



# **ZBA SPECIAL PERMIT APPLICATION**

## **LOT 3 PACKARD ROAD MAP R-17 PARCEL 20D**

### **PREPARED FOR: THE METACOM REALTY TRUST**

## **CONTENTS**

PROJECT NARRATIVE

ZBA SPECIAL PERMIT APPLICATION

ASSESSORS MAP R-17 (LOCUS INDICATED)

CERTIFIED ABUTTERS LIST

CURRENT DEED

REFERENCED RECORDED PLANS

PROPOSED DWELLING FLOOR PLAN & BUILDING ELEVATION

PROPOSED PLOT PLAN

SITE DEVELOPMENT PLAN

STORMWATER REPORT

**PROJECT NARRATIVE**  
**LOT 3 PACKARD ROAD, STOW**  
**August 7, 2023**

Lot 3 Packard Road (Stow Assessor's Map R-17 Parcel 20D) is a 2.77-acre lot located on the west side of Packard Road approximately 0.2 miles north of the intersection of Packard Road and Great Road. A Special is requested under Section 4.1.6 of the Zoning Bylaw for construction of a dwelling on a pre-existing non-conforming lot. Determination of lot status as pre-existing non-conforming was made under a Special Permit issued by the Zoning Board of Appeals on February 6, 2023. The lot is currently developed and utilized for agricultural purposes (an apple orchard). The grade across the site is gentle to rolling with soil conditions observed in the field by test pits to be well drained with a relatively deep water table (estimated seasonal high groundwater at approximately 7-8 feet at the dwelling build site). These are favorable site characteristics for development of the site for the intended single-family dwelling use.

The site is traversed by a stream that enters the lot from the northwest and flows southeasterly through the lot to a culvert under Packard Road at the southeast corner. There is a bordering vegetated wetland adjacent to the stream. These two resource areas were delineated with numbered flags by Caron Environmental Consulting LLC in September of 2022 and surveyed for location. An Order of Conditions for lot development has been issued by the Stow Conservation Commission under DEP File No. 299-735.

The development proposal involves improvement of an existing orchard path from Packard Road that crosses the intermittent stream with a culvert and headwalls with sufficient width to support a driveway for a single-family dwelling. The access point at Packard Road requires widening for maneuverable roundings and safe sight lines at the intersection. This widening will require removal of approximately 6 feet of existing stone wall on either side of the driveway and one 12" pine tree at the entrance. The proposed driveway is to be constructed in the same location as the orchard path and is proposed to be widened to 12 feet with a compacted gravel surface from the street to the dwelling site. Placement of steel plates for tracking heavy trucks required for construction is proposed to protect the culverts during construction. There is a paved apron proposed at the driveway terminus at the dwelling garage (approximately 35-ft x 24-ft with a turnout by the garage proposed to be paved).

Electric and telecom utilities are proposed to be brought overhead from Packard Road to a new utility pole on the dwelling side of the stream at the driveway edge, thence run underground from the new utility pole along the south driveway edge to the dwelling. Only a small portion of the proposed dwelling encroaches into the 100-ft buffer zone with most of the work within the buffer zone being driveway construction and installation of electric and telecom utilities to the dwelling from the public way.

A staked straw wattle erosion control barrier is proposed to be installed along the down-gradient limit of work within the buffer zone as shown on the proposed Notice of Intent Plan. This erosion control barrier is to be maintained in place, inspected regularly, and replaced as necessary during construction until all site work is complete, and all areas disturbed by construction activities have been established with stabilizing surface cover, vegetation, mulch, or wood chips. Two temporary stockpile areas have been proposed, #1 on the

south side of the driveway approximately 120 feet from Packard Rd (approximately 65-ft from adjacent wetlands, and #2 at the end of the driveway in front of the proposed dwelling (outside the 100-ft buffer zone) – see plan for proposed locations of the proposed stockpile areas.

Stormwater from new roof impervious cover is proposed to be infiltrated on site with an HDPE chamber drywell system that will collect and infiltrate roof runoff. This mitigation will offset impervious cover increases generated by that portion of the proposed roof and paved driveway apron. By minimizing development area, grade, surface cover alterations, infiltrating roof runoff and constructing most of the driveway of permeable gravel rather than paving, drainage will not be significantly impacted by lot development.

The temporary and permanent mitigating measures (temporary erosion controls, roof infiltration) proposed will protect the site from erosion during construction and mitigate drainage conditions with the proposed on-site roof infiltration system. A separate Erosion Control permit under Section 3.8 of the Bylaw will not be required as the total proposed site disturbance is 26,636 sf, well under the 32,000 sq.ft. threshold that would require such a permit.

The proposed site development plan and stormwater calculations demonstrate that proposed lot development adequately mitigates stormwater impacts (ZBL Sec. 3.8.1.9) and erosion and sediment control impacts (ZBL Sec. 3.8.1.10).



**TOWN OF STOW ZONING BOARD OF APPEALS APPLICATION FOR:**

- SPECIAL PERMIT**
- DIMENSIONAL VARIANCE**
- SIGN VARIANCE**
- APPEAL of DECISION OF BUILDING INSPECTOR/ZONING ENFORCEMENT OFFICER/SIGN OFFICER**

File one (1) copy of the Application (including plans and reports as required by the Rules and Regulations), folded to fit neatly within a legal sized file folder, to the Town Clerk.

<b>Received and Filed with Town Clerk</b>
<b>Date</b> _____
<b>Stow Town Clerk</b> _____

File nine (9) copies of the Application (including plans and reports as required by the Rules and Regulations), folded to fit neatly within a legal sized file folder, to the Zoning Board of Appeals along with an Application fee payable to “Town of Stow” in the amount required by the Rules and Regulations. Refer to the Rules and Regulations for details on the information required.

APPLICANT'S NAME <b>Jeffrey D. Smith, Trustee, Metacom Realty Trust</b>	PHONE # <b>(978) 857-8919</b>
	EMAIL: <b>jsmith@hhwarreninsurance.com</b>
MAILING ADDRESS: <b>P.O. BOX 331 STOW, MA 01775</b>	
LOCATION AND STREET ADDRESS OF SITE <b>LOT 3 PACKARD ROAD (PART OF MAP R-17 PARCEL 20D)</b>	
AREA OF SITE <u><b>2.77 AC</b></u> sq. ft./acres	FRONTAGE <u><b>184.69</b></u> linear feet
ZONING DISTRICT  <b>RESIDENTIAL</b>	TOWN OF STOW ASSESSOR'S  MAP Number(s) <u><b>R-17</b></u> Parcel Number(s) <u><b>20D</b></u>
SOUTH MIDDLESEX REGISTRY OF DEEDS BOOK AND PAGE NO.(s): <u><b>BK 74973 PG 207</b></u>	
or LAND COURT CERTIFICATE OF TITLE NO.(s): <u><b>NA</b></u>	
PROPERTY OWNER(S) NAME  <b>Jeffrey D. Smith, Trustee, Metacom Realty Trust</b>	PHONE NO. <u><b>(978) 857-8919</b></u> EMAIL <u><b>jsmith@hhwarreninsurance.com</b></u>
APPLICATION FEE MADE PAYABLE TO TOWN OF STOW <b>\$250 + (15 abut x \$2) = \$280.00</b>	<b>\$250.00 PLUS \$2.00 FOR EACH LISTED ABUTTER</b>

**TYPE OF APPLICATION**

<input type="checkbox"/> Special Permit	Check the appropriate box below
	<input type="checkbox"/> Section 3.2.2 of the Zoning Bylaw (Residential District Use)
	<input type="checkbox"/> Section 3.3.3 of the Zoning Bylaw (Business District Use)
	<input type="checkbox"/> Section 3.9 of the Zoning Bylaw (Non-Conforming Use or Structure) (attach copy of form Appendix 7 for non-conforming vacant lots)
	<input type="checkbox"/> Section 4.1.3 of the Zoning Bylaw (Two or more dwelling houses)
	<input type="checkbox"/> Section 4.1.4 of the Zoning Bylaw (Floodplain)
	<input checked="" type="checkbox"/> Section 4.1.6 of the Zoning Bylaw (Single Family dwelling on non-conforming lot in single ownership)
	<input type="checkbox"/> Section 4.4 of the Zoning Bylaw (Table of Dimensional Requirements) for expansion of an existing non-conformity.
	<input type="checkbox"/> Section 5.1.1.7 of the Zoning Bylaw (Floodplain Overlay District – Mapping Error)
	<input type="checkbox"/> Other

<input type="checkbox"/> Variance (Section 4.4 (Dimensional Requirements) of the Zoning Bylaw)	<b>Required Setback – Current Zoning Bylaw</b>		<b>Existing Setback</b>	<b>Proposed Setback</b>	<b>Variance Requested</b>
	Front yard	_____feet	_____feet	_____feet	_____feet
	Side Yard	_____feet	_____feet	_____feet	_____feet
	Rear Yard	_____feet	_____feet	_____feet	_____feet
	Other	(Describe)			

<input type="checkbox"/> Variance – Section 6.3.7.7 (Signs) of the Zoning Bylaw	Attach description of and justification for variance.
<input type="checkbox"/> Appeal of Decision of the Building Commissioner/Zoning Enforcement Officer/Sign Officer	Attach description of and justification for appeal.

**DESCRIPTION AND JUSTIFICATION FOR THE PROPOSED REQUEST:**

Attach detailed description and justification for request.

Any additional maps, plans, photographs, deeds, or documents which the Applicant wishes to submit should be enclosed with each copy of this Application.

=====

The undersigned hereby certify that the information on this Application 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.

**APPLICANT**

Date: <b>August 7, 2023</b>	
Name: <b>Jeffrey D. Smith, Trustee</b>	Signature <i>Jeffrey D. Smith, Trustee</i>

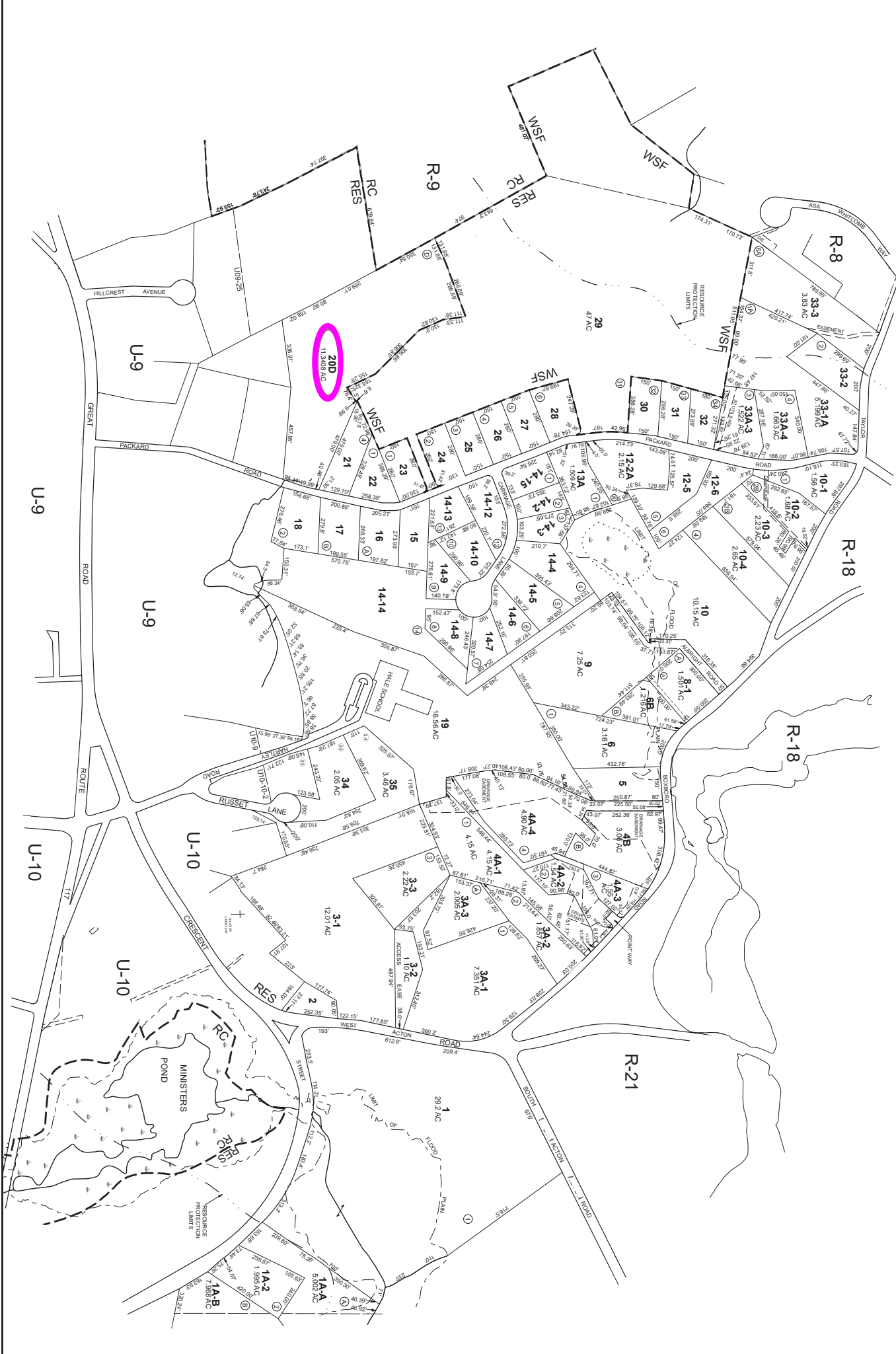
**OWNER'S KNOWLEDGE AND CONSENT**

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

Date: <b>August 7, 2023</b>	
Name: <b>Jeffrey D. Smith, Trustee</b>	Signature <i>Jeffrey D. Smith, Trustee</i>

**TRUST, CORPORATION OR COMPANY KNOWLEDGE AND CONSENT**

Date: <b>August 7, 2023</b>	
Name: <b>Jeffrey D. Smith, Trustee</b>	Signature <i>Jeffrey D. Smith, Trustee</i>



DATED IN 1998 BY: AERIAL SURVEY AND PHOTO, INC.  
 646 AIRPORT ROAD, PO BOX 699  
 ANDOVER, MASSACHUSETTS 01810  
 UPDATED JANUARY 1, 2022 BY: R. ROBERTS, CONSULTANT SERVICES

ROOM MAP ORIGINALS COMPILED BY:  
 JOHN E. COONNELL & ASSOCIATES  
 100 WASHINGTON STREET  
 ANDOVER, MASSACHUSETTS 01810

PROPERTY MAPS  
**STOW, MASSACHUSETTS**



**ABUTTERS LIST**  
Packard Road  
MAP R-17 PARCEL 20D

MAP/PARCEL	PROPERTY LOCATION	OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CTY	STATE	ZIP CODE	DEED BOOK	DEED PAGE
000R-9 000080	0 HARVARD/TAYLOR RDS	TOWN OF STOW	CONSERVATION COMMISSION	380 GREAT RD	STOW	MA	01775	12800	175
000U-9 000025	23 HILLCREST AV	SMITH JEFFREY D	USA WEIGHT-SMITH	PO BOX 331	STOW	MA	01775	19071	594
000U-9 000034	36 PACKARD RD	ANGELIDES TESSA	ANGELIDES GREGORY M	36 PACKARD RD	STOW	MA	01775	67542	565
000U-9 000035	37 PACKARD RD	CAROL EHRLICH		37 PACKARD RD	STOW	MA	01775	73076	196
000U-9 000036	29 PACKARD RD	HAMBLIN, MICHAEL W & MARY A HAMBLIN T	HAMBLIN, MICHAEL W AND MARY A TTEES	29 PACKARD ROAD	STOW	MA	01775	70490	369
000U-9 00031C	0 PACKARD RD	DEBORAH A. WOODS AND THOMAS E. RYAN,		453 GREAT ROAD	STOW	MA	01775	74973	242
000U-9 00036B	0 PACKARD RD	ANDERSON WARREN D	ANDERSON ANN L	PO BOX 46	STOW	MA	01775	30222	330
000U-9 0033-2	0 PACKARD RD	DEBORAH A. WOODS AND THOMAS E. RYAN I		453 GREAT RD	STOW	MA	01775	74973	242
00R-17 000016	53 PACKARD RD	HARTNAGEL DAVID	SERAFIM AMALIA	53 PACKARD RD	STOW	MA	01775	71223	484
00R-17 000017	45 PACKARD RD	ANDERSON ERIC A	ANDERSON JOANN T	45 PACKARD RD	STOW	MA	01775	44214	529
00R-17 000018	41 PACKARD RD	ANDERSON WARREN D	ANDERSON ANN L	PO BOX 46	STOW	MA	01775	30222	330
00R-17 000021	0 PACKARD RD	SONNICHSEN DOROTHY G		101 PACKARD RD	STOW	MA	01775	43747	511
00R-17 000022	54 PACKARD RD	BENEDICK ANDREW J	BENEDICK ERICA D	54 PACKARD RD	STOW	MA	01775	61581	577
00R-17 000023	66 PACKARD RD	BARRETT ELIZABETH A	BARRETT DANIEL M	66 PACKARD ROAD	STOW	MA	01775	35680	122
00R-17 000029	0 PACKARD RD	CACCIATORE RAYMOND J	TR CACCIATORE REALTY TRUST	96 PACKARD RD	STOW	MA	01775	10742	117
00R-17 00020D	0 GREAT RD	SMITH, JEFFREY D. (TRUSTEE)	THE METACOM REALTY TRUST	23 HILLCREST AVE	STOW	MA	01775	74973	207

Certified by the Stow Board of Assessors:



Stuart Carter, MAA

Date Certified or Re-Certified:

11/14/22

FR:

300



# Middlesex South Registry of Deeds

## Electronically Recorded Document

This is the first page of the document - Do not remove

---

### Recording Information

Document Number : 100665  
Document Type : DEED  
Recorded Date : June 26, 2020  
Recorded Time : 10:09:30 AM  
  
Recorded Book and Page : 74973 / 207  
Number of Pages(including cover sheet) : 3  
Receipt Number : 2480649  
Recording Fee (including excise) : \$839.00

\*\*\*\*\*  
MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 06/26/2020 10:09 AM  
Ctrl# 319679 05262 Doc# 00100665  
Fee: \$684.00 Cons: \$150,000.00  
\*\*\*\*\*

**Middlesex South Registry of Deeds**  
**Maria C. Curtatone, Register**  
**208 Cambridge Street**  
**Cambridge, MA 02141**  
**617-679-6300**  
**[www.middlesexsouthregistry.com](http://www.middlesexsouthregistry.com)**

**QUITCLAIM DEED**

We, **PEDER O. FIELD and FAITH B. FIELD**, being married to each other, of Stow, Massachusetts

For consideration paid and in full consideration of ONE HUNDRED FIFTY THOUSAND AND 00/100 (\$150,000.00) DOLLARS,

Grant to **JEFFREY D. SMITH, TRUSTEE OF THE METACOM REALTY TRUST u/d/t June 25, 2020**, as evidenced by a Certificate of Trust pursuant to M.G.L. c. 184, §35, recorded with the Middlesex South District Registry of Deeds herewith, PO Box 331, Stow, MA 01775

with **QUITCLAIM COVENANTS**,

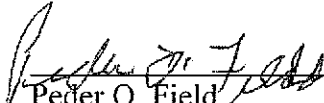
A parcel of land consisting of 11.34 acres +/- and shown as Parcel D on a plan dated February 17, 2020, entitled "Plan of Land on Great Road & Packard Road in Stow, Massachusetts" prepared by Foresite Engineering and recorded with Middlesex South Registry of Deeds as Plan No. 413 of 2020.

Meaning and intending to convey a portion of the premises conveyed to the Peder O. Field and Faith B. Field dated August 11, 1976 recorded with the Middlesex South District Registry of Deeds in Book 13058, Page 328. Also being a portion the premises described in a deed conveyed to Faith B. Field dated July 30, 1969 recorded in Book 11718, Page 69.

The premises being conveyed are not homestead property of the Grantors.

Property Address: Parcel D Packard Road, Stow, MA

WITNESS our hands and seals this 25<sup>th</sup> day of June, 2020.

  
Peder O. Field

  
Faith B. Field

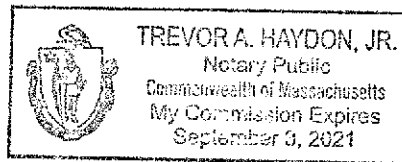
**COMMONWEALTH OF MASSACHUSETTS**

Middlesex, ss.

On this 25<sup>th</sup> day of June, 2020, before me, the undersigned notary public, personally appeared Peder O. Field and Faith B. Field, proved to me through satisfactory evidence of identification which were MASS DRIVERS LICENSE, to be the person whose name is signed on the preceding or attached document and acknowledged to me that they signed it voluntarily for its stated purpose as their free act and deed.



Notary Public:  
My Commission Expires:



Formerly Walter Lewis

N29°-02'-12"E  
336.18

N82°-07'-40"E  
90.15

Stow Planning Board  
Approval under the Subdivision  
Control Law not required  
Date: 8/14/65  
Harlan E. Tuttle

Walter M. Bird, Jr.  
N67°-49'-45"W  
458.00

6.00  
BY P.

Middlesex Registry of Deeds, So. Dist.  
CAMBRIDGE, MASS.  
Plan Number: 1194 of 1965  
Rec'd SEPT 22 1965 at 11:55 A.M.  
With DEED Doc. No. 141  
ETHEL A. HERRICK  
ROBERT A. FISHER ETUX  
Recorded, Book 10936 Page 149  
Attest: [Signature] REGISTER

LOT 3  
120,741± S.F.  
(2.77± Acres)

Center Line of Brook

S49°-12'-27"E  
479.00

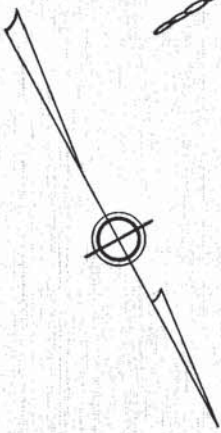
LOT 4  
56,638± S.F.  
(1.30± Acres)

Orrin E. Benjamin et ux  
S51°-47'-49"E  
329.49

Now or Formerly Cacciatore  
N82°-07'-40"E  
90.15  
N83°-55'-09"E  
72.96

94.25  
S36°-16'-46"W  
184.69  
DACKARD ROAD

129.70  
S28°-57'-30"W  
ROAD To Boxborough



Plan of Land in  
STOW, MASS

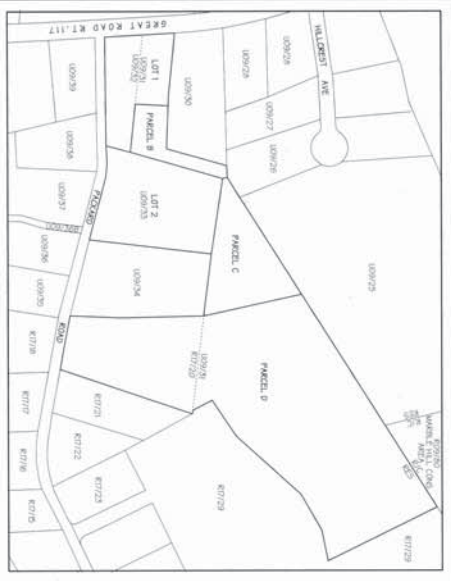
Owned by

Ethel A. Herrick

Scale 1 inch = 40 feet

August 9, 1965

Harlan E. Tuttle, Surveyor



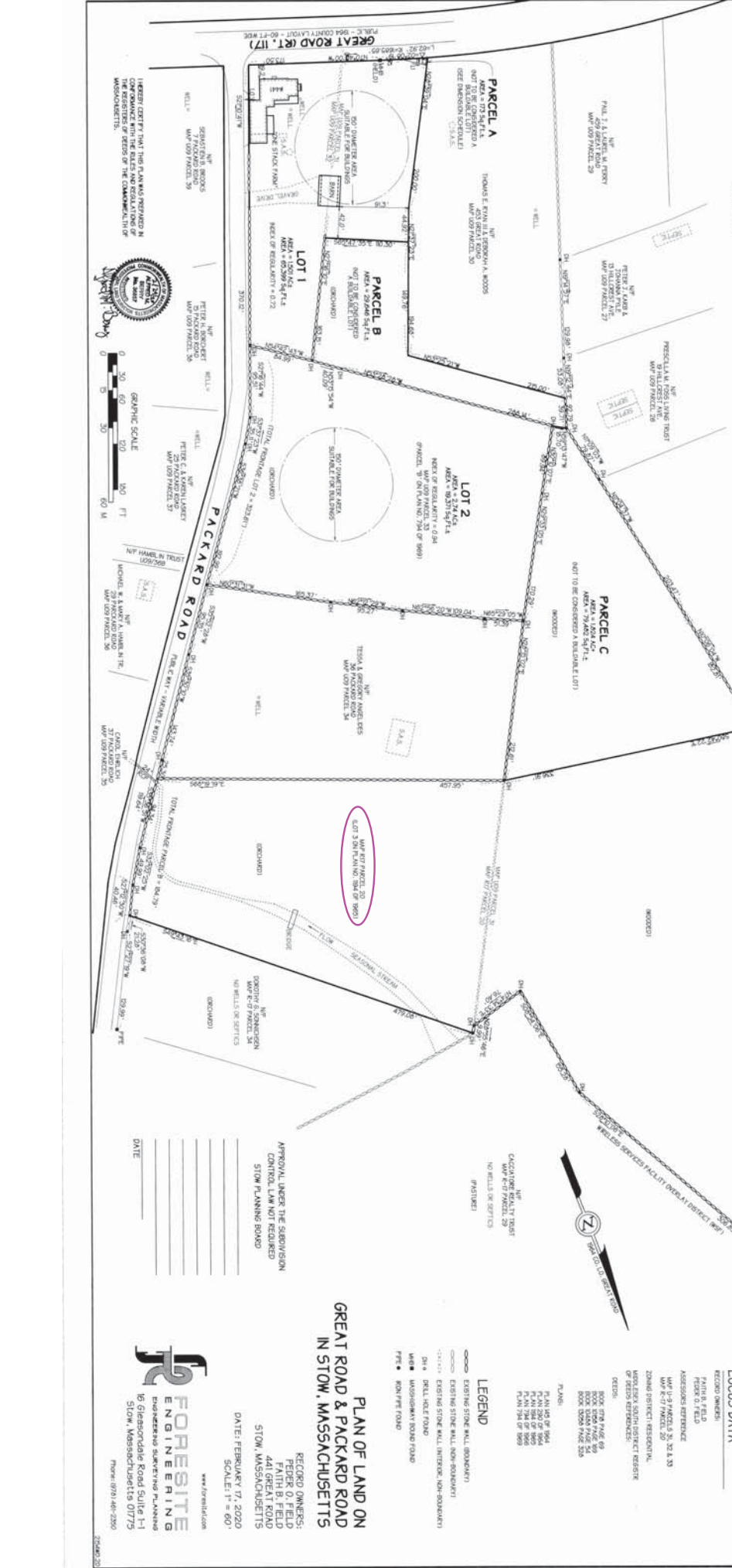
LOCUST  
SCALE 1" = 200'

**NOTES**

1. THIS PLAN IS THE RESULT OF A PLAN ON THE BOARD SUBMITTED IN NOVEMBER 2019 AND JANUARY 2020.
2. THIS PLAN IS MEANT AND INTENDED TO SUPERSEDE ALL PLANS WHICH REQUIRE THIS IMPROVEMENT.
3. NO DECISIONS OF THE ZONING BOARD OR APPEALS PERTAINING TO THE LOTS TRACTS HEREIN SHALL BE RECORDED.
4. ANY FURTHER DEVELOPMENT OR DIVISION OF LAND WHICH WILL RESULT IN THE CREATION OF A TOTAL OF SIX (6) OR MORE PARCELS ON THE PROPERTY SHOWN ON THIS PLAN SHALL REQUIRE A SPECIAL PERMIT FROM THE ZONING BOARD.
5. THE LAND COVER OF THE PROPOSED AREAS SHALL NOT BE CONSIDERED AS PART OF THIS IMPROVEMENT.
6. PLANNING BOARD APPROVEMENT OF THIS PLAN INDICATES ONLY THAT THE PLAN IS IN CONFORMANCE WITH THE ZONING BYLAW AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE BOARD IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT OR FOR THE RESULTS OF ANY ENGINEERING, SURVEYING, OR OTHER PROFESSIONAL SERVICES PROVIDED BY ANY ENGINEER, ARCHITECT, OR OTHER PROFESSIONAL SERVICE PROVIDER.
7. SEASONAL STREAM SHOWING HEREIN LOCATED BY SURVEY, LOT 1 BOUNDARY WITH LAND DETAIL NOT SHOWN.
8. THIS PLAN IS A DIVISION OF PARCELS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

**DIMENSION SCHEDULE (PARCEL A)**

- L1: NORTH 25° 34' 30" W 34.50'
- L2: NORTH 25° 34' 30" W 34.50'
- L3: NORTH 25° 34' 30" W 34.50'
- L4: SOUTH 66° 42' 00" E 29.25'
- L5: SOUTH 66° 42' 00" E 29.25'
- L6: SOUTH 66° 42' 00" E 29.25'
- L7: SOUTH 66° 42' 00" E 29.25'
- L8: SOUTH 66° 42' 00" E 29.25'
- L9: SOUTH 66° 42' 00" E 29.25'
- L10: SOUTH 66° 42' 00" E 29.25'
- L11: SOUTH 66° 42' 00" E 29.25'
- L12: SOUTH 66° 42' 00" E 29.25'
- L13: SOUTH 66° 42' 00" E 29.25'
- L14: SOUTH 66° 42' 00" E 29.25'
- L15: SOUTH 66° 42' 00" E 29.25'
- L16: SOUTH 66° 42' 00" E 29.25'
- L17: SOUTH 66° 42' 00" E 29.25'
- L18: SOUTH 66° 42' 00" E 29.25'
- L19: SOUTH 66° 42' 00" E 29.25'
- L20: SOUTH 66° 42' 00" E 29.25'
- L21: SOUTH 66° 42' 00" E 29.25'
- L22: SOUTH 66° 42' 00" E 29.25'
- L23: SOUTH 66° 42' 00" E 29.25'
- L24: SOUTH 66° 42' 00" E 29.25'
- L25: SOUTH 66° 42' 00" E 29.25'
- L26: SOUTH 66° 42' 00" E 29.25'
- L27: SOUTH 66° 42' 00" E 29.25'
- L28: SOUTH 66° 42' 00" E 29.25'
- L29: SOUTH 66° 42' 00" E 29.25'
- L30: SOUTH 66° 42' 00" E 29.25'
- L31: SOUTH 66° 42' 00" E 29.25'
- L32: SOUTH 66° 42' 00" E 29.25'
- L33: SOUTH 66° 42' 00" E 29.25'
- L34: SOUTH 66° 42' 00" E 29.25'
- L35: SOUTH 66° 42' 00" E 29.25'
- L36: SOUTH 66° 42' 00" E 29.25'
- L37: SOUTH 66° 42' 00" E 29.25'
- L38: SOUTH 66° 42' 00" E 29.25'
- L39: SOUTH 66° 42' 00" E 29.25'
- L40: SOUTH 66° 42' 00" E 29.25'
- L41: SOUTH 66° 42' 00" E 29.25'
- L42: SOUTH 66° 42' 00" E 29.25'
- L43: SOUTH 66° 42' 00" E 29.25'
- L44: SOUTH 66° 42' 00" E 29.25'
- L45: SOUTH 66° 42' 00" E 29.25'
- L46: SOUTH 66° 42' 00" E 29.25'
- L47: SOUTH 66° 42' 00" E 29.25'
- L48: SOUTH 66° 42' 00" E 29.25'
- L49: SOUTH 66° 42' 00" E 29.25'
- L50: SOUTH 66° 42' 00" E 29.25'
- L51: SOUTH 66° 42' 00" E 29.25'
- L52: SOUTH 66° 42' 00" E 29.25'
- L53: SOUTH 66° 42' 00" E 29.25'
- L54: SOUTH 66° 42' 00" E 29.25'
- L55: SOUTH 66° 42' 00" E 29.25'
- L56: SOUTH 66° 42' 00" E 29.25'
- L57: SOUTH 66° 42' 00" E 29.25'
- L58: SOUTH 66° 42' 00" E 29.25'
- L59: SOUTH 66° 42' 00" E 29.25'
- L60: SOUTH 66° 42' 00" E 29.25'
- L61: SOUTH 66° 42' 00" E 29.25'
- L62: SOUTH 66° 42' 00" E 29.25'
- L63: SOUTH 66° 42' 00" E 29.25'
- L64: SOUTH 66° 42' 00" E 29.25'
- L65: SOUTH 66° 42' 00" E 29.25'
- L66: SOUTH 66° 42' 00" E 29.25'
- L67: SOUTH 66° 42' 00" E 29.25'
- L68: SOUTH 66° 42' 00" E 29.25'
- L69: SOUTH 66° 42' 00" E 29.25'
- L70: SOUTH 66° 42' 00" E 29.25'
- L71: SOUTH 66° 42' 00" E 29.25'
- L72: SOUTH 66° 42' 00" E 29.25'
- L73: SOUTH 66° 42' 00" E 29.25'
- L74: SOUTH 66° 42' 00" E 29.25'
- L75: SOUTH 66° 42' 00" E 29.25'
- L76: SOUTH 66° 42' 00" E 29.25'
- L77: SOUTH 66° 42' 00" E 29.25'
- L78: SOUTH 66° 42' 00" E 29.25'
- L79: SOUTH 66° 42' 00" E 29.25'
- L80: SOUTH 66° 42' 00" E 29.25'
- L81: SOUTH 66° 42' 00" E 29.25'
- L82: SOUTH 66° 42' 00" E 29.25'
- L83: SOUTH 66° 42' 00" E 29.25'
- L84: SOUTH 66° 42' 00" E 29.25'
- L85: SOUTH 66° 42' 00" E 29.25'
- L86: SOUTH 66° 42' 00" E 29.25'
- L87: SOUTH 66° 42' 00" E 29.25'
- L88: SOUTH 66° 42' 00" E 29.25'
- L89: SOUTH 66° 42' 00" E 29.25'
- L90: SOUTH 66° 42' 00" E 29.25'
- L91: SOUTH 66° 42' 00" E 29.25'
- L92: SOUTH 66° 42' 00" E 29.25'
- L93: SOUTH 66° 42' 00" E 29.25'
- L94: SOUTH 66° 42' 00" E 29.25'
- L95: SOUTH 66° 42' 00" E 29.25'
- L96: SOUTH 66° 42' 00" E 29.25'
- L97: SOUTH 66° 42' 00" E 29.25'
- L98: SOUTH 66° 42' 00" E 29.25'
- L99: SOUTH 66° 42' 00" E 29.25'
- L100: SOUTH 66° 42' 00" E 29.25'



- LEGEND**
- EXISTING STONE WALL, BOUNDARY
  - EXISTING STONE WALL, NON-BOUNDARY
  - EXISTING STONE WALL, INTERIOR, NON-BOUNDARY
  - DRILL HOLE FOUND
  - MASSACHUSETTS ROAD ROAD
  - NON-PAVED ROAD

**PLAN OF LAND ON GREAT ROAD & PACKARD ROAD IN STOW, MASSACHUSETTS**

RECORDED OWNERS:  
 PETER O. FIELD  
 FAITH B. FIELD  
 441 GREAT ROAD  
 STOW, MASSACHUSETTS

DATE: FEBRUARY 17, 2020  
 SCALE: 1" = 60'



FORESITE  
 ENGINEERING  
 ENGINEERING SURVEYING PLANNING  
 15 Grassendale Road Suite 1-1  
 Stow, Massachusetts 01775  
 Phone: 978-314-61230

Madison Registry of Deeds  
 Southern District  
 Cambridge, Massachusetts  
 Plan No. 215 of 2020  
 Rec'd 2-17-20  
 2-17-20

Actual Register

**LOCUS DATA**

- RECORD NUMBER: 215 OF 2020  
 RECORD DATE: 2/17/2020  
 ASSASSON'S REFERENCE: MAP 11-3 PARCELS 31, 32, 33  
 ZONING DISTRICT: RESIDENTIAL  
 WASHINGTON SOUTH STREET REGISTER OF DEEDS REFERENCES:
- BOOK: 606 PAGE: 69  
 PLAN: 200 OF 866  
 PLAN: 200 OF 866  
 PLAN: 200 OF 866  
 PLAN: 200 OF 866

THESE CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF MASSACHUSETTS. THESE ARE THE COMMONS IN THE



PETER O. FIELD  
 441 GREAT ROAD  
 STOW, MASSACHUSETTS 01775

DATE: FEBRUARY 17, 2020  
 SCALE: 1" = 60'

GRAPHIC SCALE  
 0 30 60 90 120 150 180 210 240 270 300 330 360 390 420 450 480 510 540 570 600 FT

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

3/1/23, 1:29 PM

Huntington Homes



## Shoreham



### Specs

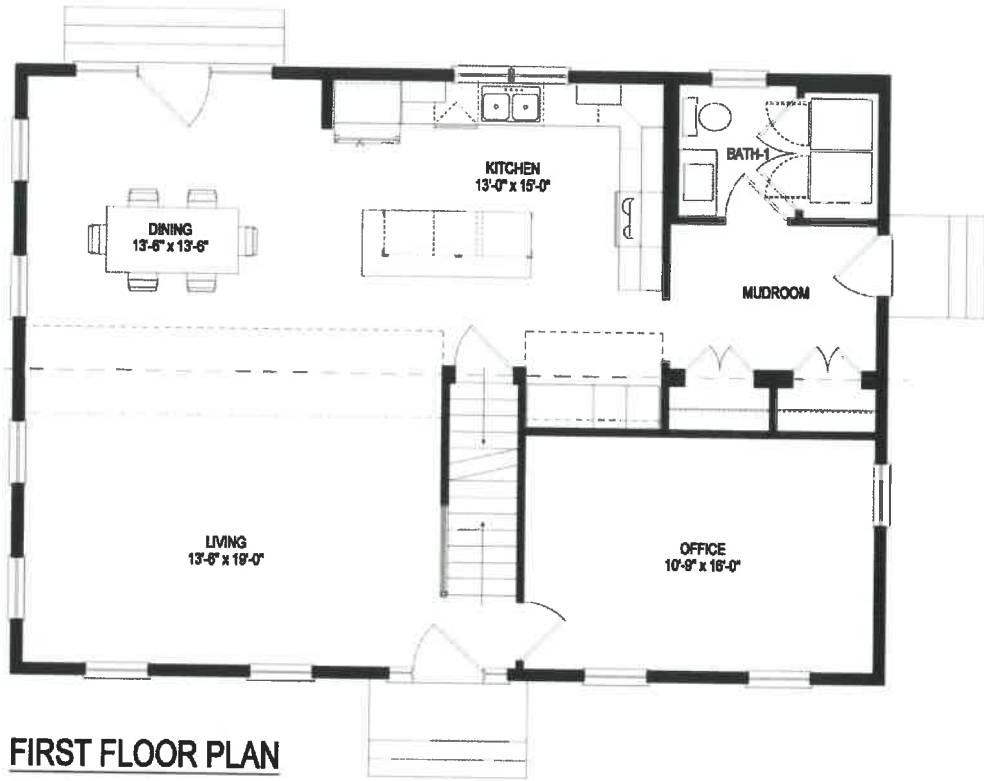
---

- Floors:
- Bedrooms: **3**
- Bathrooms: **3+**
- Sq. Feet: **2240**

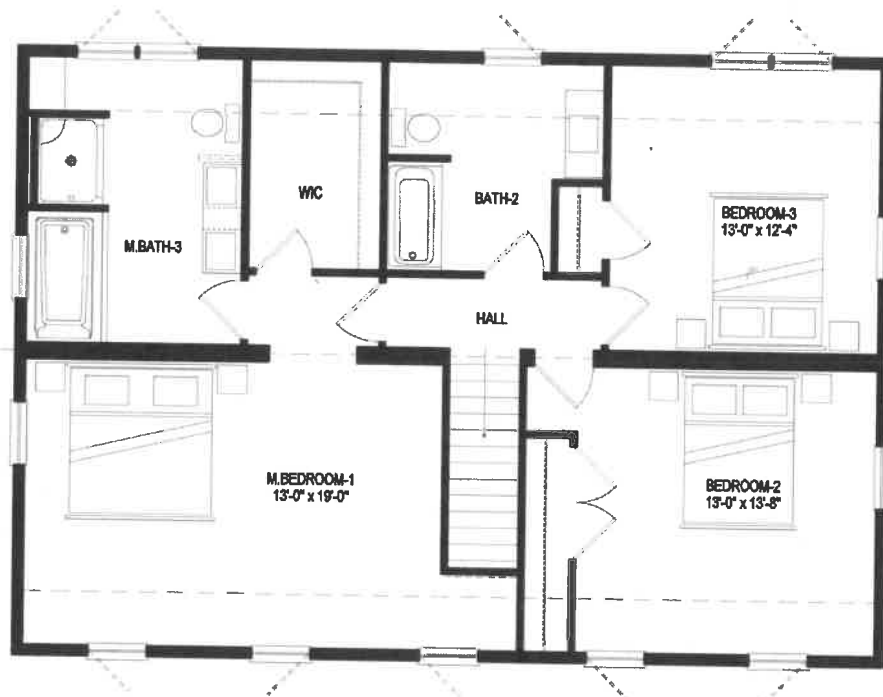




**HUNTINGTON  
HOMES** SINCE 1978



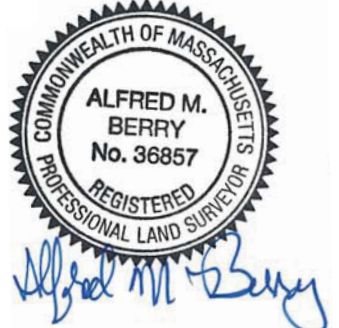
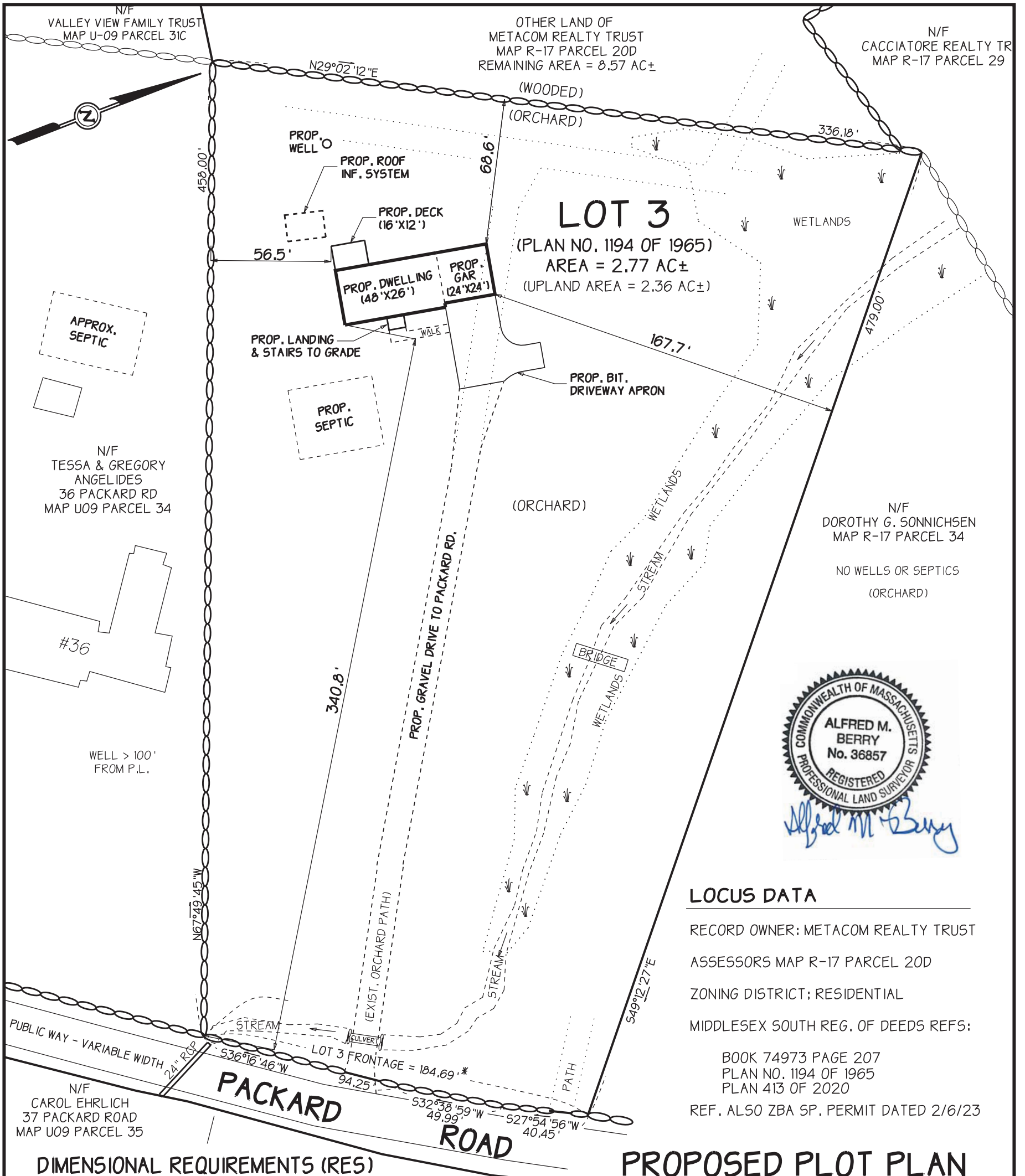
**FIRST FLOOR PLAN**  
28'x40' - 1120SF



**SECOND FLOOR PLAN**

28'x40' - 1120SF





**LOCUS DATA**

RECORD OWNER: METACOM REALTY TRUST  
 ASSESSORS MAP R-17 PARCEL 20D  
 ZONING DISTRICT: RESIDENTIAL  
 MIDDLESEX SOUTH REG. OF DEEDS REFS:  
 BOOK 74973 PAGE 207  
 PLAN NO. 1194 OF 1965  
 PLAN 413 OF 2020  
 REF. ALSO ZBA SP. PERMIT DATED 2/6/23

**PROPOSED PLOT PLAN  
 LOT 3 PACKARD ROAD  
 PART OF MAP R-17 PARCEL 20D  
 STOW, MASSACHUSETTS**

RECORD OWNER:  
 THE METACOM REALTY TRUST  
 P.O. BOX 331  
 STOW, MASSACHUSETTS 01775

DATE: AUG. 7, 2023  
 SCALE: 1"=50'

**DIMENSIONAL REQUIREMENTS (RES)**

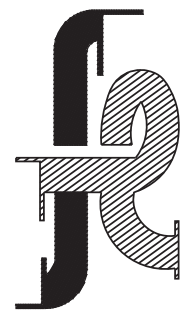
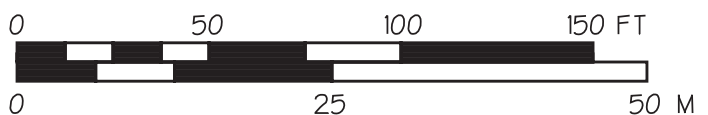
	ZONING REQ.	PROPOSED	N/F WARREN D. & ANN L. ANDERSON 41 PACKARD ROAD MAP R17 PARCEL 18
MIN. AREA:	65,340 SF	120,780 SF	
MIN. FRONTAGE:	200-FT	184.69 SF*	
MIN. OPEN SPACE:	10%	97.1%	#41
MAX. HEIGHT:	35-FT	28-FT+/-	

\*REF. ZBA SPECIAL PERMIT FOR NON-CONFORMING LOT FRONTAGE UNDER ZBL SEC. 4.1.6 DATED 2/6/23

**MIN. SETBACKS (RES)**

	REQ.	PROV.
FRONT YARD:	30-FT	340.8 FT
SIDE YARD:	25-FT	56.5 FT
REAR YARD:	40-FT	68.6 FT

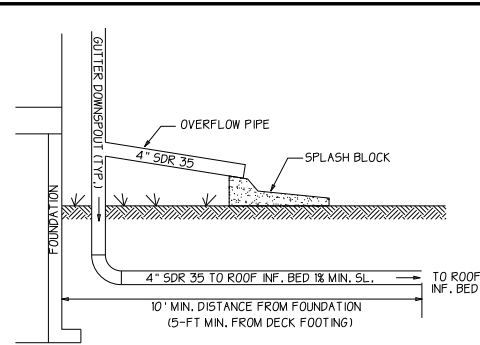
**GRAPHIC SCALE**



**FORESITE  
 ENGINEERING**

16 Gleasondale Road Suite 1-1  
 Stow, Massachusetts 01775

Phone: (978) 461-2350



TYPICAL ROOF DOWNSPOUT OVERFLOW CONNECTION  
NOT TO SCALE

CULTEC RECHARGER 330XLHD CHAMBER BED CONST. NOTES

1. CRUSHED STONE UTILIZED FOR INFILTRATION BED CONSTRUCTION SHALL BE DOUBLE WASHED.
2. IF FILTER FABRIC IS UTILIZED, IT SHALL ONLY BE PLACED OVER THE SYSTEM AND/OR ON THE SIDEWALLS AT THE SOIL STONE INTERFACE. NO FILTER FABRIC SHALL BE PLACED BENEATH THE INFILTRATION BED.
3. EXCAVATION OF THE INFILTRATION SYSTEM SHALL INCLUDE A 2'-FT MIN. HORIZONTAL EXCAVATION BEYOND THE LIMIT OF BED STONE AND A SIX INCH (6") VERTICAL OVEREXCAVATION INTO THE C-LAYER OF SOIL (SOIL LAYER BENEATH TOPSOIL AND SUBSOIL).
4. INFILTRATION BED INSPECTION PORT SHALL BE BRIGHT TO WITHIN 6" OF FINISHED GRADE.

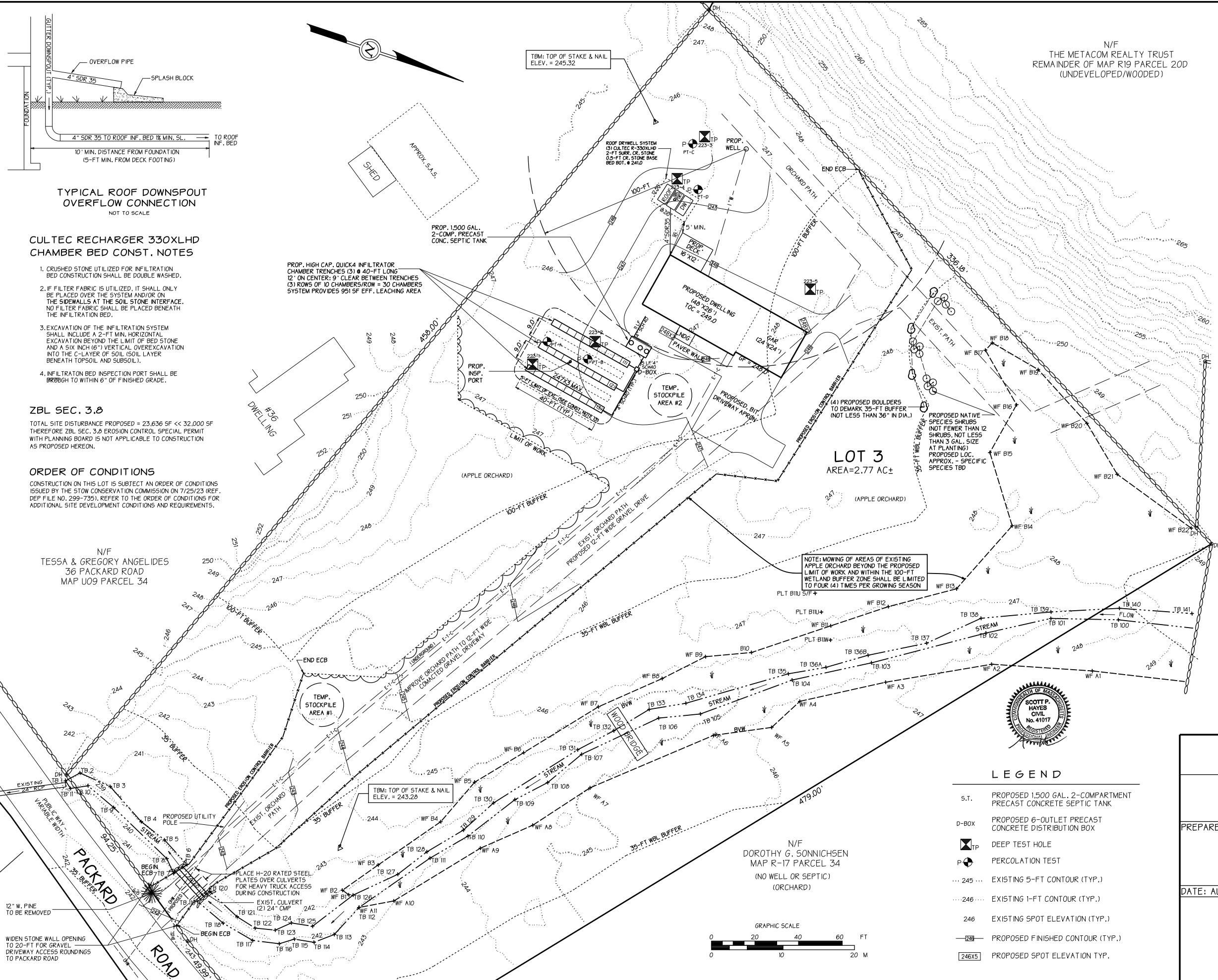
ZBL SEC. 3.8

TOTAL SITE DISTURBANCE PROPOSED = 23,636 SF << 32,000 SF THEREFORE ZBL SEC. 3.8 EROSION CONTROL SPECIAL PERMIT WITH PLANNING BOARD IS NOT APPLICABLE TO CONSTRUCTION AS PROPOSED HEREON.

ORDER OF CONDITIONS

CONSTRUCTION ON THIS LOT IS SUBJECT AN ORDER OF CONDITIONS ISSUED BY THE STOW CONSERVATION COMMISSION ON 7/23/23 (REF. DEP FILE NO. 2299-735). REFER TO THE ORDER OF CONDITIONS FOR ADDITIONAL SITE DEVELOPMENT CONDITIONS AND REQUIREMENTS.

N/F  
TESSA & GREGORY ANGELIDES  
36 PACKARD ROAD  
MAP U09 PARCEL 34



N/F  
THE METACOM REALTY TRUST  
REMAINDER OF MAP R19 PARCEL 20D  
(UNDEVELOPED/WOODED)

DEEP OBSERVATION HOLE LOGS

TEST HOLE: 223-1  
DATE: 2/10/23  
SURFACE EL.: 246.8

DEPTH	HORIZON	TEXTURE	COLOR	MOTTLING	REMARKS
0-14"	A	SL	10YR3/3	NONE	
14-30"	Bw	SL	10YR5/6	NONE	
30-60"	C1	L5	2.5Y6/3	NONE	
60-132"	C2	C5	10YR4/3	>5% # 96"	

DEPTH TO:  
BEDROCK: NONE  
STANDING WATER: 14"  
SEEPAGE: NONE  
ESTIMATED SEASONAL HIGH GROUNDWATER: 96" (236.8)

TEST HOLE: 223-2  
DATE: 2/10/23  
SURFACE EL.: 246.9

DEPTH	HORIZON	TEXTURE	COLOR	MOTTLING	REMARKS
0-12"	A	SL	10YR3/3	NONE	
12-30"	Bw	SL	10YR5/6	NONE	
30-54"	C1	L5	2.5Y6/3	NONE	
54-120"	C2	C5	10YR4/3	>5% # 96"	

DEPTH TO:  
BEDROCK: NONE  
STANDING WATER: 12"  
SEEPAGE: NONE  
ESTIMATED SEASONAL HIGH GROUNDWATER: 96" (236.9)

TEST HOLE: 223-3  
DATE: 2/10/23  
SURFACE EL.: 245.9

DEPTH	HORIZON	TEXTURE	COLOR	MOTTLING	REMARKS
0-14"	A	SL	10YR3/3	NONE	
14-30"	Bw	SL	10YR5/6	NONE	
30-92"	C1	L5	2.5Y6/3	NONE	
92-120"	C3	L5	10YR5/4	>5% # 86"	

DEPTH TO:  
BEDROCK: NONE  
STANDING WATER: 100"  
SEEPAGE: NONE  
ESTIMATED SEASONAL HIGH GROUNDWATER: 86" (236.6)

TEST HOLE: 223-4  
DATE: 2/10/23  
SURFACE EL.: 245.8

DEPTH	HORIZON	TEXTURE	COLOR	MOTTLING	REMARKS
0-12"	A	SL	10YR3/3	NONE	
12-28"	Bw	SL	10YR5/6	NONE	
28-60"	C1	L5	2.5Y5/4	NONE	
60-106"	C2	L5	10YR5/4	>5% # 86"	

DEPTH TO:  
BEDROCK: NONE  
STANDING WATER: 96"  
SEEPAGE: NONE  
ESTIMATED SEASONAL HIGH GROUNDWATER: 86" (236.5)

PERCOLATION TESTS

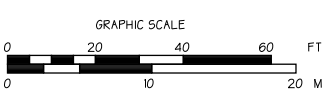
ENGINEER: SCOTT HAYES, PE SE#1030 - FORESITE ENG.  
HEALTH AGENT: KALENE GENDRON, NABH

TEST	PT-A	PT-B	PT-C	PT-D
DATE	2/10/23	2/10/23	2/10/23	2/10/23
DEPTH	76"	76"	80"	82"
RATE	<2MP1	<2MP1	<2MP1	<2MP1



LEGEND

- S.T. PROPOSED 1,500 GAL. 2-COMPARTMENT PRECAST CONCRETE SEPTIC TANK
- D-BOX PROPOSED 6-OUTLET PRECAST CONCRETE DISTRIBUTION BOX
- TP DEEP TEST HOLE
- P PERCOLATION TEST
- 245 --- EXISTING 5'-FT CONTOUR (TYP.)
- 246 --- EXISTING 1'-FT CONTOUR (TYP.)
- 246 EXISTING SPOT ELEVATION (TYP.)
- 246X5 --- PROPOSED FINISHED CONTOUR (TYP.)
- 246X5 PROPOSED SPOT ELEVATION TYP.



SITE DEVELOPMENT PLAN

**LOT 3 PACKARD ROAD**  
STOW, MASSACHUSETTS 01775  
PART OF ASSESSORS MAP R-17 PARCEL 20D

PREPARED FOR:  
**THE METACOM REALTY TRUST**  
23 HILLCREST AVE.  
STOW, MASSACHUSETTS 01775

DATE: AUGUST 7, 2023      SCALE: 1 INCH = 20 FEET

**FORESITE ENGINEERING**  
16 Gleasondale Road Suite 1-1  
Stow, Massachusetts 01775  
Phone: (978) 461-2350