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TOWN OF STOW
PLANNING BOARD

PLANNING BOARD
APPLICATION FOR A SPECIAL PERMIT
156 GREAT ROAD
STOW, MASSACHUSETTS

October 20, 2020

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: Kostas Asprogiannis PHONE #: 978-793-3948

MAILING ADDRESS: Stow House of Pizza 156 Great Road, Stow, MA

LOCATION AND STREET ADDRESS OF SITE: 156 Great Road

AREA OF SITE: 76,100 +/- sq. ft. FRONTAGE: 415.2 +/- linear feet

ZONING DISTRICT: Bus. ASSESSOR'S MAP NO.(s): R-29 PARCEL NO.(s): 92A

SOUTH MIDDLESEX REGISTRY OF DEEDS BOOK AND PAGE NO.(s): 38368/352
or LAND COURT CERTIFICATE OF TITLE NO.(s): N/A

PROPERTY OWNER: Kede Realty Trust PHONE #: 978-793-3948

MAILING ADDRESS: 156 Great Road, Stow, MA 01775

DETAILED DESCRIPTION OF THE PROPOSED SPECIAL PERMIT:

Re-grading of an existing gravel slope to provide for an outdoor dining area of approximately 5,000 sq. ft. with a pea stone surface and a maximum of six tables with seating for four people per table. Re-graded slope area to be hydro-seeded.

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
- N/A Building coverage, total coverage, and open space areas
- N/A Drainage calculations
- N/A Earth removal calculations
- N/A Traffic study (8 copies)
- ✓ List variances and Special Permits previously issued by the Planning Board of Appeals and any needed for this proposal
- N/A Provide copies of any "approval not required" subdivisions
- ✓ List any Special Permits or Health Permits required and provide copies of any received
- N/A 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 (*Shown on Site 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

N/A BUILDING ELEVATION PLAN

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

N/A 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.

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.

10/20/20 
Date Signature of Petitioner

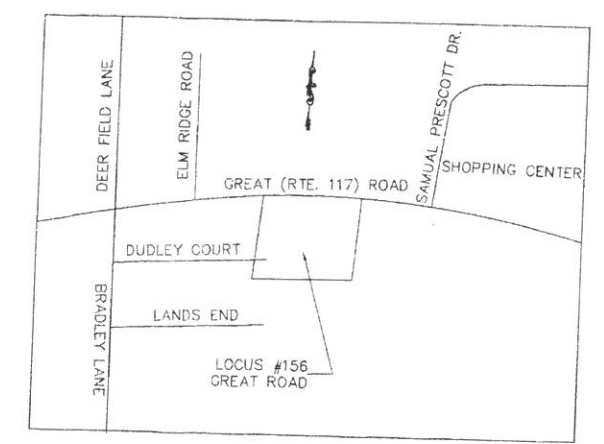
OWNER'S KNOWLEDGE AND CONSENT

I hereby assert that I have knowledge of and give my consent to the Petition presented above.

10/20/20 
Date Signature of Owner

LEGEND

- UP - EX. UTILITY POLE
- EX. 20' HIGH METAL FLOOD LIGHT
- EX. 80' LAMP
- EX. GAS GATE
- EX. SIGN
- MH - EX. MANHOLE
- CB - EX. CATCHBASIN
- EX. TREE
- EX. WALL



SITE LOCUS
N.T.S.

SITE CHARACTERISTICS

TOTAL LAND AREA = 76,100± S.F. OR 1.75± AC. = 100%
ZONING DISTRICT - BUSINESS

EXISTING CONDITIONS

GRASS/BRUSH AREA = 38,546 S.F. = 50.7%
IMPERVIOUS AREA = 28,534± S.F. = 37.4%
GRAVEL PARKING AREA = 9,020± S.F. = 11.9%

PROPOSED CONDITIONS

GRASS/BRUSH AREA = 33,246 S.F. = 43.7%
IMPERVIOUS AREA = 28,534± S.F. = 37.4%
GRAVEL PARKING AREA = 9,020± S.F. = 11.9%
DINING AREA = 5,300± S.F. = 7.0%

SITE USE DATA

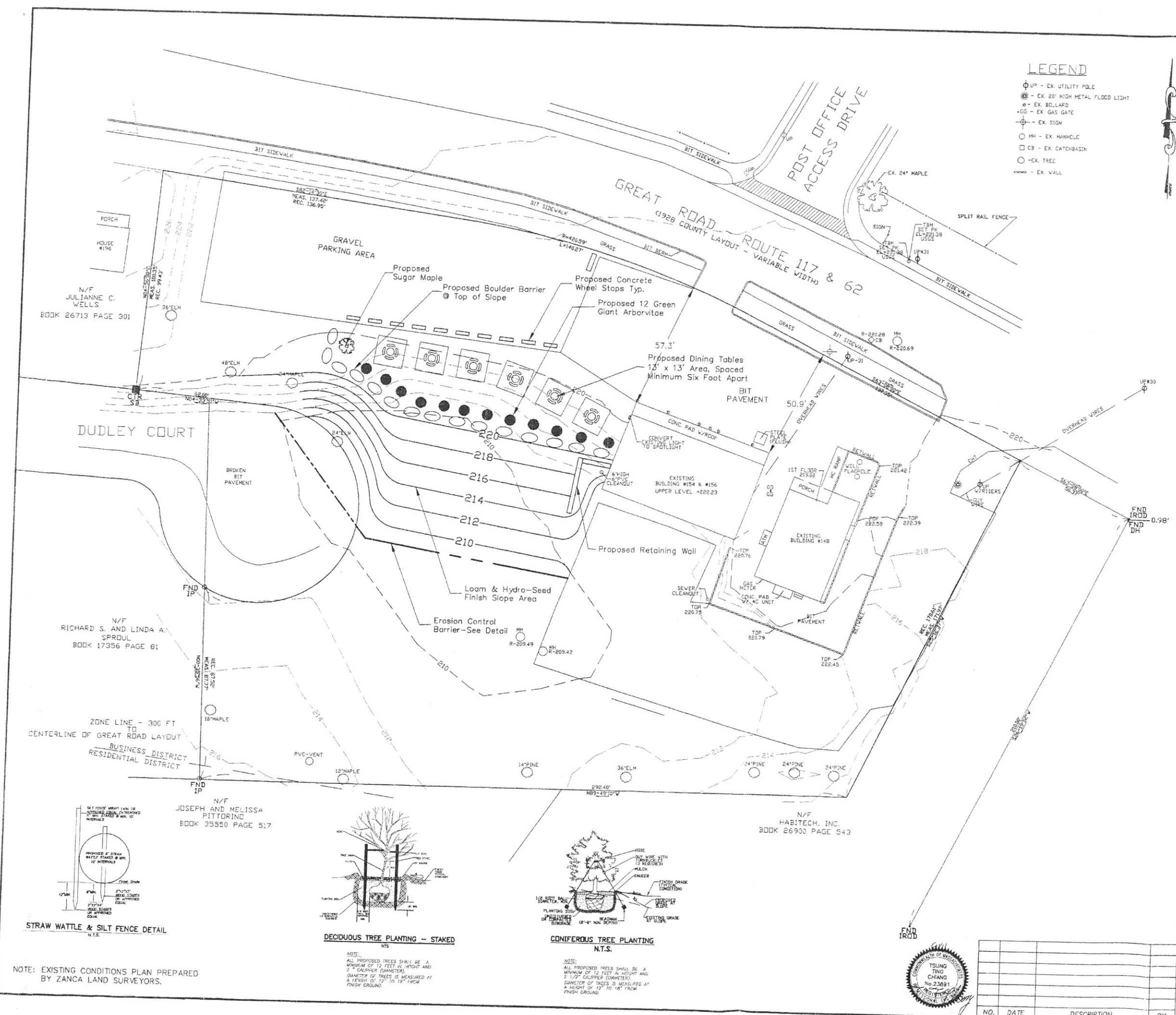
ZONING DISTRICT - BUSINESS
PLAT/ASSESSOR'S MAP R-29, PARCEL 920
CURRENT USE - MIXED COMMERCIAL

OWNER/DEVELOPER: KOSTAS & EFTHIA ASPROGIANNIS
KEDE REALTY TRUST
156 GREAT ROAD
STOW, MASSACHUSETTS

PROPOSED OUTSIDE DINING AREA
STOW HOUSE OF PIZZA
STOW, MASSACHUSETTS

SCALE: 1" = 20' DATE: SEPT. 30, 2020

PREPARED BY:
LAKEVIEW ENGINEERING ASSOCIATES
CIVIL ENGINEERING & ENVIRONMENTAL PERMITTING
P.O. BOX 787 HUDSON, MA 01749
(508) 232-8302

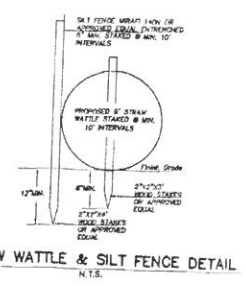


N/F JULIANNE C. WELLS
BOOK 26713 PAGE 301

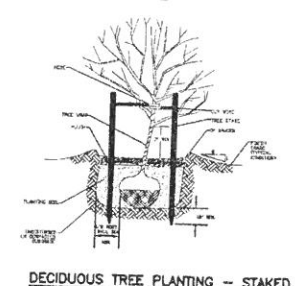
N/F RICHARD S. AND LINDA A. SPUDUL
BOOK 17356 PAGE 81

N/F JOSEPH AND MELISSA PITTORINO
BOOK 33550 PAGE 517

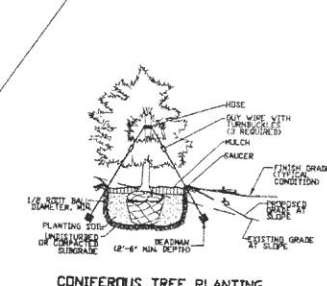
N/F HABITECH, INC.
BOOK 26900 PAGE 543



STRAW WATTLE & SILT FENCE DETAIL
N.T.S.



DECIDUOUS TREE PLANTING - STAKED
N.T.S.



CONIFEROUS TREE PLANTING
N.T.S.

NOTE: EXISTING CONDITIONS PLAN PREPARED BY ZANCA LAND SURVEYORS.

DEVELOPMENT IMPACT STATEMENT

Please type or print information in blanks below.

1. Name of Proposed ~~Subdivision~~ ^{Site Plan} Outside Dining Area / Stow House of Pizza
2. Location 156 Great Road
3. Name of Applicant(s) Kede Realty Trust
4. Brief Description of the Proposed Project Re-Grading of existing slope area to provide an outdoor dining area as noted on the plan
5. Name of Individual Preparing this DIS Stephen E. Poole
Address Lakeview Engineering Associates Business Phone 508-232-8302
P.O. Box 787 Hudson, MA 01749
6. Professional Credentials Civil Engineer, Former Professional Engineer, Soil Evaluator
- A. Site Description**
7. Present permitted and actual land uses by percentage of the site.
0 % Industrial 100 % Commercial 0 % Residential 0 % Forest 0 % Agricultural
0 % Other (specify) _____
8. Total acreage on the site: 1.75 +/- acres.

Approximate Acreage	Present	After Completion
Meadow or Brushland (non agriculture)	0.25 +/-	0.25 +/-
Forested	0	0
Agricultural (includes orchards, cropland, pasture)	0	0
Wetland	0	0
Water Surface Area	0	0
Flood Plain	0	0
Unvegetated (rock, earth, or fill)	0.84 +/-	0.41 +/-

Roads, buildings and other impervious surfaces	0.38	0.38
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	%
Business	100

10. Predominant soil type(s) on the site: Merrimac (Sand + Gravel)

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

Well drained: 100 % 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% 100%

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: _____

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

If yes, specify: Several Trees over 30" Diameter
All To Remain

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: _____

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: _____

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 _____

B. Circulation System (See Summary)

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 Great Road (Rte 117) Classification _____
25. Existing intersection(s): list intersections located within 1000 feet of any access to the proposed development:
 Name of ways Bradley Lane
26. Location of existing sidewalks within 1000 feet of the proposed site?
Both Sides of Great Road
27. Location of proposed new sidewalks and their connection to existing sidewalks: None

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? Dining / No New Floor Area
30. Storm Drainage
- a. Describe nature, location and surface water body receiving current surface water of the site: On-site natural infiltration! No formal drainage system

b. Describe the proposed storm drainage system and how it will be altered by the proposed development: No proposed alteration!

31. In the event of fire, estimate the response time of the fire department (consult with Fire Dept.) Five (5) Minutes!

32. Schools (if residential) N/A

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.

QUITCLAIM DEED

I, Peter A. Maglione, Trustee of CWR Realty Trust w/d/t dated August 24, 1981, recorded at Middlesex County South Registry of Deeds at Book 14394 Page 482 for consideration paid and in full consideration of Eight Hundred Thousand and 00/100 Dollars (\$800,000.00)

grant to Kostas Asprogiannis and Efthia Asprogiannis, Trustees of KEDE REALTY TRUST, w/d/t dated March 14, 2003 and recorded with Middlesex County South Registry of Deeds ~~herein~~ ON MARCH 14, 2003 AS INSTRUMENT NO. 2424

with quitclaim covenants

That certain parcel of land together with the buildings thereon in Stow, County of Middlesex, Commonwealth of Massachusetts described as follows:

See EXHIBIT A attached hereto and made a part hereof.

This conveyance is made subject to and with the benefit of:

1. Real estate taxes for the fiscal year ending June 30, 2003, are a lien, but are not yet due and payable.
2. All easements, restrictions, and other matters of record to the extent the same are in force and applicable.

For title, see Deed

Witness my hand and seal this 17th day of March, 2003.



Bk: 38368 Pg: 352

Recorded: 03/18/2003
Document: 00000283 Page: 1 of 2

CWR REALTY TRUST

Peter A. Maglione, Trustee

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

March 17, 2003

Then personally appeared the above named PETER A. MAGLIONE, Trustee as aforesaid, and acknowledged the foregoing instrument to be his free act and deed, before me

03/18/03 11:24AM
000000 #7369
FEE
CASH
CAMBRIDGE
DEEDS REGIS
MIDDLE SOUTH

Notary Public
My commission expires: 04/30/04
Gerald S. Cournoyer, Jr.

EXHIBIT A
PROPERTY DESCRIPTION

156 GREAT ROAD
STOW, MA

The land, together with the buildings and improvements thereon, in Stow, Middlesex County, Massachusetts, being shown as 1.747 Ac. on plan entitled "Plan of Land in Stow, Mass., Owned by: Edward M. & Gladys C. Carbary," dated May 25, 1971, by Acton Survey & Engineering, Inc. recorded with Middlesex South District Registry of Deeds with deed recorded at Book 12006, Page 417, bounded and described as follows:

- | | |
|---------------|---|
| NORTHERLY | by Great Road, (1928 County Layout), as shown on said plan, by three courses measuring 136.95 feet, 140.27 feet, and 137.55 feet, respectively; |
| EASTERLY | by land now or formerly of Quinn, as shown on said plan, 170.61 feet; |
| SOUTHEASTERLY | by land now or formerly of Quinn, as shown on said plan, 292.40 feet; |
| WESTERLY | by land now or formerly of Dudley, as shown on said plan, 87.52 feet; |
| WESTERLY | by the curved line of Dudley Court, as shown on said plan, by two courses measuring 161.60 feet and 62.00 feet, respectively; |
| WESTERLY | by land now or formerly of Kirstead, as shown on said plan, 99.43 feet. |

Containing 1.747 Ac., as shown on said plan.

For title reference see Deed dated August 24, 1981 and recorded with the Middlesex County South District Registry of Deeds at Book 14394, Page 487.



Town of Stow
PLANNING BOARD

380 Great Road
Stow, Massachusetts 01775
(978) 897-5098
FAX (978) 897-4534

**NOTICE OF DECISION AND DECISION
SPECIAL PERMIT
EXPANSION OF AN EXISTING COMMERCIAL COMPLEX
LOWER VILLAGE PLACE**

Kede Realty Trust
148-156 Great Road
Stow, MA 01775

March 21, 2006

1. Application

This document is the DECISION of the Planning Board (hereinafter, the Board) on the application of Kede Realty Trust, (hereinafter, the Petitioner) for property located at 148-156 Great Road. Said property is shown on the Stow Property Map Sheet R-29 as Parcel 92 (hereinafter, the site). This decision is in response to a Petition filed for Special Permit for expansion of an existing commercial complex, submitted to the Board on June 7, 2005 under Section 9.3 of the Stow Zoning Bylaws.

The Petitioner seeks permission for expansion of an existing commercial complex with (3) businesses to a seven (7)-business plaza, including a new access driveway, parking area, site grading and associated utility work.

2. Petitioner/Owner

Kede Realty Trust
c/o Eftihia Asprogiannis, Trustee
156 Great Road
Stow, MA 01775

3. Location

Said property is shown on the Stow Property Map Sheet R-29 as a portion of Parcel 92.

4. Board Action

After due consideration of the Petition, the record of proceedings, and based upon the findings set forth above, the Board, on February 28, 2006, by a vote of five members present at the public hearing, voted to **GRANT** the application for Special Permit, subject to the following findings and conditions.

5. Proceedings

The Board held a duly noticed public hearing on June 21, 2005. The public hearing was continued to July 26, 2005, August 9, 2005, August 30, 2005, September 27, 2005, November 8, 2005, January 10, 2006 and February 28, 2006, and was closed at the conclusion of the February 28, 2006 session. Board members Bruce E. Fletcher, Ernest E. Dodd, Malcolm S. FitzPatrick, Laura Spear and Kathleen Willis were present throughout the proceedings. The record of proceeding and submission upon which this decision is based may be referred to in the Offices of the Planning Board and Town Clerk.

6. Exhibits

Submitted for the Board's deliberation were the following exhibits:

- EXHIBIT 1 Plan entitled "Site Plan, Lower Village Place" dated May 20, 2005, revised through January 7, 2006, prepared by Consolidated Design Group, Inc. The Plan includes the following sheets:
- a) Sheet 1 of 5, Cover
 - b) Sheet 2 of 5, Existing Conditions Plan
 - c) Sheet 3 of 5, Site Plan
 - d) Sheet 4 of 5, Landscape Plan
 - e) Sheet 5 of 5, Detail Plan
- EXHIBIT 2 Supplementary documents required by the Rules consisting of the following:
1. Petition for Special Permit
 2. Drainage Summary, dated June 6, 2005, revised through January 5, 2006
 3. Certified List of Abutters
 4. Filing Fee
 5. Architectural rendition, prepared by Architectural Inovations, received by the Board on June 21, 2005
- EXHIBIT 3 Correspondence and other documents:
1. Letters dated June 21, 2005, August 9, 2005 and February 28, 2006 from the Planning Board's Consulting Engineer, Susan C. Sullivan, P. E.
 2. Memo dated August 15, 2005, from John P. Wallace, Town of Stow Health Agent
 3. Letter dated November 14, 2005, from The Department of Environmental Protection (MassDEP)
 4. Letter dated January 11, 2006, from Stephen E. Poole, P. E. of Consolidated Design Group, Inc. to The Department of Environmental Protection
 5. Memo dated January 4, 2006, from the Stow Light Pollution Sub-Committee
 6. Letter dated February 17, 2006, from Meeting House at Stow Condominium Trust

EXHIBITS 1 and 2 are referred to herein as the Plan.

7. Findings, Conclusions, Conditions, and Waivers

Based upon its review of the exhibits and the record of proceedings, the Board finds and concludes that:

- 7.1 **Finding** - The approval hereby granted is based on, and specifically applies to a parcel of land located at 148-156 Great Road, shown on Assessors Map Sheet R-29 as Parcel 92.

- 7.2 **Finding** - The Site is located in the Business District.
- 7.3 **Finding** - The proposed use, expansion of an existing commercial complex, is a permitted use in the Business District.
- Condition** - Any expansion of the proposed use will require an additional permitting process.
- 7.4 **Waiver** - The Board reviewed and considered the Petition, as submitted and accepts the Petition and supporting documentation as adequate for the type of Site Plan Approval applied for as conditioned herein.
- 7.5 **Finding** - This approval shall not be deemed approval by the Board of Health, the Conservation Commission, Highway Department, Fire Department or other authority having its separate jurisdiction and inspection requirements.
- 7.6 **Finding** - The Petition, as conditioned herein, satisfies the mandatory findings by Special Permit Granting Authority, as required in Section 9.2.6 of the Zoning Bylaw.
- 7.7 **Finding** - The Department of Environmental Protection (MassDEP) identified the facility as an unapproved public water system (PWS), as defined in the Massachusetts Drinking Water regulations, 310 CMR 22.00, and advised that the Petitioner may not expand or modify the facility until full compliance with MassDEP drinking water requirements are met.
- Condition** - This approval is contingent upon the approval of a public water supply by MassDEP. Any changes resulting from the issuance of a permit from MassDEP shall be submitted to the Planning Board for a determination, if a formal modification to this decision would be required.
- Condition** - Until such time a public water supply is approved, site work shall be limited to rough grading and landscaping (no paving or building construction), provided that adequate erosion control measures are in place.
- 7.8 **Finding** - The Planning Board's Light Pollution Sub-Committee recommends that all sign lights be modified to comply with both current zoning bylaws and recommended specific criteria for lighting.
- Condition** - All exterior lights on the LOT, to which the Special Permit applies, shall be modified to comply with the following conditions and definitions. Any fixtures which cannot be modified to comply shall be completely removed:
- 1) Before the installation of any parking lot lighting, a plan showing the type, output, shielding and location of all fixtures and signs must be submitted to the Planning Board for review and approval.
 - 2) Uplighting of signs is not permitted, and signs may not be illuminated between 9 p.m. and 5 a.m., unless the business is open and employees are present to receive customers. Sign lighting shall be FULL CUTOFF and may not shine DIRECT LIGHT onto any STREET or any other LOT.
 - 3) The total INITIAL DESIGN OUTPUT of all fixtures illuminating parking lots and driveways may not be greater than 4 lumens per square meter of parking lot or driveway.
 - 4) The total INITIAL DESIGN LIGHT OUTPUT of all exterior lighting on the LOT shall be subject to a cap of 25000 lumens/acre.
 - 5) Each EXTERIOR LIGHT fixture must comply with the following specific conditions:

Fixture-Specific Conditions

Fixture Type:	Conditions:
All EXTERIOR LIGHT Fixtures	<ul style="list-style-type: none"> • Must be FULL-CUTOFF FIXTURES. • Must be installed in the proper orientation so as to emit no light above the horizontal. • Support pole must be no taller than 35 feet.
EXTERIOR LIGHT Fixtures with an INITIAL DESIGN LIGHT OUTPUT of more than 4000 lumens	<ul style="list-style-type: none"> • Must comply with all above conditions and: • Must not shine DIRECT LIGHT onto any other LOT located within a RESIDENTIAL or RECREATION/CONSERVATION district.
EXTERIOR LIGHT Fixtures with an INITIAL DESIGN LIGHT OUTPUT of more than 10000 lumens	<ul style="list-style-type: none"> • Must comply with all above conditions and: • Must not shine DIRECT LIGHT onto any other LOT located within any district. • Must not shine DIRECT LIGHT onto any STREET.

Definitions (Adapted from IDA's Information sheet #9)

FULL-CUTOFF FIXTURE: a luminaire having a light distribution where zero candela intensity occurs at an angle of 90 degrees above nadir, and at all greater angles from nadir. Additionally, the candela per 1000 lamp lumens does not numerically exceed 100 (10 percent) at or above a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire. This kind of luminaire emits no light above the horizontal.

DIRECT LIGHT: light that leaves a fixture and travels directly to a location, in contrast to light that is reflected from, e.g. a building surface or ground. The full cutoff definition is (neglecting the 80 degree rule) roughly equivalent to saying that no direct light shines at any angle above 90 degrees above nadir.

INITIAL DESIGN LIGHT OUTPUT: the light output of a fixture or lamp, measured in lumens, after 100 hours of operation.

To provide a concrete test for violation of these definitions, we observe that being able to see a light source (as opposed to an illuminated object), no matter how bright or dim, from any point which is higher than a fixture is clear and convincing evidence that a fixture is not FULL CUTOFF. Being able to see a light source (filament, bulb, a reflector component of a fixture, a diffuser, or any other perceptibly bright component) from a location is clear evidence of a violation of a condition that DIRECT LIGHT not reach that location.

- 7.9 **Finding** - During the public hearing, concern was raised that there is poor visibility from the westerly access drive. The Plan shows the access drive relocated in the easterly direction. The Board finds that the amended plan provides adequate sight lines.

- 7.10 **Finding** – The Plan shows access to the abutting property to aid in reducing the number of turning movements on Great Road. The Plan shows a proposed roadway area to the abutting property.
- 7.11 **Finding** – The proposed parking area does not meet the requirements of Section 7.7.1 of the Bylaw, which prohibits parking spaces or other paved surfaces to be located within thirty (30) feet of the front lot line. The Plan shows the westerly parking area located approximately 22 feet from Great Road and 17 feet from Dudley Court. The Board finds the parking area cannot meet the setback requirement due to the shape of the property, as the depth from the street line of Great Road to Dudley Court is only 100 feet and 122 feet would be required to meet the setback. The parking area, as proposed, is depressed below the street level and is buffered by a vegetative screen. The Board finds that the proposed parking complies with the "intent" of the Bylaw in that visual impact is mitigated and will support a request to the Zoning Board of Appeals for a variance from the requirements of Section 7.7.1 of the Bylaw.
- Condition** – In the event that the Petitioner is not successful in obtaining a variance from the requirements of Section 7.7.1 of the Bylaw, the Plan shall be amended to show compliance with the Bylaw.
- 7.12 **Finding** - The Plan shows a streetscape design in keeping with the standard streetscape design, as adopted by the Lower Village Sub-Committee and the Board.
- 7.13 **Finding** - The plan shows proposed trees in close proximity to the proposed dry wells.
- Condition** – The landscaping plan shall be adjusted to shift these plantings away from the dry wells to prevent interference with the root structures.
- 7.14 **Finding** - The Plan shows parking spaces, grading and drainage close to a 36" and 48" caliper elm trees and a 24" caliper maple tree. The Board finds it is likely that work, relative to the drain line, within 4-10' of these mature trees will cause these mature trees damage.
- Plan Modification** – The Plan shall be modified to adjust the drain line so that these trees have a better chance of survival.
- 7.15 **Condition** - During the public hearing process, concern was raised about landscaping and adequate screening to the abutting residential properties. The Board finds that the Plan provides adequate screening to abutting residential properties.
- Plan Modification** - The Plan shall be modified to show additional deciduous street trees along the frontage of Great Road.
- 7.16 **Condition** – Any site work, other than building construction, begun after submission of the Petition, shall be finalized as shown on the Approved Plan within two years of issuance of this Special Permit.
- 7.17 **Condition** - This Special Permit shall lapse on March 14, 2008, if a substantial use has not commenced, except for good cause.
- 7.18 **Condition** - The Planning Board hereby reserves the power to modify or amend the terms and conditions of this approval on the petition of the owner, lessee, or mortgagee of the premises or upon its own motion for cause. All provisions of this paragraph applicable to approval shall, where appropriate, be applicable to such modification or amendment. Such power is hereby reserved.
- 7.19 **Condition** - The Special Permit granted by this decision shall not take effect until a copy of the decision has been recorded, at the owner's expense, in the proper Registry of

Deeds and duly indexed or noted on the owner's Certificate of Title. A copy of the recorded decision, certified by the Registry, or notification by the Owner of the recording, including recording information, shall be furnished to the Town Clerk and the Planning Board.

8. APPEALS

Appeals, if any, shall be made pursuant to Section 17 of the Massachusetts General Laws, Chapter 40A and shall be filed within twenty (20) days after the date of filing this decision with the Town Clerk.

Witness our hands this 21st day of March 2006

Bruce E. Fletcher, Chair

Ernest E. Dodd, Vice Chair

Malcolm S. FitzPatrick

Laura Spear

Kathleen Willis

date

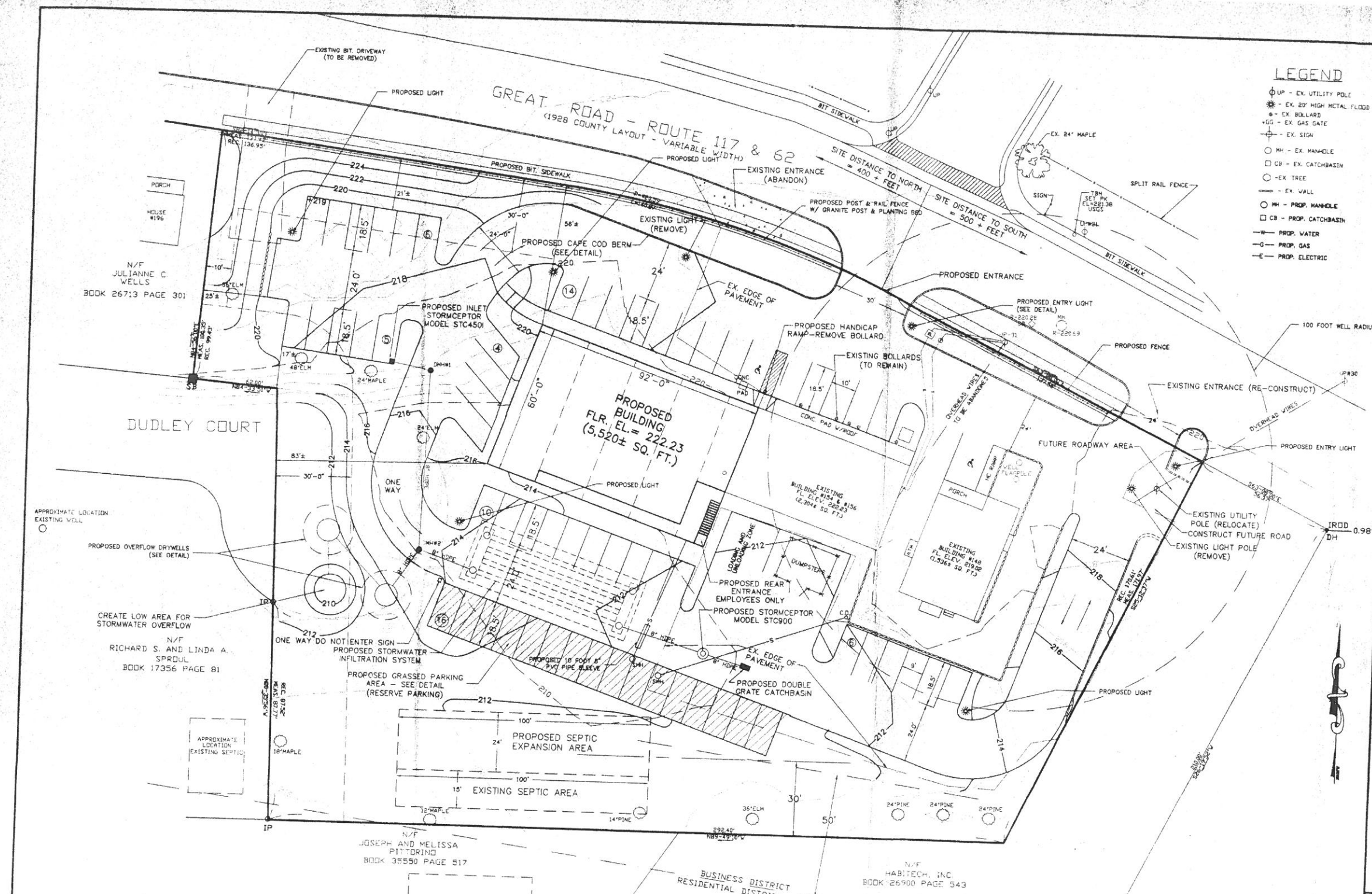
Received and Filed
Volume II, Page _____

Linda Hathaway, Town Clerk

This is to certify that the twenty (20) day appeal period on this decision has passed and there have been no appeals made to this office.

Linda Hathaway, Town Clerk

Date



LEGEND

- UP - EX. UTILITY POLE
- EX. 20' HIGH METAL FLOOD LIGHT
- EX. BOLLARD
- EX. GAS GATE
- EX. SIGN
- EX. MANHOLE
- EX. CATCHBASIN
- EX. TREE
- EX. WALL
- PROP. MANHOLE
- PROP. CATCHBASIN
- PROP. WATER
- PROP. GAS
- PROP. ELECTRIC

STOW PLANNING BOARD

DATE: _____

DATE: _____

DATE: _____

DATE: _____

DATE: _____

SITE CHARACTERISTICS

TOTAL LAND AREA=76,100± S.F OR 1.75± AC. = 100%

EXISTING CONDITIONS

GRASS/BRUSH AREA = 47,566± S.F. = 62.6%

IMPERVIOUS AREA = 28,534± S.F. = 37.4%

EX. FLOOR AREA RATIO = 0.07±

PROPOSED CONDITIONS

IMPERVIOUS AREA = 44,394± S.F. = 58.3%

LANDSCAPED/GRASSED AREA = 31,706± S.F. = 41.7%

PROP. FLOOR AREA RATIO = 0.17±

SITE USE DATA

ZONING DISTRICT - BUSINESS

PLAT/ASSESSOR'S MAP R-29 PARCEL 92

PROPOSED USE - GENERAL COMMERCIAL

REQUIRED PARKING

RESTAURANT: 30 SEATS @ 1 SPACE/ 3 SEATS = 10 SPACES

ESTIMATED 3 EMPLOYEES = 3 SPACES

RETAIL SPACE: 7,980 SQ. FT. @ 1 SPACE/250 SQ. FT. = 32 SPACES

TOTAL REQUIRED SPACES = 45 SPACES

PROVIDED PARKING

TOTAL PROPOSED PARKING=62 SPACES

STANDARD SPACES=44 SPACES

HANDICAP PARKING=2 SPACES

GRASSED AREA PARKING=16 SPACES (RESERVE)

NOTE: HANDICAP PARKING SPACES SHALL BE PROVIDED WITH A SIGN THAT HAS WHITE LETTERING ON A BLUE BACKGROUND PER THE TOWN'S REQUIREMENTS, WITH THE FOLLOWING WORDING:

HANDICAP PARKING: SPECIAL PLATE REQUIRED: UNAUTHORIZED VEHICLES MAY BE REMOVED AT THE OWNERS EXPENSE.

OWNER/DEVELOPER: KOSTAS & EFTHIA ASPROGIANNIS
KEDE REALTY TRUST
156 GREAT ROAD
STOW, MASSACHUSETTS

SITE PLAN
FOR
LOWER VILLAGE PLACE
156 GREAT ROAD
IN
STOW, MASSACHUSETTS

SCALE: 1"= 20' DATE: MAY 20, 2005

PREPARED BY:
Consolidated Design Group, Inc.
CIVIL ENGINEERS
21 MAIN STREET HUDSON, MA 01749
(978) 562-5581

UTILITY SCHEDULE

STRUCTURE	RIM ELEV.	INVERT (IN)	INVERT (OUT)
DMH NO. 1	216.50	213.70	213.62
DMH NO. 2	214.30	207.50	207.10 (TO INFILL) 207.25 (TO OVERFLOW)
STORMCEPTOR	211.26	207.35	207.25
INLET STORMCEPTOR	217.10	----	214.00
CATCHBASIN NO. 1	211.00	----	207.50
INFILTRATION SYSTEM	VARIES	206.90	----

STEPHEN E. POOLE P.E.

NO.	DATE	DESCRIPTION	BY
3.	3/6/06	TOWN COMMENTS	SEP
2.	1/7/06	REVISED DESIGN	SEP
1.	7/27/05	TOWN COMMENTS	SEP

FOR REGISTRY USE ONLY

ABUTTERS LIST
156 Great Rd
MAP R29 PARCEL 92A

MAP/PARCEL	PROPERTY LOCATION	UNIT	OWNER NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE	DEED BOOK	DEED PAGE
OOR-29 000089	128 GREAT RD		GREAT ROAD REAL ESTATE, LLC	128 GREAT RD	STOW	MA	01775	74202	100
OOR-29 000090	132 GREAT RD		132 GREAT RD STOW LLC	69 GREAT RD	ACTON	MA	01720	61436	428
OOR-29 000094	196 GREAT RD		HILDERBRANDT LEIGH A	196 GREAT RD	STOW	MA	01775	50505	596
OOR-29 000096	208 GREAT RD		DUBOIS RICHARD	208 GREAT RD	STOW	MA	01775	53512	91
OOR-29 000097	12 BRADLEY LN		SPROUL LIVING TRUST	12 BRADLEY LN	STOW	MA	01775	69188	551
OOR-29 000099	14 BRADLEY LN		FRITZ WERNER	14 BRADLEY LN	STOW	MA	01775	11741	547
OOR-29 000101	30 BRADLEY LN		SMITH FRANCIS R	30 BRADLEY LN	STOW	MA	01775	19045	586
OOR-29 00092A	148 GREAT RD	156	ASPROGIANNIS KOSTAS	18 FIELD ST	STOW	MA	01775	38368	352
OOR-29 00100A	0 GREAT RD		HABITECH INC	148 PARK ST SUITE 3	MAYNARD	MA	01754	26900	543
OOR-29 0100-1	4 LN'S END		DIBATTISTA ROBERT	4 LN'S END	STOW	MA	01775	54241	316
OOR-29 0100-2	12 LN'S END		CHEN YOUFEI	12 LN'S END	STOW	MA	01775	60828	386
OOR-29 0100-3	24 LN'S END		MULLIN PETER W	24 LNS END	STOW	MA	01775	69094	576
OOR-29 0100-6	13 LN'S END		COFFMAN HAROLD DOUG	13 LN'S END	STOW	MA	01775	31073	117
OOR-30 00001F	12 ELM RIDGE RD		BROWN WAYNE E	12 ELM RIDGE RD	STOW	MA	01775	27816	465
OOR-30 00002F	5 FAXON DR		BLACKLEY I KATHERINE	5 FAXON DR	STOW	MA	01775	44653	88
OOR-30 00003F	7 FAXON DR		MARSHALL MICHAEL J	7 FAXON DR	STOW	MA	01775	44379	124
OOR-30 00004F	9 FAXON DR		STALEY JACK D	9 FAXON DR	STOW	MA	01775	70116	269
OOR-30 00005F	11 FAXON DR		CUMMINGS KATHLEEN M	11 FAXON DR	STOW	MA	01775	44474	453
OOR-30 00006F	12 FAXON DR		BENOIT BEVERLY L REVOCABLE TRUST	12 FAXON DR	STOW	MA	01775	57193	54
OOR-30 00007F	14 FAXON DR		KILMARTIN KAREN	12 FAXON DR	STOW	MA	01775	53546	78
OOR-30 00008F	16 FAXON DR		PROVENCHER NORMAN L	16 FAXON DR	STOW	MA	01775	65543	206
OOR-30 00009F	18 FAXON DR		SGC IRREVOCABLE TRUST	18 FAXON DR	STOW	MA	01775	71691	476
OOR-30 0000A1	24 FAXON DR		SCHUSTER THE MICHAEL R 2015 TRUST	24 FAXON DR	STOW	MA	01775	72883	44
OOR-30 0000A2	34 MEETING HOUSE LN	A-1	KANTER STEPHEN G	34 CORTLAND DR	STOW	MA	01775	68213	93
OOR-30 0000A3	34 MEETING HOUSE LN	A-2	YANG, HAIYING	34 MEETING HOUSE LN UNIT #211	STOW	MA	01775	75010	485
OOR-30 0000A4	34 MEETING HOUSE LN	A-3	DIERINGER LORRAINE	34 MEETING HOUSE LN UNIT 219	STOW	MA	01775	55666	538
OOR-30 0000A5	34 MEETING HOUSE LN	A-4	CARR INVESTMENT TRUST	34 MEETING HOUSE LN UNIT 111	STOW	MA	01775	63442	54
OOR-30 0000A6	34 MEETING HOUSE LN	A-5	OLD MARLBORO RD REALTY TRUST	34 MEETING HOUSE LN UNIT 110	STOW	MA	01775	71191	128
OOR-30 0000A7	34 MEETING HOUSE LN	A-6	SOMERS, HARRIET P.	34 MEETING HOUSE LN #310	STOW	MA	01775	74364	385
OOR-30 0000A8	34 MEETING HOUSE LN	A-7	WEAVER KATHLEEN M	23 MEETING HOUSE LN #117	STOW	MA	01775	61204	308
OOR-30 0000A9	34 MEETING HOUSE LN	A-8	KANTER STEPHEN G	34 MEETING HOUSE LN UNIT 301	STOW	MA	01775	68559	448
OOR-30 0000G2	0 FAXON DR	A-9	TEDESCO THEODORE M	34 MEETING HOUSE LN UNIT 301	STOW	MA	01775	72578	228
OOR-30 0000G3	0 FAXON DR		MARSHALL MICHAEL J	7 FAXON DR	STOW	MA	01775	70116	273
OOR-30 0000G4	0 FAXON DR		STALEY JACK D	9 FAXON DR	STOW	MA	01775	44474	457
OOR-30 0000G5	0 FAXON DR		CUMMINGS KATHLEEN M	9 FAXON DR	STOW	MA	01775	57193	58
OOR-30 0000G6	0 FAXON DR		BENOIT BEVERLY L REVOCABLE TRUST	11 FAXON DR	STOW	MA	01775	44781	487
OOR-30 0000G7	0 FAXON DR		KILMARTIN PETER J	12 FAXON DR	STOW	MA	01775	65543	211
OOR-30 0000G8	0 FAXON DR		PROVENCHER NORMAND L	PO BOX 684	STOW	MA	01775	71691	480
OOR-30 0000G9	0 FAXON DR		SGC IRREVOCABLE TRUST	16 FAXON DR	STOW	MA	01775	72883	44
OOR-30 000102	34 MEETING HOUSE LN	102	SCHUSTER THE MICHAEL R 2015 TRUST	18 FAXON DR	STOW	MA	01775	36386	426
OOR-30 000103	34 MEETING HOUSE LN	103	MASCIA ELIZABETH A	24 FAXON DR UNIT 9	STOW	MA	01775	56734	167
OOR-30 000104	34 MEETING HOUSE LN	104	TSAO MARGARET ONG	34 MEETING HOUSE LN UNIT 102	STOW	MA	01775	43125	273
OOR-30 000105	34 MEETING HOUSE LN	105	34 MEETING HOUSE LN REALTY TRUST	34 MEETING HOUSE LN UNIT 103	STOW	MA	01775	64515	475
OOR-30 000106	34 MEETING HOUSE LN	106	WILBER ISABEL C	34 MEETING HOUSE LN UNIT 104	STOW	MA	01775	70860	104
			CYR MADELINE Q LIVING TRUST	34 MEETING HOUSE LN #106	STOW	MA	01775		


Certified by the Stow Board of Assessors:

Date Certified or Re-Certified:

10/19/20

ABUTTERS LIST
156 Great Rd
MAP R29 PARCEL 92A

00R-30 000107	34 MEETING HOUSE LN	107	YUNGMAN MARY H	34 MEETING HOUSE LN #107	STOW	MA	01775	36598	271
00R-30 000108	34 MEETING HOUSE LN	108	PENNY L GRSIK	34 MEETING HOUSE LN #108	STOW	MA	01775	73566	373
00R-30 000109	34 MEETING HOUSE LN	109	LINK JOHN H JR	278 RED ACRE RD	STOW	MA	01775	66771	404
00R-30 00010F	26 FAXON DR		JONES, RITA P.	26 FAXON DR	STOW	MA	01775	75422	173
00R-30 000110	34 MEETING HOUSE LN	110	OLD MARLBORO RD REALTY TRUST	34 MEETING HOUSE LN UNIT 110	STOW	MA	01775	71191	123
00R-30 000111	34 MEETING HOUSE LN	111	CARR INVESTMENT TRUST	34 MEETING HOUSE LN UNIT 111	STOW	MA	01775	63442	54
00R-30 000113	34 MEETING HOUSE LN	113	STUHR JUDITH I	34 MEETING HOUSE LN UNIT 113	STOW	MA	01775	38608	182
00R-30 000114	34 MEETING HOUSE LN	114	HUNT HELEN D TR	95 LEONARD RD	BOXBORO	MA	01719-1	36166	151
00R-30 000115	34 MEETING HOUSE LN	115	WESLEY NEWTON P	34 MEETING HOUSE LN UNIT 115	STOW	MA	01775	38522	456
00R-30 000116	34 MEETING HOUSE LN	116	HORNE GERALD A	34 MEETING HOUSE LN UNIT 116	STOW	MA	01775	51237	125
00R-30 000117	34 MEETING HOUSE LN	117	WEAVER KATHLEEN M	34 MEETING HOUSE LN UNIT 117	STOW	MA	01775	61204	303
00R-30 000118	34 MEETING HOUSE LN	118	STUTZ NAN	60 THOREAU ST, #360	CONCORD	MA	01742	36200	138
00R-30 000119	34 MEETING HOUSE LN	119	BURNS JOAN H	34 MEETING HOUSE LN #119	STOW	MA	01775	59162	1
00R-30 000120	34 MEETING HOUSE LN	120	LYNCH EDMUND P	28 FAXON DR	STOW	MA	01775	49233	162
00R-30 000121	34 MEETING HOUSE LN	121	MAZARES FAMILY TRUST	34 MEETING HOUSE LN UNIT # 120	STOW	MA	01775	70392	34
00R-30 00012F	30 FAXON DR		DECKER MARGARET	34 MEETING HOUSE LN UNIT 121	STOW	MA	01775	66373	102
00R-30 00013A	117 GREAT RD		HOWE T JEFFREY TRUST	30 FAXON DR	STOW	MA	01775	72138	492
00R-30 00013F	189 GREAT RD		LINEAR RETAIL STOW #1 LLC	ONE BURLINGTON WOODS DR	BURLINGTON	MA	01775	47555	52
00R-30 00014F	189 GREAT RD		CORKERY PEGGY D	189 GREAT RD UNIT 20	STOW	MA	01803	44697	464
00R-30 00015A	0 GREAT RD		BAUER LUIS A	308 GREAT RD	STOW	MA	01775	62944	550
00R-30 00015F	183 GREAT RD		TOWN OF STOW	PO BOX 844	STOW	MA	01775	41009	409
00R-30 00016A	0 SAMUEL PRESCOTT DR		STEPP & DEEP LLC	380 GREAT RD	STOW	MA	01775	51172	457
00R-30 000201	34 MEETING HOUSE LN	201	TOWN OF STOW	408 TAYLOR RD	STOW	MA	01775	30519	347
00R-30 000202	34 MEETING HOUSE LN	202	MARTIN, JULIE M. (TRUSTEE)	16 CIRCUIT DR	STOW	MA	01775	75614	480
00R-30 000203	34 MEETING HOUSE LN	203	ALLEN THOMAS B	34 MEETING HOUSE LN UNIT 203	STOW	MA	01775	70221	555
00R-30 000204	34 MEETING HOUSE LN	204	MCULTON KARIN N	34 MEETING HOUSE LN #204	STOW	MA	01775	68898	312
00R-30 000205	34 MEETING HOUSE LN	205	ZORAN SPASOJEVIC	34 MEETING HOUSE LN UNIT 205	STOW	MA	01775	73442	396
00R-30 000206	34 MEETING HOUSE LN	206	KATZ BARRY	1 TODD LN	STOW	MA	01775	72484	429
00R-30 000207	34 MEETING HOUSE LN	207	EAKMAN GREGORY T	34 MEETING HOUSE LN UNIT 207	BILLERICA	MA	01821	59246	259
00R-30 000208	34 MEETING HOUSE LN	208	PETITO JOANNE REVOCABLE TR OF 2013	34 MEETING HOUSE LN UNIT 208	STOW	MA	01775	61732	532
00R-30 000209	34 MEETING HOUSE LN	209	CRONIS PAUL	34 MEETING HOUSE LN UNIT 209	STOW	MA	01775	72792	122
00R-30 000210	34 MEETING HOUSE LN	210	BAKER SHARYN D	34 CORTLAND DR	STOW	MA	01775	72689	483
00R-30 000211	34 MEETING HOUSE LN	211	KANTER STEPHEN G	34 MEETING HOUSE LN UNIT 211	STOW	MA	01775	68213	93
00R-30 000212	34 MEETING HOUSE LN	212	YANG, HAYING	34 MEETING HOUSE LN UNIGT 212	STOW	MA	01775	75010	485
00R-30 000213	34 MEETING HOUSE LN	213	PUCHOVSKY BOZENA REVOCABLE LVG TRS	14 STONEBROOK RD	SUDBURY	MA	01775	64270	213
00R-30 000214	34 MEETING HOUSE LN	214	WILLIAMS FREDERIC	34 MEETING HOUSE LN	STOW	MA	01776	57045	195
00R-30 000215	34 MEETING HOUSE LN	215	BROWN JANE ANN	34 MEETING HOUSE LN UNIT 214	STOW	MA	01775	55186	340
00R-30 000216	34 MEETING HOUSE LN	216	JONES ELSIE	34 MEETING HOUSE LN	STOW	MA	01775	70010	169
00R-30 000217	34 MEETING HOUSE LN	217	AFK REALTY TRUST	34 MEETING HOUSE LN UNIT 216	STOW	MA	01775	39385	261
00R-30 000218	34 MEETING HOUSE LN	218	ROMANO REALTY TRUST OF 2000	34 MEETING HOUSE LN #217	STOW	MA	01775	42397	233
00R-30 000219	34 MEETING HOUSE LN	219	MC MORROW ALICE B -- LE	34 MEETING HOUSE LN UNIT 218	STOW	MA	01775	71307	311
00R-30 000220	34 MEETING HOUSE LN	220	DIERINGER LORRAINE	34 MEETING HOUSE LN UNIT 219	STOW	MA	01775	55666	538
00R-30 000221	34 MEETING HOUSE LN	221	CANFIELD ANNE T	34 MEETING HOUSE LN UNIT 220	STOW	MA	01775	63003	108
00R-30 000301	34 MEETING HOUSE LN	301	SIMAS DALIA J	34 MEETING HOUSE LN UNIT 221	STOW	MA	01775	72342	157
00R-30 000302	34 MEETING HOUSE LN	302	TEDESCO THEODORE M	108 FORD RD	SUDBURY	MA	01776	72578	228
00R-30 000303	34 MEETING HOUSE LN	303	NADRLJANSKI GORDANA	34 MEETING HOUSE LN UNIT302	STOW	MA	01775	72556	442
			HOWLETT SERENA	34 MEETING HOUSE LN UNIT 303	STOW	MA	01775	61097	98

Certified by the Stow Board of Assessors:  Date Certified or Re-Certified: 10/19/20

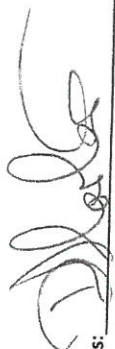
ABUTTERS LIST
156 Great Rd
MAP R29 PARCEL 92A

00R-30 000304	34 MEETING HOUSE LN	304	TERRAZZINO CARMELO A	34 MEETING HOUSE LN #304	STOW	MA	01775	36819	591
00R-30 000305	34 MEETING HOUSE LN	305	BATSTONE MARY	100 DOMINO DR	CONCORD	MA	01742	68925	221
00R-30 000306	34 MEETING HOUSE LN	306	DUHAMEL REALTY TRUST	34 MEETING HOUSE LN 306	STOW	MA	01775	73439	115
00R-30 000307	34 MEETING HOUSE LN	307	WOLFE CYNTHIA LOUISE	34 MEETING HOUSE LN #307	STOW	MA	01775	72896	287
00R-30 000308	34 MEETING HOUSE LN	308	CONANT RICHARD K	34 MEETING HOUSE LN UNIT308	STOW	MA	01775	54829	393
00R-30 000309	34 MEETING HOUSE LN	309	KATZ SANDRA	34 MEETING HOUSE LN # 309	STOW	MA	01775	36320	522
00R-30 000310	34 MEETING HOUSE LN	310	SOMERS, HARRIET P.	34 MEETING HOUSE LN #310	STOW	MA	01775	74364	385
00R-30 000311	34 MEETING HOUSE LN	311	WHEELER ALLEN	34 MEETING HOUSE LN UNIT 311	STOW	MA	01775	71947	410
00R-30 000312	34 MEETING HOUSE LN	312	DEARBORN DAISY THE FAMILY TRUST	34 MEETING HOUSE LN #312	STOW	MA	01775	67466	330
00R-30 000313	34 MEETING HOUSE LN	313	PENEZIC AROL P	34 MEETING HOUSE LN #313	STOW	MA	01775	36263	178
00R-30 000314	34 MEETING HOUSE LN	314	JANET & SUSAN SHANNON	34 MEETING HOUSE LN 314	STOW	MA	01775	73852	33
00R-30 000315	34 MEETING HOUSE LN	315	DOOHOVOSKY LARYSSA	2895 SE POWELL VALLEY RD APT 115	STOW	MA	01775	37191	267
00R-30 000316	34 MEETING HOUSE LN	316	CONSTANTZOS HECTOR	34 MEETING HOUSE LN UNIT 316	GRESHAM	OR	97080	69795	351
00R-30 000317	34 MEETING HOUSE LN	317	WALSH JUDITH A	34 MEETING HOUSE LN UNIT 317	STOW	MA	01775	39873	24
00R-30 000318	34 MEETING HOUSE LN	318	HANSON MARILYN	34 MEETING HOUSE LN UNIT 318	STOW	MA	01775	67816	237
00R-30 000319	34 MEETING HOUSE LN	319	PURINTON MARCH G & MARION C LE	34 MEETING HOUSE LN UNIT 319	STOW	MA	01775	55514	256
00R-30 000320	34 MEETING HOUSE LN	320	BENEDICT JOHN P	68 SHORE DR	CONCORD	MA	01742	39020	622
00R-30 000321	34 MEETING HOUSE LN	321	ALEXSON, SARAH A.	34 MEETING HOUSE LN #321	STOW	MA	01775	74397	165
00R-30 000A10	34 MEETING HOUSE LN	A10	WOLFE CYNTHIA LOUISE	34 MEETING HOUSE LN # 307	STOW	MA	01775	72896	287
00R-30 000A11	34 MEETING HOUSE LN	A11	BAKER SHARYN D	19 FOREST RD	STOW	MA	01775	72689	488
00R-30 000B13	34 MEETING HOUSE LN	A12	WHEELER ALLEN	408 TAYLOR RD	STOW	MA	01775	75614	480
00R-30 000B14	34 MEETING HOUSE LN	B13	MARTIN, JULIE M. (TRUSTEE)	34 MEETING HOUSE LN UNIT 205	STOW	MA	01775	72484	429
00R-30 000B15	34 MEETING HOUSE LN	B14	KATZ BARRY	34 MEETINGHOUSE LN UNIT 320	STOW	MA	01775	39021	1
00R-30 000B16	34 MEETING HOUSE LN	B15	BENEDICT JOHN P	16 CIRCUIT DR	STOW	MA	01775	70221	555
00R-30 000A12	34 MEETING HOUSE LN	A11	ALLEN THOMAS B	34 MEETING HOUSE LN UNIT 218	STOW	MA	01775	71307	311
00R-30 000B13	34 MEETING HOUSE LN	B13	CONSTANTZOS HECTOR	51 WHEELER RD	STOW	MA	01775	69795	357
00R-30 000B14	34 MEETING HOUSE LN	B14	MCMORROW ALICE B -- LE	34 MEETING HOUSE LN UNIT 214	STOW	MA	01775	51237	129
00R-30 000B15	34 MEETING HOUSE LN	B15	HORNE GERALD A	34 MEETING HOUSE LN UNIT 302	STOW	MA	01775	55186	342
00R-30 000C17	34 MEETING HOUSE LN	C17	BROWN JANE ANN	34 MEETING HOUSE LN UNIT 319	STOW	MA	01775	55514	256
00R-30 000C18	34 MEETING HOUSE LN	C18	NADRIJANSKI GORDANA	34 MEETING HOUSE LN # 309	STOW	MA	01775	36329	527
00R-30 000C19	34 MEETING HOUSE LN	C19	PURINTON MARCH G & MARION C LE	34 MEETING HOUSE LN UNIT 313	STOW	MA	01775	39889	517
00R-30 000C20	34 MEETING HOUSE LN	C20	KATZ SANDRA	1 TODD LN	BILLERICA	MA	01821	21,000	0
00R-30 000C21	34 MEETING HOUSE LN	C21	PENEZIC AROL P	34 MEETING HOUSE LN UNIT D-26	STOW	MA	01775	39385	266
00R-30 000C22	34 MEETING HOUSE LN	C22	EAKMAN STEPHEN L	34 MEETING HOUSE LN #105	STOW	MA	01775	64515	475
00R-30 000C23	34 MEETING HOUSE LN	C23	AFK REALTY TRUST	100 DOMINO DR	CONCORD	MA	01775	63003	112
00R-30 000D25	34 MEETING HOUSE LN	D25	WILBER ISABEL C	34 MEETING HOUSE LN #308	STOW	MA	01742	65890	82
00R-30 000D26	34 MEETING HOUSE LN	D26	CANFIELD ANNE T	34 MEETING HOUSE LN UNIT D-31	STOW	MA	01775	37032	574
00R-30 000D27	34 MEETING HOUSE LN	D27	TOOMEY THE CAROL M TRUST	34 MEETING HOUSE LN UNIT 104	STOW	MA	01775	38710	389
00R-30 000D28	34 MEETING HOUSE LN	D28	CONANT RICHARD K	34 PRESTON COURT STE 101	STOW	MA	01775	73852	38
00R-30 000D29	34 MEETING HOUSE LN	D29	YUNGMAN MARY H	26 FAXON DR	BEDFORD	MA	01730	51499	592
00R-30 000D30	34 MEETING HOUSE LN	D30	LUCIANO LOUIS S	28 FAXON DR	STOW	MA	01775	75422	173
00R-30 000D31	34 MEETING HOUSE LN	D31	JANET & SUSAN SHANNON	30 FAXON DR	STOW	MA	01775	49233	164
00R-30 000D32	34 MEETING HOUSE LN	D32	MEETING HOUSE AT STOW CONDOMINIUM T	2380 EARLS CT	LOS ANGELES	CA	90077	73959	294
00R-30 000D33	34 MEETING HOUSE LN	D33	JONES, RITA P.						
00R-30 000D34	34 MEETING HOUSE LN	D34	LYNCH EDMUND P						
00R-30 000G10	0 FAXON DR		BOCKWEG MARY JANE						
00R-30 000G11	0 FAXON DR		MASLOW, ROBERT C.						
00R-30 000G12	0 FAXON DR								
00R-30 0016-2	179 GREAT RD								

Certified by the Stow Board of Assessors: D. Drake Date Certified or Re-Certified: 10/18/20

ABUTTERS LIST
156 Great Rd
MAP R29 PARCEL 92A

00R-30 0016-3	181 GREAT RD		DITULLIO STEPHEN D.	650 GREAT RD	LITTLETON	MA	01460	26206	152
00R-30 015-1A	0 MEETING HOUSE LN		MEETING HOUSE AT STOW LLC	34 MEETING HOUSE LN	STOW	MA	01775	36095	110
00U-11 000003	23 BRADLEY LN		CRAPULLI MICHAEL J JR	23 BRADLEY LN	STOW	MA	01775	69895	154
00U-11 000004	15 BRADLEY LN		KARN WILLIAM K	15 BRADLEY LN	STOW	MA	01775	62870	67
00U-11 000040	205 GREAT RD		TOWER THEODORE R	205 GREAT RD	STOW	MA	01775	13745	399

Certified by the Stow Board of Assessors:  Date Certified or Re-Certified: 10/19/20

