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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

- ⊕ - EX. UTILITY POLE
- * - EX. 20' HIGH METAL FLOODED LIGHT
- ⊙ - EX. 80' LARD
- ⊙ - EX. GAS GATE
- ⊕ - EX. SIGN
- - EX. MANHOLE
- - 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

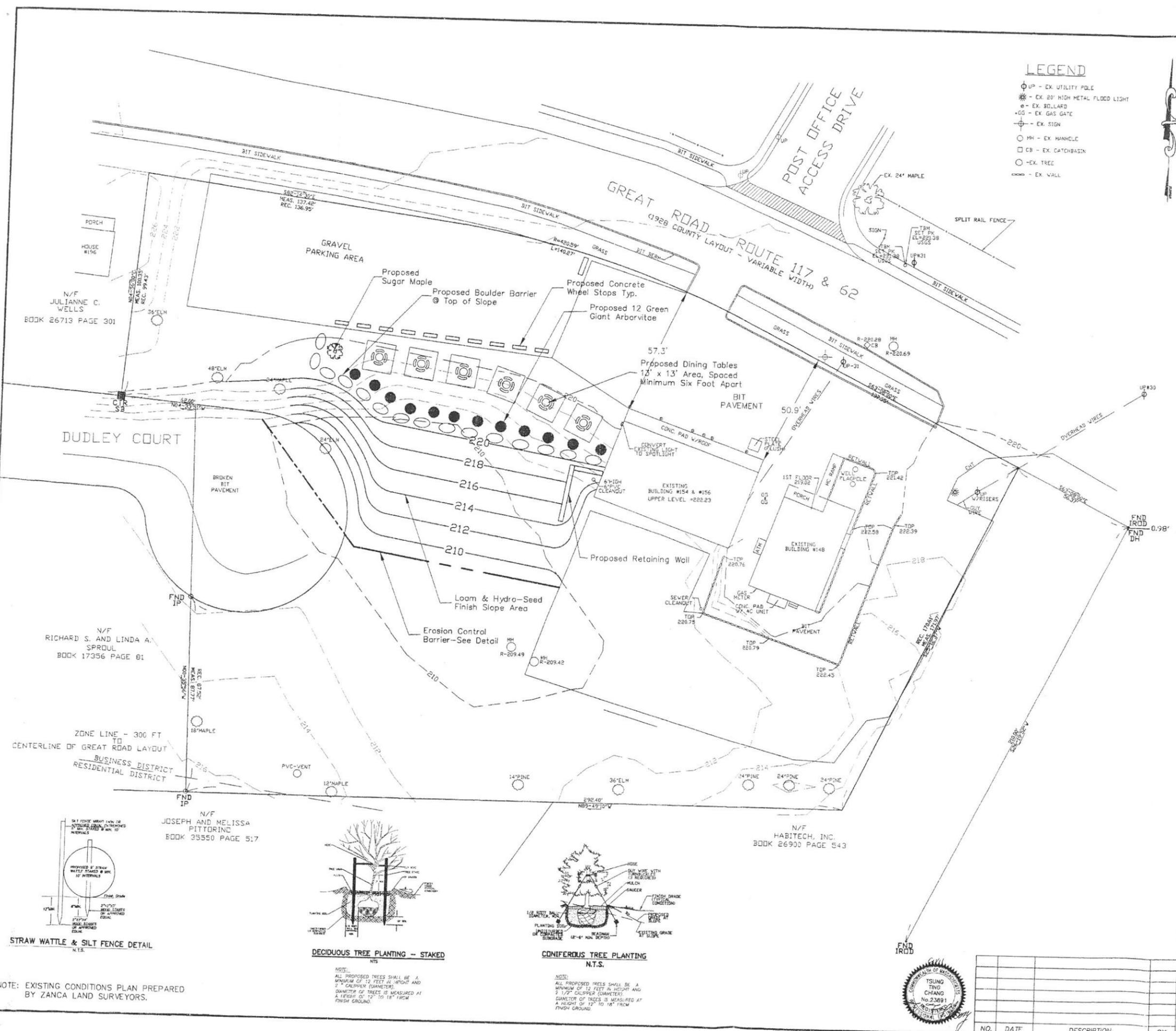
ZONING DISTRICT - BUSINESS
PLAT/ASSESSOR'S MAP R-29, PARCEL 92a
CURRENT USE - MIXED COMMERCIAL

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

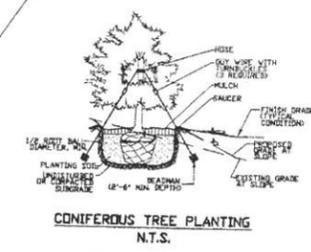
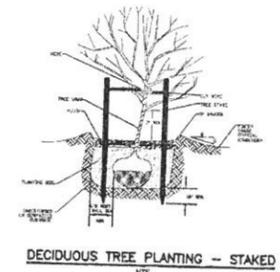
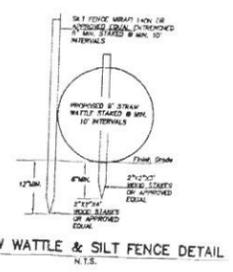


N/F JULIANNE C. WELLS
BOOK 26713 PAGE 301

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

N/F JOSEPH AND MELISSA PITTORINO
BOOK 35550 PAGE 517

N/F HABITECH, INC.
BOOK 26900 PAGE 543



NOTE: EXISTING CONDITIONS PLAN PREPARED BY ZANCA LAND SURVEYORS.

NOTE: ALL PROPOSED TREES SHALL BE A MINIMUM OF 12 FEET IN HEIGHT AND 2" CALIPER (DIAMETER). DIAMETER OF TREES IS MEASURED AT A HEIGHT OF 12" TO 18" FROM FINISH GROUND.

NOTE: ALL PROPOSED TREES SHALL BE A MINIMUM OF 12 FEET IN HEIGHT AND 2" CALIPER (DIAMETER). DIAMETER OF TREES IS MEASURED AT A HEIGHT OF 12" TO 18" FROM FINISH GROUND.



| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
| | | | |
| | | | |
| | | | |
| | | | |

DEVELOPMENT IMPACT STATEMENT

Please type or print information in blanks below.

1. Name of Proposed ^{Site Plan} ~~Subdivision~~ 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 +/- | 0.61 +/- |

| | | |
|--|------|------|
| 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 | % |
|-----------------|------------|
| <u>Business</u> | <u>100</u> |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

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
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

Gerald S. Cownoyer, Jr.
Notary Public

My commission expires: 04/30/04

Gerald S. Cownoyer, Jr.

03/18/03 11:24AM 01
000000 87369
FEE CASH \$48.00
RECEIVED
DEEDS REGIS
MIDDLE SOUTH

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

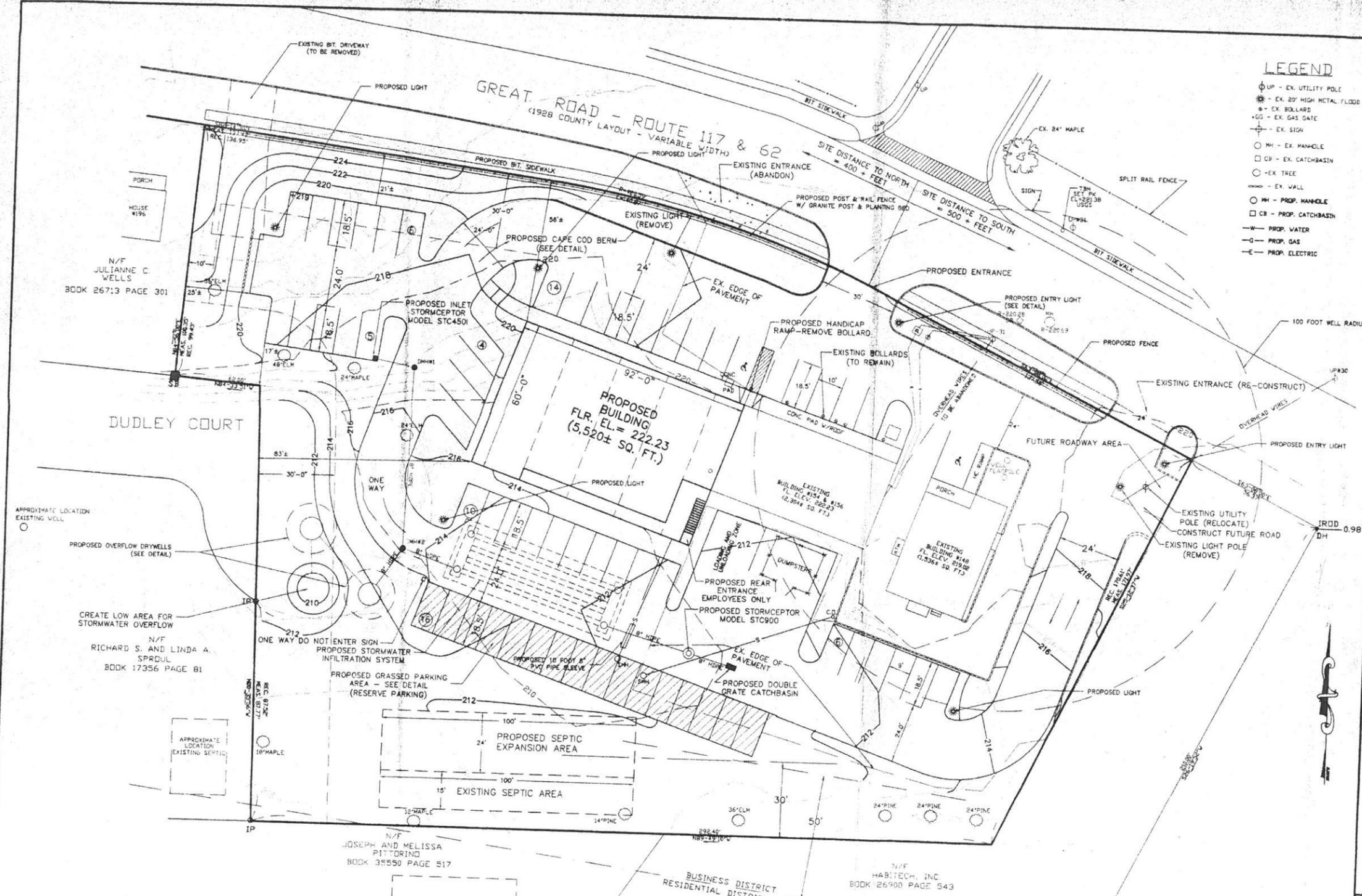
Received and Filed
Volume II, Page _____

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
- PROG. MANHOLE
- PROG. CATCHBASIN
- PROG. WATER
- PROG. GAS
- PROG. 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

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.
 (Professional Engineer Seal)

| 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 |

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

JOB NO. 156 GREAT/ SITE SHEET NO. 3 OF 5

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 |
|---------------|---------------------|------|-----------------------------------|-------------------------------|---------------|-------|----------|-----------|-----------|
| 00R-29 000089 | 128 GREAT RD | | GREAT ROAD REAL ESTATE, LLC | 128 GREAT RD | STOW | MA | 01775 | 74202 | 100 |
| 00R-29 000090 | 132 GREAT RD | | 132 GREAT RD STOW LLC | 69 GREAT RD | ACTON | MA | 01720 | 61436 | 428 |
| 00R-29 000094 | 196 GREAT RD | | HILDBRANDT LEIGH A | 196 GREAT RD | STOW | MA | 01775 | 50505 | 596 |
| 00R-29 000096 | 208 GREAT RD | | DUBOIS RICHARD | 208 GREAT RD | STOW | MA | 01775 | 53512 | 91 |
| 00R-29 000097 | 12 BRADLEY LN | | SPROUL LIVING TRUST | 12 BRADLEY LN | STOW | MA | 01775 | 69188 | 551 |
| 00R-29 000101 | 14 BRADLEY LN | | FRITZ WERNER | 14 BRADLEY LN | STOW | MA | 01775 | 11741 | 547 |
| 00R-29 00092A | 30 BRADLEY LN | | SMITH FRANCIS R | 30 BRADLEY LN | STOW | MA | 01775 | 19045 | 586 |
| 00R-29 0100A | 148 GREAT RD | 156 | ASPROGIANNIS KOSTAS | 18 FIELD ST | MAYNARD | MA | 01775 | 38368 | 352 |
| 00R-29 0100-1 | 0 GREAT RD | | HABITECH INC | 148 PARK ST SUITE 3 | NORTH READING | MA | 01864 | 26900 | 543 |
| 00R-29 0100-2 | 4 LN'S END | | DIBATTISTA ROBERT | 4 LN'S END | STOW | MA | 01775 | 54241 | 316 |
| 00R-29 0100-3 | 12 LN'S END | | CHEN YOUFEI | 12 LN'S END | STOW | MA | 01775 | 60828 | 386 |
| 00R-29 0100-6 | 24 LN'S END | | COFFMAN HAROLD DOUG | 13 LN'S END | STOW | MA | 01775 | 69094 | 576 |
| 00R-30 000014 | 13 LN'S END | | MULLIN PETER W | 12 ELM RIDGE RD | STOW | MA | 01775 | 31073 | 117 |
| 00R-30 00001F | 5 FAXON DR | | BROWN WAYNE E | 5 FAXON DR | STOW | MA | 01775 | 27816 | 465 |
| 00R-30 00002F | 7 FAXON DR | | BLACKLEY KATHERINE | 7 FAXON DR | STOW | MA | 01775 | 44653 | 88 |
| 00R-30 00003F | 9 FAXON DR | | MARSHALL MICHAEL J | 9 FAXON DR | STOW | MA | 01775 | 44379 | 124 |
| 00R-30 00004F | 11 FAXON DR | | STALEY JACK D | 11 FAXON DR | STOW | MA | 01775 | 70116 | 269 |
| 00R-30 00005F | 12 FAXON DR | | CUMMINGS KATHLEEN M | 12 FAXON DR | STOW | MA | 01775 | 44474 | 453 |
| 00R-30 00006F | 14 FAXON DR | | BENOIT BEVERLY L REVOCABLE TRUST | 12 FAXON DR | STOW | MA | 01775 | 57193 | 54 |
| 00R-30 00007F | 16 FAXON DR | | KILMARTIN KAREN | 18 FAXON DR | STOW | MA | 01775 | 65543 | 206 |
| 00R-30 00008F | 18 FAXON DR | | PROVENCHER NORMAN L | 24 FAXON DR | STOW | MA | 01775 | 71691 | 476 |
| 00R-30 00009 | 24 FAXON DR | | SGC IRREVOCABLE TRUST | 34 CORTLAND DR | STOW | MA | 01775 | 72883 | 44 |
| 00R-30 0000A1 | 34 MEETING HOUSE LN | A-1 | SCHUSTER THE MICHAEL R 2015 TRUST | 34 MEETING HOUSE LN UNIT #211 | STOW | MA | 01775 | 68213 | 93 |
| 00R-30 0000A2 | 34 MEETING HOUSE LN | A-2 | KANTER STEPHEN G | 34 MEETING HOUSE LN UNIT 219 | STOW | MA | 01775 | 75010 | 485 |
| 00R-30 0000A3 | 34 MEETING HOUSE LN | A-3 | YANG, HAIYING | 34 MEETING HOUSE LN UNIT 111 | STOW | MA | 01775 | 55666 | 538 |
| 00R-30 0000A4 | 34 MEETING HOUSE LN | A-4 | DIERINGER LORRAINE | 34 MEETING HOUSE LN UNIT 110 | STOW | MA | 01775 | 63442 | 54 |
| 00R-30 0000A5 | 34 MEETING HOUSE LN | A-5 | CARR INVESTMENT TRUST | 34 MEETING HOUSE LN #310 | STOW | MA | 01775 | 71191 | 128 |
| 00R-30 0000A6 | 34 MEETING HOUSE LN | A-6 | OLD MARLBORO RD REALTY TRUST | 23 MEETING HOUSE LN #117 | STOW | MA | 01775 | 74364 | 385 |
| 00R-30 0000A7 | 34 MEETING HOUSE LN | A-7 | SOMERS, HARRIET P. | 34 MEETING HOUSE LN UNIT 301 | STOW | MA | 01775 | 61204 | 308 |
| 00R-30 0000A8 | 34 MEETING HOUSE LN | A-8 | WEAVER KATHLEEN M | 34 MEETING HOUSE LN UNIT 301 | STOW | MA | 01775 | 68559 | 448 |
| 00R-30 0000A9 | 34 MEETING HOUSE LN | A-8 | KANTER STEPHEN G | 7 FAXON DR | STOW | MA | 01775 | 72578 | 228 |
| 00R-30 0000G2 | 0 FAXON DR | | TEDESCO THEODORE M | 11 FAXON DR | STOW | MA | 01775 | 44379 | 128 |
| 00R-30 0000G3 | 0 FAXON DR | | MARSHALL MICHAEL J | 12 FAXON DR | STOW | MA | 01775 | 70116 | 273 |
| 00R-30 0000G4 | 0 FAXON DR | | STALEY JACK D | PO BOX 684 | STOW | MA | 01775 | 44474 | 457 |
| 00R-30 0000G5 | 0 FAXON DR | | CUMMINGS KATHLEEN M | 9 FAXON DR | STOW | MA | 01775 | 57193 | 58 |
| 00R-30 0000G6 | 0 FAXON DR | | BENOIT BEVERLY L REVOCABLE TRUST | 16 FAXON DR | STOW | MA | 01775 | 44781 | 487 |
| 00R-30 0000G7 | 0 FAXON DR | | SCHUSTER THE MICHAEL R 2015 TRUST | 18 FAXON DR | STOW | MA | 01775 | 65543 | 211 |
| 00R-30 0000G8 | 0 FAXON DR | | KILMARTIN PETER J | 24 FAXON DR UNIT 9 | STOW | MA | 01775 | 71691 | 480 |
| 00R-30 0000G9 | 0 FAXON DR | | PROVENCHER NORMAN L | 34 MEETING HOUSE LN UNIT 102 | STOW | MA | 01775 | 72883 | 44 |
| 00R-30 000102 | 34 MEETING HOUSE LN | 102 | SGC IRREVOCABLE TRUST | 34 MEETING HOUSE LN UNIT 103 | STOW | MA | 01775 | 36386 | 426 |
| 00R-30 000103 | 34 MEETING HOUSE LN | 103 | SCHUSTER THE MICHAEL R 2015 TRUST | 34 MEETING HOUSE LN UNIT 104 | STOW | MA | 01775 | 56734 | 167 |
| 00R-30 000104 | 34 MEETING HOUSE LN | 104 | MASCIA ELIZABETH A | 34 MEETING HOUSE LN UNIT 105 | STOW | MA | 01775 | 43125 | 273 |
| 00R-30 000105 | 34 MEETING HOUSE LN | 105 | TSAO MARGARET ONG | 34 MEETING HOUSE LN #106 | STOW | MA | 01775 | 64515 | 475 |
| 00R-30 000106 | 34 MEETING HOUSE LN | 106 | WILBER ISABEL C | | STOW | MA | 01775 | 70860 | 104 |
| | | | CYR MADELINE O LIVING TRUST | | | | | | |

Certified by the Stow Board of Assessors:

Date Certified or Re-Certified: 10/19/20

ABUTTERS LIST
156 Great Rd
MAP R29 PARCEL 92A

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|---------------|----------------------|-----|------------------------------------|------------------------------|------------|----|-------|-------|-----|
| 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 | STOW | MA | 01775 | 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 | 60 THOREAU ST, #360 | CONCORD | MA | 01742 | 61204 | 303 |
| 00R-30 000118 | 34 MEETING HOUSE LN | 118 | STUTZ NAN | 34 MEETING HOUSE LN #119 | STOW | MA | 01775 | 36200 | 138 |
| 00R-30 000119 | 34 MEETING HOUSE LN | 119 | BURNS JOAN H | 28 FAXON DR | STOW | MA | 01775 | 59162 | 1 |
| 00R-30 0001F | 28 FAXON DR | | LYNCH EDMUND P | 34 MEETING HOUSE LN UNIT 120 | STOW | MA | 01775 | 49233 | 162 |
| 00R-30 000120 | 34 MEETING HOUSE LN | 120 | MAZARES FAMILY TRUST | 34 MEETING HOUSE LN UNIT 121 | STOW | MA | 01775 | 70392 | 34 |
| 00R-30 000121 | 34 MEETING HOUSE LN | 121 | DECKER MARGARET | 30 FAXON DR | STOW | MA | 01775 | 66373 | 102 |
| 00R-30 00012F | 30 FAXON DR | | HOWE T JEFFREY TRUST | 30 FAXON DR | STOW | MA | 01775 | 72138 | 492 |
| 00R-30 00013A | 117 GREAT RD | | LINEAR RETAIL STOW #1 LLC | ONE BURLINGTON WOODS DR | BURLINGTON | MA | 01775 | 44697 | 52 |
| 00R-30 00013F | 189 GREAT RD | | CORKERY PEGGY D | 189 GREAT RD UNIT 20 | STOW | MA | 01803 | 47555 | 464 |
| 00R-30 00014F | 189 GREAT RD | | BAUER LUIS A | 308 GREAT RD #22 | STOW | MA | 01775 | 62944 | 550 |
| 00R-30 00015A | 0 GREAT RD | | TOWN OF STOW | PO BOX 844 | STOW | MA | 01775 | 41009 | 409 |
| 00R-30 00015F | 183 GREAT RD | | STEER & DEEP LLC | 380 GREAT RD | STOW | MA | 01775 | 51172 | 457 |
| 00R-30 00016A | 0 SAMUEL PRESCOTT DR | | TOWN OF STOW | 408 TAYLOR RD | STOW | MA | 01775 | 30519 | 347 |
| 00R-30 00020 | 34 MEETING HOUSE LN | 201 | MARTIN, JULIE M. (TRUSTEE) | 16 CIRCUIT DR | STOW | MA | 01775 | 75614 | 480 |
| 00R-30 000201 | 34 MEETING HOUSE LN | 202 | ALLEN THOMAS B | 34 MEETING HOUSE LN UNIT 203 | STOW | MA | 01775 | 70221 | 555 |
| 00R-30 000202 | 34 MEETING HOUSE LN | 203 | MDULTON KARIN N | 34 MEETING HOUSE LN #204 | STOW | MA | 01775 | 68898 | 312 |
| 00R-30 000203 | 34 MEETING HOUSE LN | 204 | ZORAN SPASOJEVIC | 34 MEETING HOUSE LN UNIT 205 | STOW | MA | 01775 | 73442 | 396 |
| 00R-30 000204 | 34 MEETING HOUSE LN | 205 | KATZ BARRY | 1 TODD LN | BILLERICA | MA | 01775 | 72484 | 429 |
| 00R-30 000205 | 34 MEETING HOUSE LN | 206 | EAKMAN GREGORY T | 34 MEETING HOUSE LN UNIT 207 | STOW | MA | 01821 | 59246 | 259 |
| 00R-30 000206 | 34 MEETING HOUSE LN | 207 | PETITO JOANNE REVOCABLE TR OF 2013 | 34 MEETING HOUSE LN UNIT 208 | STOW | MA | 01775 | 61732 | 532 |
| 00R-30 000207 | 34 MEETING HOUSE LN | 208 | CRONIS PAUL | 34 MEETING HOUSE LN UNIT 209 | STOW | MA | 01775 | 72792 | 122 |
| 00R-30 000208 | 34 MEETING HOUSE LN | 209 | BAKER SHARYN D | 34 CORTLAND DR | STOW | MA | 01775 | 72689 | 483 |
| 00R-30 000209 | 34 MEETING HOUSE LN | 210 | KANTER STEPHEN G | 34 MEETING HOUSE LN UNIT 211 | STOW | MA | 01775 | 68213 | 93 |
| 00R-30 000210 | 34 MEETING HOUSE LN | 211 | YANG, HAIYING | 34 MEETING HOUSE LN UNIT 212 | STOW | MA | 01775 | 75010 | 485 |
| 00R-30 000211 | 34 MEETING HOUSE LN | 212 | PUCHOVSKY BOZENA REVOCABLE LVG TRS | 14 STONEBROOK RD | SUDBURY | MA | 01776 | 57045 | 195 |
| 00R-30 000212 | 34 MEETING HOUSE LN | 213 | WILLIAMS FREDERIC | 34 MEETING HOUSE LN UNIT 214 | STOW | MA | 01775 | 55186 | 340 |
| 00R-30 000213 | 34 MEETING HOUSE LN | 214 | BROWN JANE ANN | 34 MEETING HOUSE LN UNIT 216 | STOW | MA | 01775 | 70010 | 169 |
| 00R-30 000214 | 34 MEETING HOUSE LN | 215 | JONES ELSIE | 34 MEETING HOUSE LN #217 | STOW | MA | 01775 | 39385 | 261 |
| 00R-30 000215 | 34 MEETING HOUSE LN | 216 | AFK REALTY TRUST | 34 MEETING HOUSE LN UNIT 218 | STOW | MA | 01775 | 42397 | 233 |
| 00R-30 000216 | 34 MEETING HOUSE LN | 217 | ROMANO REALTY TRUST OF 2000 | 34 MEETING HOUSE LN UNIT 219 | STOW | MA | 01775 | 71307 | 311 |
| 00R-30 000217 | 34 MEETING HOUSE LN | 218 | MCMORROW ALICE B -- LE | 34 MEETING HOUSE LN UNIT 220 | STOW | MA | 01775 | 55666 | 538 |
| 00R-30 000218 | 34 MEETING HOUSE LN | 219 | DIERINGER LORRAINE | 34 MEETING HOUSE LN UNIT 221 | STOW | MA | 01775 | 63003 | 108 |
| 00R-30 000219 | 34 MEETING HOUSE LN | 220 | CANFIELD ANNE T | 108 FORD RD | SUDBURY | MA | 01775 | 72342 | 157 |
| 00R-30 000220 | 34 MEETING HOUSE LN | 221 | SIMAS DALIA J | 34 MEETING HOUSE LN UNIT 302 | STOW | MA | 01776 | 72578 | 228 |
| 00R-30 000221 | 34 MEETING HOUSE LN | 222 | TEDESCO THEODORE M | 34 MEETING HOUSE LN UNIT 303 | STOW | MA | 01775 | 72556 | 442 |
| 00R-30 000221 | 34 MEETING HOUSE LN | 301 | NADRJANSKI GORDANA | | | | | | |
| 00R-30 000301 | 34 MEETING HOUSE LN | 302 | HOWLETT SERENA | | | | | | |
| 00R-30 000302 | 34 MEETING HOUSE LN | 303 | | | | | | | |
| 00R-30 000303 | 34 MEETING HOUSE LN | 303 | | | | | | | |

[Handwritten Signature]

Certified by the Stow Board of Assessors:

Date Certified or Re-Certified: 10/19/20

ABUTTERS LIST
156 Great Rd
MAP R29 PARCEL 92A

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|---------------|---------------------|-----|-------------------------------------|----------------------------------|-------------|----|-------|--------|-----|
| 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 | JANET & SUSAN SHANNON | 34 MEETING HOUSE LN #313 | STOW | MA | 01775 | 36263 | 178 |
| 00R-30 000314 | 34 MEETING HOUSE LN | 314 | PENEZIC AROL P | 34 MEETING HOUSE LN 314 | STOW | MA | 01775 | 73852 | 33 |
| 00R-30 000315 | 34 MEETING HOUSE LN | 315 | DOHOVOSKY LARYSSA | 2895 SE POWELL VALLEY RD APT 115 | GRESHAM | MA | 01775 | 37191 | 267 |
| 00R-30 000316 | 34 MEETING HOUSE LN | 316 | CONSTANTZOS HECTOR | 34 MEETING HOUSE LN UNIT 316 | STOW | OR | 97080 | 37191 | 267 |
| 00R-30 000317 | 34 MEETING HOUSE LN | 317 | WALSH JUDITH A | 34 MEETING HOUSE LN UNIT 317 | STOW | MA | 01775 | 69795 | 351 |
| 00R-30 000318 | 34 MEETING HOUSE LN | 318 | HANSON MARILYN | 34 MEETING HOUSE LN UNIT 318 | STOW | MA | 01775 | 39873 | 24 |
| 00R-30 000319 | 34 MEETING HOUSE LN | 319 | PURINTON MARCH G & MARION C LE | 34 MEETING HOUSE LN UNIT 318 | STOW | MA | 01775 | 67816 | 237 |
| 00R-30 000320 | 34 MEETING HOUSE LN | 320 | BENEDICT JOHN P | 34 MEETING HOUSE LN UNIT 319 | STOW | MA | 01775 | 55514 | 256 |
| 00R-30 000321 | 34 MEETING HOUSE LN | 321 | BENEDICT JOHN P | 68 SHORE DR | CONCORD | MA | 01742 | 39020 | 622 |
| 00R-30 000A10 | 34 MEETING HOUSE LN | A10 | ALEXSON, SARAH A. | 34 MEETING HOUSE LN #321 | STOW | MA | 01775 | 74397 | 165 |
| 00R-30 000A11 | 34 MEETING HOUSE LN | A11 | WOLFE CYNTHIA LOUISE | 34 MEETING HOUSE LN # 307 | STOW | MA | 01775 | 72896 | 287 |
| 00R-30 000A12 | 34 MEETING HOUSE LN | A12 | BAKER SHARYN D | 34 MEETINGHOUSE LN UNIT 209 | STOW | MA | 01775 | 72689 | 488 |
| 00R-30 000B13 | 34 MEETING HOUSE LN | B13 | WHEELER ALLEN | 19 FOREST RD | STOW | MA | 01775 | 71947 | 488 |
| 00R-30 000B14 | 34 MEETING HOUSE LN | B14 | MARTIN, JULIE M. (TRUSTEE) | 408 TAYLOR RD | STOW | MA | 01775 | 75614 | 480 |
| 00R-30 000B15 | 34 MEETING HOUSE LN | B15 | KATZ BARRY | 34 MEETING HOUSE LN UNIT 205 | STOW | MA | 01775 | 72484 | 429 |
| 00R-30 000B16 | 34 MEETING HOUSE LN | B16 | BENEDICT JOHN P | 34 MEETINGHOUSE LN UNIT 320 | STOW | MA | 01775 | 39021 | 1 |
| 00R-30 000C17 | 34 MEETING HOUSE LN | C17 | ALLEN THOMAS B | 16 CIRCUIT DR | STOW | MA | 01775 | 70221 | 555 |
| 00R-30 000C18 | 34 MEETING HOUSE LN | C18 | MCMORROW ALICE B -- LE | 34 MEETING HOUSE LN UNIT 218 | STOW | MA | 01775 | 71307 | 311 |
| 00R-30 000C19 | 34 MEETING HOUSE LN | C19 | CONSTANTZOS HECTOR | 34 MEETING HOUSE LN UNIT 316 | STOW | MA | 01775 | 69795 | 357 |
| 00R-30 000C20 | 34 MEETING HOUSE LN | C20 | HORNE GERALD A | 51 WHEELER RD | STOW | MA | 01775 | 51237 | 129 |
| 00R-30 000C21 | 34 MEETING HOUSE LN | C21 | BROWN JANE ANN | 34 MEETING HOUSE LN UNIT 214 | STOW | MA | 01775 | 55186 | 342 |
| 00R-30 000C22 | 34 MEETING HOUSE LN | C22 | NADRJANSKI GORDANA | 34 MEETING HOUSE LN UNIT 302 | STOW | MA | 01775 | 72556 | 445 |
| 00R-30 000C23 | 34 MEETING HOUSE LN | C23 | PURINTON MARCH G & MARION C LE | 34 MEETING HOUSE LN UNIT 319 | STOW | MA | 01775 | 55514 | 256 |
| 00R-30 000C24 | 34 MEETING HOUSE LN | C24 | KATZ SANDRA | 34 MEETING HOUSE LN # 309 | STOW | MA | 01775 | 36329 | 527 |
| 00R-30 000D25 | 34 MEETING HOUSE LN | D25 | PENEZIC AROL P | 34 MEETING HOUSE LN UNIT 313 | STOW | MA | 01775 | 39889 | 517 |
| 00R-30 000D26 | 34 MEETING HOUSE LN | D26 | EAKMAN STEPHEN L | 1 TODD LN | BILLERICA | MA | 01821 | 21,000 | 0 |
| 00R-30 000D27 | 34 MEETING HOUSE LN | D27 | AFK REALTY TRUST | 34 MEETING HOUSE LN UNIT D-26 | STOW | MA | 01775 | 39385 | 266 |
| 00R-30 000D28 | 34 MEETING HOUSE LN | D28 | WILBER ISABEL C | 34 MEETING HOUSE LN #105 | STOW | MA | 01775 | 64515 | 475 |
| 00R-30 000D29 | 34 MEETING HOUSE LN | D29 | CANFIELD ANNE T | 34 MEETING HOUSE LN D-28 | STOW | MA | 01775 | 63003 | 112 |
| 00R-30 000D30 | 34 MEETING HOUSE LN | D30 | TOOMEY THE CAROL M TRUST | 100 DOMINO DR | CONCORD | MA | 01742 | 65890 | 82 |
| 00R-30 000D31 | 34 MEETING HOUSE LN | D31 | CONANT RICHARD K | 34 MEETING HOUSE LN #308 | STOW | MA | 01775 | 63216 | 463 |
| 00R-30 000D32 | 34 MEETING HOUSE LN | D32 | YUNGMAN MARY H | 34 MEETING HOUSE LN UNIT D-31 | STOW | MA | 01775 | 37032 | 574 |
| 00R-30 000D33 | 34 MEETING HOUSE LN | D33 | LUCIANO LOUIS S | 34 MEETING HOUSE LN UNIT 104 | STOW | MA | 01775 | 38710 | 389 |
| 00R-30 000D34 | 34 MEETING HOUSE LN | D34 | JANET & SUSAN SHANNON | 34 MEETING HOUSE LN 314 | STOW | MA | 01775 | 73852 | 38 |
| 00R-30 000G10 | 0 FAXON DR | | MEETING HOUSE AT STOW CONDOMINIUM T | 4 PRESTON COURT STE 101 | BEDFORD | MA | 01730 | 51499 | 592 |
| 00R-30 000G11 | 0 FAXON DR | | JONES, RITA P. | 26 FAXON DR | STOW | MA | 01775 | 75422 | 173 |
| 00R-30 000G12 | 0 FAXON DR | | LYNCH EDMUND P | 28 FAXON DR | STOW | MA | 01775 | 49233 | 164 |
| 00R-30 0016-2 | 179 GREAT RD | | BOCKWEG MARY JANE | 30 FAXON DR | STOW | MA | 01775 | 44398 | 171 |
| | | | MASLOW, ROBERT C. | 2380 EARLS CT | LOS ANGELES | CA | 90077 | 73959 | 294 |

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

ABUTTERS LIST
156 Great Rd
MAP R29 PARCEL 92A

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

Certified by the Stow Board of Assessors:

Date Certified or Re-Certified:

10/19/20

