



Town of Stow Conservation Commission

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TO: Zoning Board of Appeals
FROM: Kathy Sferra, Stow Conservation Director $\kappa \zeta$
RE: Comments on 73 Kingland Road Special Permit Application
DATE: June 21, 2023

The Stow Conservation Commission voted unanimously at its meeting of 6-20-23 to send the following comments with regard to the application for a special permit at 73 Kingland Road.

The proposed work is within the 100' buffer to Lake Boon on a very small lot and consists of demolition of a single family dwelling and construction of a new dwelling with garage with a much larger footprint. The work also includes driveway and septic system modifications. The applicant has not yet submitted plans to the Conservation Commission, but a Notice of Intent will be required. At the time, the Conservation Commission will expect to see plans that show all work, including proposed tree removal within the 100' buffer, and recharge of stormwater from new impervious surfaces. The review of this project may result in changes to the plan as proposed.

In addition to the wetlands permitting issues, we have the same concerns as previously raised with 89 Kingland relative to construction on a small lot and on a narrow road, particularly if construction is occurring on the same timetable. The Conservation Commission is a direct abutter to the proposed project and owns the land immediately south of the subject lot as well as land across Kingland Road from the subject lot. We are concerned about physical injury to Town of Stow Conservation Land during construction. The applicant has no deeded rights to use any of the adjacent land owned by the Conservation Commission for materials storage, access, vehicle parking by contractors, or construction operations. We would ask that the ZBA's decision require the applicant to create a physical barrier between work on the lot and the Town's abutting land with construction fencing (straw wattle is insufficient) and erect signage in this regard. We would also ask that you consider imposing some sort of bond or security arrangement by which the town can ensure that any harm done to our land is corrected.

Finally, the town land provides public access to Lake Boon. The current Open Space and Recreation Plan calls for the creation of a canoe/kayak launch with parking on the side of Kingland Road opposite the subject lot. We want the applicant to be aware of that as it may impact their preferred design.

Thank you and please let me know if you have any questions.