbacks dimensioned

Natural site characteristics -

Waterways

Wetland boundaries and buffers

Existing and proposed contours

Open space with square footage calculations

Site improvements -

Dimensions of traffic lanes

Label all paved surfaces and note materials

Parking spaces and parking lot landscaping with dimensions

Building areas for each floor

Exterior lighting

Existing and proposed signage

Outdoor storage areas labeled

Site utilities -

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

CONSTRUCTION DETAIL PLAN

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

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

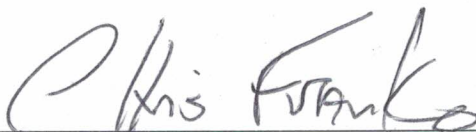
Any additional maps, plans, photographs, deeds, or documents which the Petitioner wishes to submit should be enclosed with each copy of this Petition.

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.

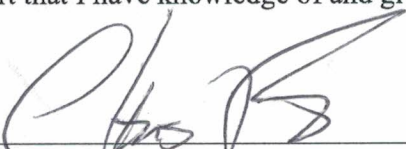
The undersigned hereby certify that the information on this Petition and plans submitted herewith are correct, and that all applicable provisions of Statutes, Regulations, and Bylaws will be complied with.

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.

7/2/23 
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.

7/3/23 
Date Signature of Owner

DEVELOPMENT IMPACT STATEMENT

Please type or print information in blanks below.

1. Name of Proposed Subdivision Stow Industrial Park
2. Location 501 Gleasondale Rd
3. Name of Applicant(s) Stow Industrial LLC
4. Brief Description of the Proposed Project Tenant Fit-ups
5. Name of Individual Preparing this DIS Chris Franklin
Address 6 Wayne Rd Westford MA Business Phone 978-421-7868
6. Professional Credentials owner

A. Site Description

7. Present permitted and actual land uses by percentage of the site.

100% Industrial ___% Commercial ___% Residential ___% Forest ___% Agricultural ___% Other (specify) _____

8. Total acreage on the site: 5 acres.

Approximate Acreage	Present	After Completion
Meadow or Brushland (non agriculture)		
Forested		
Agricultural (includes orchards, cropland, pasture)	N/A	
Wetland		
Water Surface Area		
Flood Plain		
Unvegetated (rock, earth, or fill)		

Appendix 2

Roads, buildings and other impervious surfaces	N/A
Other (indicate type)	

9. List the zoning districts in which the site is located and indicate the percentage of the site in each district.

Note: be sure to include overlay zoning districts.

District	%
Wireless overlay	
part in Flood Plain	

10. Predominant soil type(s) on the site:

N/A

Soil drainage (Use the U.S. Soil Conservation Service's definition)

Well drained: _____ % of site

Moderately well drained _____ % of site

Poorly drained _____ % of site

11. Are there bedrock outcroppings on the site? ☐ yes ☒ no

12. Approximate percentage of proposed site with slopes between:

0-10% _____

10-15% _____

greater than 15% _____

N/A

13. Does the project site contain any species of plant or animal life that is identified as rare or endangered? ☐ yes ☐ no

If yes, specify: _____

N/A

14. Are there any unusual or unique features on the site such as trees larger than 30 inches D.B.H., bogs, kettle ponds, eskers, drumlins, quarries, distinctive rock formation or granite bridges? ☐ yes ☒ no

N/A

If yes, specify: _____

15. Are there any established foot paths running through the site or railroad right of ways?

☐ yes ☒ no

If yes, specify: _____

16. Is the site adjacent to conservation land or a recreation area? ☐ yes ☒ no

If yes, specify: _____

17. Does the site include scenic views or will the proposed development cause any scenic vistas to be obstructed from view? ☐ yes ☒ no

If yes, specify: _____

18. Are there wetlands, lakes, ponds, streams, or rivers within or contiguous to the site?

☒ yes ☐ no

If yes, specify: Assabet River Abbuts property

19. Is there any farmland or forest land on the site protected under Chapter 61A or 61B of the Massachusetts General Laws? ☐ yes ☒ no

If yes, specify: _____

20. Has the site ever been used for the disposal of hazardous waste? Has a 21E Study been conducted for the site? ☒ yes ☒ no

If yes, specify results: PFAS and other materials

21. Will the proposed activity require use and/or storage of hazardous materials, or generation of hazardous waste? ☐ yes ☒ no

If yes, specify results: _____

22. Does the project contain any buildings or sites of historic or archaeological significance?

☐ Yes ☐ no

If yes, please describe unknown

B. Circulation System

23. What is the average weekday traffic and peak hour traffic volumes generated by the proposed subdivision?

a. Average weekday: _____
b. Average peak hour: _____ morning
_____ evening

24. Existing street(s) providing access to proposed subdivision:

Name N/A Classification _____

25. Existing intersection(s): list intersections located within 1000 feet of any access to the proposed development:

Name of ways Rock Bottom Rd

26. Location of existing sidewalks within 1000 feet of the proposed site?

N/A

27. Location of proposed new sidewalks and their connection to existing sidewalks:

N/A

C. Utilities and Municipal Services

28. If dwelling units are to be constructed, what is the total number of bedrooms proposed?

N/A

29. If the proposed use of the site is nonresidential, what will the site be specifically used for and how many feet of Gross floor area will be constructed? None

30. Storm Drainage

a. Describe nature, location and surface water body receiving current surface water of the site: _____

Appendix 2

- b. Describe the proposed storm drainage system and how it will be altered by the proposed development: _____

N/A

31. In the event of fire, estimate the response time of the fire department (consult with Fire Dept.) *Sprinkler system 30 seconds Fire Dept 4 minutes*
32. Schools (if residential)
- a. Projected number of new school age children.

E. Measures to Mitigate Impacts

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

- 33. Prevent surface water contamination.
- 34. Prevent groundwater contamination.
- 35. Maximize groundwater recharge.
- 36. Prevent erosion and sedimentation.
- 37. Maintain slope stability.
- 38. Design the project to conserve energy.
- 39. Preserve wildlife habitat.
- 40. Preserve wetlands.
- 41. Ensure compatibility with the surrounding land uses.
- 42. Control peak runoff from the site so that the post-development rate of runoff will be no greater than the predevelopment.
- 43. Preserve historically significant structure and features on the site.
- 44. To mitigate the impact of the traffic generated by the development.