

Malcolm Ragan

From: Brandon Ducharme <bducharme@davideross.com>
Sent: Friday, July 29, 2022 10:01 AM
To: Jesse Steadman
Subject: RE: Lot 5 Pennie Lane

Thanks so much for the quick response. I agree with your assessment and will speak to my client and see if he wants to move forward with a discussion with the board.

Have a great weekend.

Brandon

From: Jesse Steadman <planning@stow-ma.gov>
Sent: Friday, July 29, 2022 9:58 AM
To: Brandon Ducharme <bducharme@davideross.com>
Cc: Malcolm Ragan <planning2@stow-ma.gov>
Subject: Lot 5 Pennie Lane

Hi Brandon,

I wanted to quickly get you a response here. I have reviewed the Decision and find no reference limiting the number of structures. Most of those mentions are related to additional dwelling units requiring the common drive to be brought to subdivision standard.

However, after reviewing the plan for Lot 5, I do think the proposal for a detached garage should be brought before the Board for discussion of whether it could be considered a Minor Modification or one that requires a public hearing. Given the location of the proposed driveway, the proximity of the swale, pipe and SMA#2, as well as the changes in grading, etc. that would be required, I suspect the Board will want to review given the Special Permit in place. Secondly, the proposed attached garage provides an opportunity for a potential second story ADU. Given the conditions that are in the decision, the addition of another, separate habitable space, whether proposed/permitted or not, would create significant issues with the current conditions of the Decision.

My recommendation is to play it safe, create an updated plan showing the proposal, and request the Planning Board review the proposal subject first to a determination of whether it would be considered a minor modification or one requiring a Public Hearing.

Hope that helps. If you have any follow up questions, please be in touch with Malcolm Ragan, our Assistant Planner. He and I will be in touch during the transition but he will be the primary contact for managing the Board's upcoming agendas.

Best,

Jesse Steadman
Town Planner | Town of Stow

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