

STOW PLANNING BOARD

DATE:

I, CLERK OF THE TOWN OF STOW, MASSACHUSETTS
HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS
PLAN BY THE STOW PLANNING BOARD HAS BEEN
RECEIVED AND RECORDED AT THIS OFFICE AND NO
APPEAL WAS RECEIVED DURING THE TWENTY DAYS
NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID
NOTICE.

DATE

TOWN CLERK

ACTIVE ADULT NEIGHBORHOOD
ZONING COMPLIANCE TABLE

	REQUIRED	PROVIDED
MINIMUM TRACT OF LAND AREA	25 AC	114.85 AC±
MINIMUM BOUNDARY SETBACK	50'	50'
MINIMUM BUILDING SEPARATION	20'	12'
MINIMUM OPEN LAND (50%)	57.4 AC	73.0 AC (63.6%)
UNDISTURBED OPEN SPACE	N/A	64.95 AC (56.6%)
MAXIMUM WETLANDS IN OS (50%)	28.7 AC	11.1 AC (15.2%)
BUILDING HEIGHT	35'	<35'
GROSS FLOOR AREA	N/A	247,908 SF
FLOOR AREA RATIO	N/A	0.055

DEVELOPABLE SITE AREA: 114.8-1.11-11.1 = 102.67 AC ±
AREA OF GOSHEN AND ATHENS LANE = 1.11 AC
AREA WETLAND/FLOODPLAIN = 11.1 AC

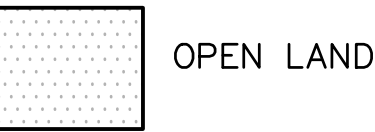
MAXIMUM DENSITY DWELLING UNITS 3.0/AC 140/102.67 = 1.36/AC±

MAXIMUM DWELLING UNITS PER BUILDING	4	2
AFFORDABLE HOUSING UNITS (10%)	14	14 (10%)
MIDDLE INCOME HOUSING UNITS (5%)	7	7 (5%)
RESOURCE PROTECTION DISTRICT (10%)	35.48 AC	3.49 AC (9.8%)
MAXIMUM IMPERVIOUS COVERAGE		

*WITH PLANNING BOARD APPROVAL

PARKING SPACES
REQUIRED: 2 SPACES PER DWELLING (2 * 140 DWELLINGS) + 20% FOR VISITORS=336 SPACES
FOR INDOOR COMMUNITY FACILITY: 20% DWELLING UNITS=28 SPACES
PROVIDED: 2 SPACES IN GARAGE, 2 SPACES IN FRONT OF GARAGE, 68 STANDALONE
SPACES, 6 WASTEWATER TREATMENT FACILITY SPACES =634 SPACES
FOR INDOOR COMMUNITY FACILITY: 28 SPACES (2 ARE HANDICAP SPACES)

LEGEND:



THIS PLAN HAS BEEN PREPARED IN CONFORMITY
WITH THE RULES AND REGULATIONS OF THE
REGISTERS OF DEEDS OF THE COMMONWEALTH OF
MASSACHUSETTS.

DATE

REGISTERED PROFESSIONAL LAND SURVEYOR

THE COTTAGES AT WANDERING POND
AN
ACTIVE ADULT NEIGHBORHOOD
STOW, MASSACHUSETTS
(MIDDLESEX COUNTY)
MASTER PLAN

FOR: THE COTTAGES AT WANDERING POND REALTY TRUST
SCALE: 1"=150' JUNE 30, 2022

REVISED: OCTOBER 26, 2022
REVISED: JULY 6, 2023

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

0 75 150 300 600 900 FT

SM-3719C (3719C LAND USE.DWG) SHEET 22 OF 75