

Application for Dimensional Variance

Pursuant to Zoning Bylaw Section 4.4

**252 Great Road
Stow, MA 01775**

Applicant: **Stow Elderly Housing Corporation
22 Johnston Way
Stow, MA 01775**

Record Owner: **Stow Elderly Housing Corporation
22 Johnston Way
Stow, MA 01775**

**November 14, 2022
4644-2**

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Variance Application
252 Great Road
Stow, MA

November 14, 2022
Stow Elderly Housing Corporation

1.0 Application



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.

Received and Filed with Town Clerk
Date _____
Stow Town Clerk _____

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 Stow Elderly Housing Corporation	PHONE # 978-897-4404
	EMAIL: vicki.blake@verizon.net
MAILING ADDRESS: 22 Johnston Way, Stow, MA 01775	
LOCATION AND STREET ADDRESS OF SITE 252 Great Road, Stow, MA 01775	
AREA OF SITE 3.758 Acres	FRONTAGE 75 linear feet
ZONING DISTRICT Residential	TOWN OF STOW ASSESSOR'S MAP Number(s) U-11 Parcel Number(s) 10A-A1
SOUTH MIDDLESEX REGISTRY OF DEEDS BOOK AND PAGE NO.(s): Book-80617, Page-8 or LAND COURT CERTIFICATE OF TITLE NO.(s): _____	
PROPERTY OWNER(S) NAME Stow Elderly Housing Corporation	PHONE NO. 978-897-4404 EMAIL vicki.blake@verizon.net
APPLICATION FEE MADE PAYABLE TO TOWN OF STOW	\$250.00 PLUS \$2.00 FOR EACH LISTED ABUTTER \$ _____

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 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 checked="" type="checkbox"/> Variance (Section 4.4 (Dimensional Requirements) of the Zoning Bylaw)	Required Setback – Current Zoning Bylaw		Existing Setback	Proposed Setback	Variance Requested
	Front yard	___ feet	___ feet	___ feet	___ feet
	Side Yard	___ feet	___ feet	___ feet	___ feet
	Rear Yard	___ feet	___ feet	___ feet	___ feet
	Other	To create a Lot with an Area of 20,084 square feet (45,265 square feet of relief)			

<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: November 4, 2022	
Name (print) Stow Elderly Housing Corp. (Victoria Blake, President)	Signature <i>Victoria M. Blake</i>

OWNER'S KNOWLEDGE AND CONSENT

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

Date: November 4, 2022	
Name (print) Stow Elderly Housing Corp. (Victoria Blake, President)	Signature <i>Victoria M. Blake</i>

TRUST, CORPORATION OR COMPANY KNOWLEDGE AND CONSENT

Date: November 4, 2022	
Name (print) Stow Elderly Housing Corp. (Victoria Blake, President)	Signature <i>Victoria M. Blake</i>

2.0 Project Narrative

Existing Conditions

The property is located at 252 Great Road and is shown on Assessors Map U-11, Parcel 10A-A1. It is within the Residential zoning district and contains 3.758 acres, with 75 feet of frontage. It is a lawfully pre-existing, non-conforming lot with respect to frontage, where the Zoning Bylaw requires 200 feet.

The property contains a single-family house, on-site sewage disposal system, and well. The house is located 3.4 feet from the western property line, 41.4 feet from the eastern property line, 28.8 feet from the front lot line, and more than 200 feet from the rear lot line. The house is a lawfully pre-existing, non-conforming structure with respect to the western side and front yard setback requirements, which are 25 feet and 30 feet, respectively.

Proposed Conditions

The property is part of the site of the proposed Plantation II apartments project, which has received a comprehensive permit from the Board for affordable elderly housing under Mass. General Laws Chapter 40B. Simultaneous with this application, the applicant has submitted a new Comprehensive Permit Application to the Board to consolidate the existing comprehensive permits for Plantation I and Plantation II into a single permit.

The applicant proposes to carve off the existing house, sewage disposal system, and well from the affordable housing project to separate those utilities from the water and sewage disposal systems of the affordable housing project. The applicant also proposes to carve off the existing house lot to ensure that it is not subject to any requirements of Chapter 40B applicable to the affordable housing project. The size of the single-family house lot is important, as the applicant needs to retain enough space from the single-family house lot for the new buildings and improvements and required sewage disposal system for the Plantation II Project. It does not intend to move or change any of the improvements on that lot.

The Zoning Bylaw requires a minimum lot size of 65,340 SF. The applicant requests a variance to create a lot with 20,084 SF. The lot will remain non-conforming with respect to the frontage requirement, and the house will remain non-conforming with respect to the western side yard setback, but those are existing conditions that would not be changed by the variance. The house will remain conforming with the rear setback requirement even with the variance.

Variance Criteria

As set forth in Mass. General Laws Chapter 40A and Section 4.1 of the Town of Stow Zoning Board of Appeals Application Requirements, Procedural Rules, and Application Forms for ... Variance...", the applicant must show that all of the following conditions are met:

- 1) That there are circumstances relating to the soil conditions, shape or topography

of such land or structures and especially affecting such land or structures, but not affecting generally the zoning district in which it is located.

2) That literal enforcement of the provisions of the ordinance or zoning bylaw would involve substantial hardship, financial or otherwise, to the petitioner or appellant.

3) That the desired relief may be granted without substantial detriment to the neighborhood.

4) That the desired relief may be granted without nullifying or substantially derogating from the intent and purpose of such ordinance or bylaw.

The proposed project satisfies each of these criteria as follows:

“...circumstances relating to the soil conditions, shape or topography...”

As shown on the accompanying Variance Plan, the house lot is extremely long and narrow. It is nearly 1,000 feet long, tapering to a single point. In addition to having 75 feet of frontage, it is only approximately 185 feet at its widest point. This shape is unique in the zoning district.

“...substantial hardship...”

Carving off the single-family house lot from the affordable housing site will mean that the sewage disposal system and well for the house are on the house’s lot, not the affordable housing site. That will benefit everyone by greatly simplifying the access to and maintenance obligations for those utilities, and well as the legal relationships among the owners. If the single-family house lot was not carved off from the affordable housing site, it would be subject to the Chapter 40B comprehensive permit for the Plantation II project, possibly including a regulatory agreement required by the state Department of Housing and Community Development. Such an agreement would entangle the legal relationships among the owners and could reduce the value of the single-family house lot or even prevent a potential owner of that lot from obtaining a mortgage. In addition, the applicant is relying, in part, on the income from the sale of that house and lot for the Plantation II project.

The applicant proposes to terminate the house lot 230-240 feet from Great Road (far behind the house, sewage disposal system, and well), and retain the remaining, pointed area as part of the Plantation II lot. If the requested variance is denied, the applicant will incur significant hardship. Although the single-family house lot could be configured to contain the required 65,340 square feet and leave a small part of that lot as part of the Plantation II lot, that small part would be insufficient. Without the variance, there would not be enough room on the affordable housing site for the new buildings and improvements as well as sewage disposal for Plantation II. In addition, the water systems would need to be shared between the affordable housing site and the single-family house lot. The applicant would have to significantly compromise the affordable housing project by reducing the number of units or taking other steps to squeeze the sewage disposal system entirely onto that site. Any such steps, if they are possible at all, would jeopardize the entire project.

“...without substantial detriment to the neighborhood.”

As described above, the applicant does not intend to change the existing house, septic system, or well. This application simply requests that those improvements be located on their own lot of 20,084 SF, which can then be sold. That lot will continue to be used for a single-family house, and no additional bedrooms are proposed. The variance will have no impact on the neighborhood, and certainly no substantial detriment to it.

“...without nullifying or substantially derogating from the intent and purpose of the bylaw”

The variance will positively serve the intent and purpose of the bylaw by allowing the construction of this affordable housing project with a feasible and appropriate sewage disposal system and separate water supply system. The Board has already acknowledged the public good served by this project, as well as Plantation I, by granting and modifying Comprehensive Permits for both projects.

Specifically, the variance would not derogate from the intent of the Bylaw or its purposes as stated in Section 1.2, as follows:

1. ***Protect the public health and safety and general welfare of present and future inhabitants,***

Because no change to the structure or use of the house or its utilities is proposed, the variance will not affect the public health, safety, or general welfare.

2. ***Preserve environmental resources of the Town,***

Similarly, the variance will not affect the Town’s environmental resources. That is true particularly because the septic system for the house has recently been upgraded to current Title 5 standards.

3. ***Maintain open spaces by recognizing the concern for irretrievable loss of farmland, wetlands or woodlands while respecting the rights of landowners,***

The variance will not cause any loss of open space, woodlands or wetlands.

4. ***Encourage the most appropriate use of land through a proper balance of residential, commercial and industrial designations,***

The variance will not change any use of land.

5. ***Preserve the historical and cultural characteristics of the Town,***

The variance will not affect any of the Town’s historical or cultural resources. In fact, carving off and selling the single-family house lot ensures that it will continue in the

same use and allows for preservation of the house.

6. *Achieve housing choices and a range of housing costs,*

The variance will enable the construction of Plantation II, significantly increasing affordable housing choices in Stow.

7. *To induce its citizens to remain in the community, thus providing a sense of history and continuity.*

The variance will allow the applicant to convey the property and continue its use as a single-family house.

3.0 Abutters List

Variance Application
252 Great Road
Stow, MA

November 14, 2022
Stow Elderly Housing Corporation

4.0 Record Deed/Assessors Data

25

I, DANIEL P. O'BRIEN, JR.

of ----- Stow, Middlesex----- County, Massachusetts

being unmarried, for consideration paid, and in full consideration of \$5,000.00

grants to Stow Elderly Housing Corporation, a private, non-profit organization, of 284 Red Acre Road, Stow, Middlesex County, Massachusetts with quitclaim covenants

~~the land is~~

The land situated off the southwesterly side of Great Road and being a portion of the premises shown on a plan of land in Stow, Massachusetts, surveyed for Carl A. Lund, by Horace R. Tuttle, dated March 19, 1935 and recorded with Middlesex South District Deeds, Book 7358, Page 288; and designated as "Parcel C" on the definitive subdivision plan of Plantation Apartments, Stow, Massachusetts, entitled "Stow Elderly Housing Corp. 284 Red Acre Road, Stow, Mass. Plantation Apartments. Scale 1 in. = 40 ft. Middlesex County, Stow, Mass. Present Owner: Edward N. Troisi, Surveyed in December, 1981 Richard L. McGlinchey 5 Oak Hill Road, Westford, Mass. September 16, 1982" recorded herewith, and bounded and described as follows:

Beginning at a point on the southerly side of said Great Road and land formerly of Susan E. Scott, at the westerly side of stone post, thence running S 74°50'00" E along the southerly edge of said Great Road, 27 feet to an iron pipe, said pipe being located 113 feet from the easterly side of a stone post;

Thence turning and running S 13°41'00" W by land now or formerly of Arthur Lord, 284.5 feet to an iron pipe;

Thence turning and running S 24°24'00" E by land now or formerly of said Arthur Lord, 48.5 feet to an iron pipe in the stone wall at land now or formerly of Charles E. D. Fletcher;

Thence turning and running S 75°02'45" W by land of said Charles E.D. Fletcher, 64.83 feet;

Thence turning and running N 13°41'00" E by land now of Daniel P. O'Brien, Jr., 172.44 feet, to a stone bound at a driveway;

Thence continuing N 13°41'00" E by land formerly of said Susan E. Scott, 182 feet, to the point of beginning.

Containing about 10,173 square feet of land, more or less.

Said premises are conveyed reserving to the grantor, his successors and assigns, a right of way for all purposes for which streets and ways are commonly used in the Town of Stow with the limitations that such purposes shall expressly exclude (1) travel over such right of way by vehicles weighing more than 30,000 pounds, and (2) the parking of all vehicles on said Parcel C.

SEP 28 8 21 AM '82

Property located at: 258 Great Road Stow, MA

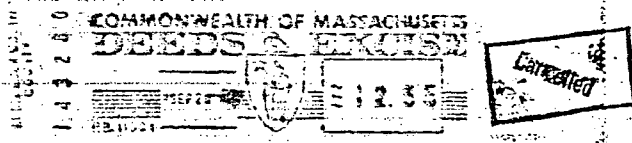
14739 P6009

RECORD BOOK

PCL C

8

BK 14739 PG 010



Witness *M. J.* hand and seal this *27th* day of *Sept* 19*82*
Daniel P. O'Brien Jr.

The Commonwealth of Massachusetts

Middlesex ss.

Sept. 27, 1982

Then personally appeared the above named *DANIEL P. O'BRIEN, JR.*

and acknowledged the foregoing instrument to be *his* free act and deed, before me

Stamz Stamz
Notary Public

My commission expires *November 5, 1987*

25

SEP 28 8 21 AM '10:15 070HE**2501

I, EDWARD N. TROISI

of 30 Roosevelt Street, Maynard, Middlesex

County, Massachusetts

~~XXXXXX~~ for consideration paid, and in full consideration of One Hundred Thousand Two Hundred (\$100,200.00) Dollars paid grants to STOW ELDERLY HOUSING CORP., a corporation organized under MCL Ch 180 and * having a usual place of business at 284 Red Acre Road, Stow, Massachusetts with quitclaim covenants

~~XXXXXX~~

[Description and encumbrances, if any]

A certain parcel of land situated off the southwesterly side of Great Road in Stow, Massachusetts, Middlesex County and bounded and described as follows:

Beginning at the northeasterly corner of the premises at an iron pipe at the end of a stone wall at the southeasterly corner of land of Daniel R. O'Brien at land of William Barrett; thence S. 6° 23' 03" E., one hundred thirteen and 99/100 (113.99) feet along the wall and land of said Barrett and land of John S. Alphin to a drill; thence S. 5° 06' 54" E., one hundred seventy and 03/100 (170.03) feet along the wall and land of said Alphin to a drill hole; thence S. 5° 17' 37" E., two hundred eighty seven and 44/100 (287.44) feet along the wall and land of said Alphin to a drill hole; thence S. 5° 13' 23" E., one hundred forty two and 91/100 (142.91) feet to a drill hole; thence S. 3° 33' 19" E., two hundred six and 74/100 (206.74) feet along a ditch and land of said Alphin to a bound in a ditch at land of the Town of Stow, thence N. 57° 49' 00" W., five hundred eighty and 08/100 (580.08) feet along centerline of said ditch and land of the Town of Stow to a point; thence S. 35° 24' 10" W., one hundred sixty (160.) feet to the centerline of the Assabet River; thence N. 57° 40' 30" W., one hundred seventy four and 23/100 (174.23) feet along the centerline of Assabet River to a point; thence N. 57° 02' 40" W., along center of Assabet River, one hundred forty seven and 78/100 (147.78) feet to a point of intersection with Potash Brook; thence N. 23° 26' 53" E., ninety five and 50/100 (95.50) feet along said Brook to a point; thence N. 18° 50' 02" E., one hundred thirty six and 30/100 (136.30) feet along said Brook to a point; thence N. 10° 14' 40" E., eighty four and 34/100 (84.34) feet along said Brook to a point; thence N. 1° 37' 10" W., one hundred twenty nine and 88/100 (129.88) feet along said Brook to a point of land of Elsie E. Wanhatalo; thence N. 66° 40' 20" E., three hundred seventy five and 10/100 (375.10) feet along land of said Wanhatalo and land of Daniel L. Hantio to a drill hole at the end of a wall; thence N. 66° 40' 20" E., seventy nine and 03/100 (79.03) feet along the wall to an iron pipe in wall at land of Daniel R. O'Brien thence S. 10° 19' 26" E., one hundred eleven (111.) feet along land of said O'Brien to a stone bound; thence N. 75° 02' 45" E., two hundred fifty two and 80/100 (252.80) feet along land of said O'Brien to the beginning.

Together with a right of way twenty seven (27) feet wide from the northeasterly corner of the premises over land of Daniel R. O'Brien to Great Road for all purposes for which streets and ways are commonly used in the Town of Stow and in common with others entitled thereto.

Said parcel containing 11.16 acres, and shown on a Survey Plan by Richard L. McGlinchey, R.L.S., dated September 16, 1982 Scale 1" = 40' recorded herewith.

Said premises are conveyed subject to a right of way described in deed of John P. Wood and Bessie Glazier dated August of 1913 recorded with Middlesex South District Registry of Deeds in Book 3816, Page 461, insofar as the same is now in force and applicable.

The premises are the same as that described in a deed to the grantor dated March 30, 1973, from Evelyn L. Priest, et al recorded with said deeds in Book 12411, Page 697.

AS
1B2

Property Address: Vacant land South of Great Road, Stow, MA

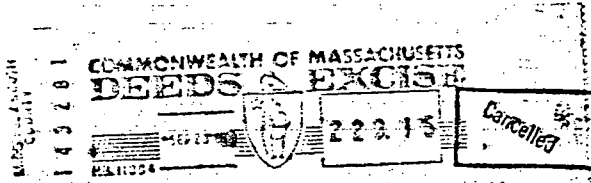
14739 07 007

9230
IN RECORD BOOK

BK 14739 PG 008

Witness my hand and seal this 23 day of September 1982

Edward N. Troisi
Edward N. Troisi



The Commonwealth of Massachusetts

Middlesex, ss.

September 23 1982

Then personally appeared the above named EDWARD N. TROISI

and acknowledged the foregoing instrument to be

his

free act and deed before me

George Volante
Notary Public, Justice of the Peace
My Commission Expires Feb 74 1987

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances

Middlesex South Registry of Deeds

Electronically Recorded Document

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Recording Information

Document Number	: 129123
Document Type	: DEED
Recorded Date	: August 23, 2022
Recorded Time	: 10:36:11 AM
Recorded Book and Page	: 80617 / 8
Number of Pages(including cover sheet)	: 5
Receipt Number	: 2845519
Recording Fee (including excise)	: \$155.00

 MASSACHUSETTS EXCISE TAX
 Southern Middlesex District ROD # 001
 Date: 08/23/2022 10:36 AM
 Ctrl# Doc# 00129123
 Fee: \$.00 Cons: \$100.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
 208 Cambridge Street
 Cambridge, MA 02141
 617-679-6300
www.middlesexsouthregistry.com

Property Address: 252 Great Road, 272 Great Road, and vacant portion of 36 Box Mill Road, Stow, Middlesex County, Massachusetts

QUITCLAIM DEED

GRANTOR: Plantation Apartments II LLC, a Massachusetts limited liability company, with an address of c/o Stow Elderly Housing Corp., 22 Johnston Way, Stow, MA 01775

GRANTEE: Stow Elderly Housing Corp., a Massachusetts nonprofit organization, with an address of 22 Johnston Way, Stow, MA 01775

CONSIDERATION: Less than \$100.

With QUITCLAIM covenants, Grantor grants to Grantee the real property commonly known as: (i) 252 Great Road, Stow, Massachusetts ("252 Great Road"), (ii) 272 Great Road, Stow, Massachusetts ("272 Great Road"), and (iii) a vacant portion of 36 Box Mill Road, Stow, Massachusetts ("36 Box Mill Road"), all as more particularly described on Exhibit A hereto, together with the benefit of all covenants, easements, restrictions, reservations and rights of way appurtenant thereto, if any, insofar as the same may be in force and applicable (the "Premises").

Grantee acknowledges that 36 Box Mill Road is subject to Massachusetts General Laws Chapter 61B. However, the transfer of 36 Box Mill Road is exempt under Chapter 61B as this deed is by a subsidiary corporation (Grantor) to a parent corporation (Grantee) for no consideration other than cancellation and surrender of capital stock of the subsidiary which does not change beneficial ownership.

This conveyance is a conveyance of all or substantially all of the assets of the Grantor located in the Commonwealth of Massachusetts and was authorized by a vote of two-thirds or more of its members entitled to vote thereon at a meeting duly called and notice provided for the purpose.

Grantor is not classified for the current taxable year as a corporation for federal income tax purposes.

[signatures on following page]

Signed under the penalties of perjury on this 15th day of August, 2022.

PLANTATION APARTMENTS II LLC,
a Massachusetts limited liability company

By: Plantation Apartments II MM LLC, a
Massachusetts limited liability
company, its managing member

By: Stow Elderly Housing Corp, a
Massachusetts nonprofit corporation, its
sole member

By: Victoria M Blake
Name: Victoria M. Blake
Title: President

COMMONWEALTH OF MASSACHUSETTS

Middlesex County, ss:

On this 15 day of August, 2022, before me, the above-named Victoria M. Blake, president of Stow Elderly Housing Corp., sole member of Plantation Apartments II MM LLC, managing member of Plantation Apartments II LLC, personally appeared proved to me by satisfactory identification, consisting of MA Licence, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as her free act and deed of Plantation Apartments II LLC.

Kimberly J Niemi
Notary Public: Kimberly J Niemi
My Commission expires: 01-01-2027

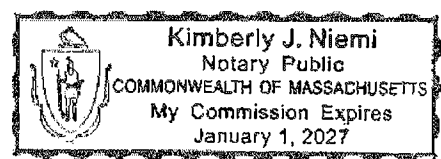


Exhibit A

Legal Descriptions

252 Great Road:

The land in Stow, Middlesex County, Massachusetts, with the buildings thereon, situated on the Southerly side of the road leading from Stow Center to Maynard, now called Great Road, as follows:

Beginning at the Northeasterly corner of the lot to be described at a steam pipe bound at said road and at land now or formerly of James W. Flint and running thence by said Flint land;

Southwesterly: one hundred and sixty-two (162) feet, to a steam pipe bound at a corner; thence by land formerly of John F. Wood.

Northerly: one hundred forty-five (145) feet to a steam pipe bound at said road; thence by said road;

Easterly: Seventy-five (75) feet to a corner first mentioned.

Containing 20 Rods more or less.

Also another certain parcel of land situated Southerly from said road from Stow Center to Maynard, now called Great Road, touching it at one point, containing two and 7/10 (2.7) acres, more or less, and bounded:

Beginning at the most northerly corner of the same at an iron pipe bound at a point on said road and at the above-described tract and running thence by the above-described tract.

South: 55 Degrees 30' West on hundred fifty-three and 5/10 (153.5) feet to land now or formerly of Lord at a pipe bound; thence by land of said Lord,

South: 25 Degrees 30' West two hundred five and 1/10 (205.1) feet to a pipe bounded at a corner, thence by land of said Lord,

North: 85 Degrees 10' West, eighty-eight (88) feet to a pipe bound at land now or formerly of Conant; thence by land of said Conant, by the wall as it now stands and the ditch,

Southerly: about eight hundred fifty (850) feet to a large maple tree at the end of the ditch; thence by land of James W. Flint,

North: 21 Degrees East, eleven hundred eighty-four (1,184) feet to the corner and bound first mentioned.

For Grantor's title, see that certain Quitclaim Deed from Linda A. Clausen to Plantation Apartments II LLC, dated July 27, 2015 and recorded in the Middlesex (South) Registry of Deeds in Book 65826, Page 96.

272 Great Road:

That certain property situated in the Town of Stow, Middlesex County, Massachusetts, comprising a vacant portion of the property owned by Grantor at 272 Great Road identified as "Parcel C" shown on that certain plan entitled "Plan of Land in Stow, Massachusetts" prepared by Dillis & Roy Civil Design Group dated August 30, 2021, Job No. 4644-2 and recorded with the Middlesex Registry of Deeds, Southern District at Plan No. 821 of Book 2021.

For Grantor's title, see that certain Quitclaim Deed from James G. MacDonald to Plantation Apartments II LLC, dated April 14, 2022 and recorded in the Middlesex (South) Registry of Deeds in Book 80128, Page 523.

36 Box Mill Road:

The land situated in Stow, Middlesex County, Massachusetts and being shown as Parcel B on a plan of land entitled "Plan of Land on Box Mill Road in Stow, Massachusetts" prepared by Foresite Engineering, dated September 23, 2013, and recorded with the Middlesex South District Registry of Deeds as Plan No. 308 of 2014.

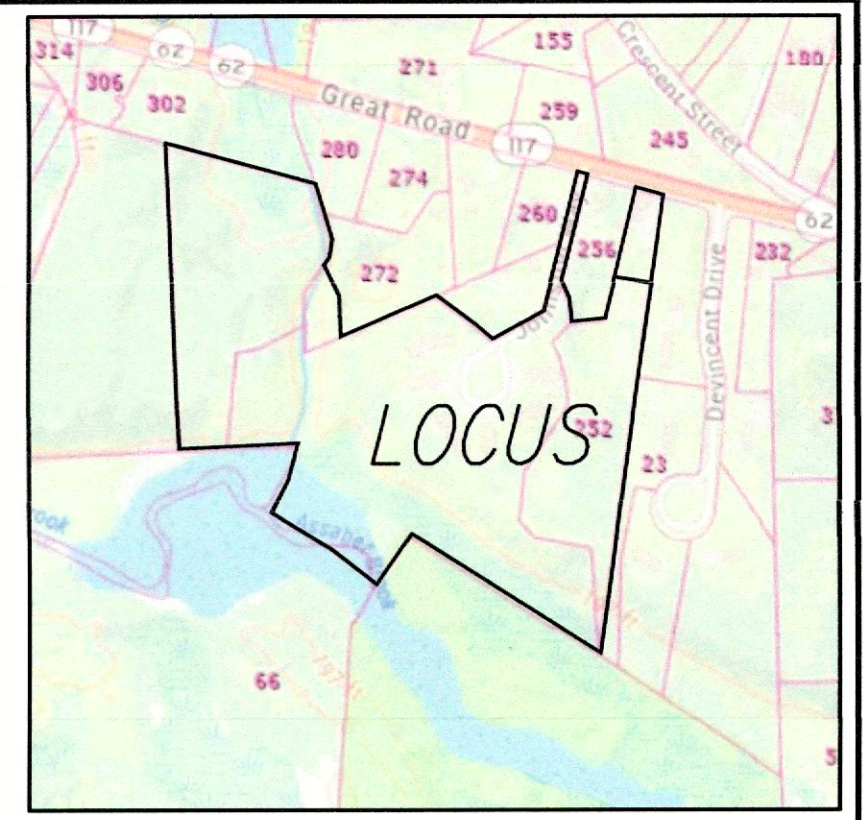
BEING a portion of the premises conveyed to the grantor by deed of Eleanor N. Derby dated November 18, 1975 and recorded in the Middlesex District Registry of Deeds in Book 12895 Page 699, by deed of Charles H. Lord dated November 13, 1998 recorded in the Middlesex District Registry of Deeds in Book 29477 Page 1; and deed of Eleanor N. Derby dated October 22, 1985, and recorded in the Middlesex District Registry of Deeds in Book 16527 Page 177.

Together with the benefit of the rights under that certain Access and Utility Easement Agreement dated November 16, 2015 and recorded in the Middlesex (South) Registry of Deeds in Book 66812, Page 53.

For Grantor's title, see that certain Quitclaim Deed from Robert F. Derby to Plantation Apartments II LLC, dated April 3, 2014 and recorded in the Middlesex (South) Registry of Deeds in Book 63503, Page 269.

5.0 Site Plan

GREAT ROAD
1928 COUNTY LAYOUT 50' WIDE



LOCUS MAP

SCALE: 1" = 500'.
THIS PLAN IS PREPARED FOR A
VARIANCE APPLICATION FOR LOT 1

ZONING INFORMATION:	RESIDENCE R/C	REQ'D.	EXIST.	PROPOSED
MIN LOT AREA	40,000 SF	NA	20,000 SF	20,000 SF
MIN LOT FRONTAGE	150 FT	75 FT	75 FT	75 FT
MIN FRONT SETBACK	100 FT	28 FT	28 FT	28 FT
MIN SIDE YARD	50 FT	3 FT	3 FT	3 FT
MIN REAR YARD	100 FT	113 FT	113 FT	113 FT

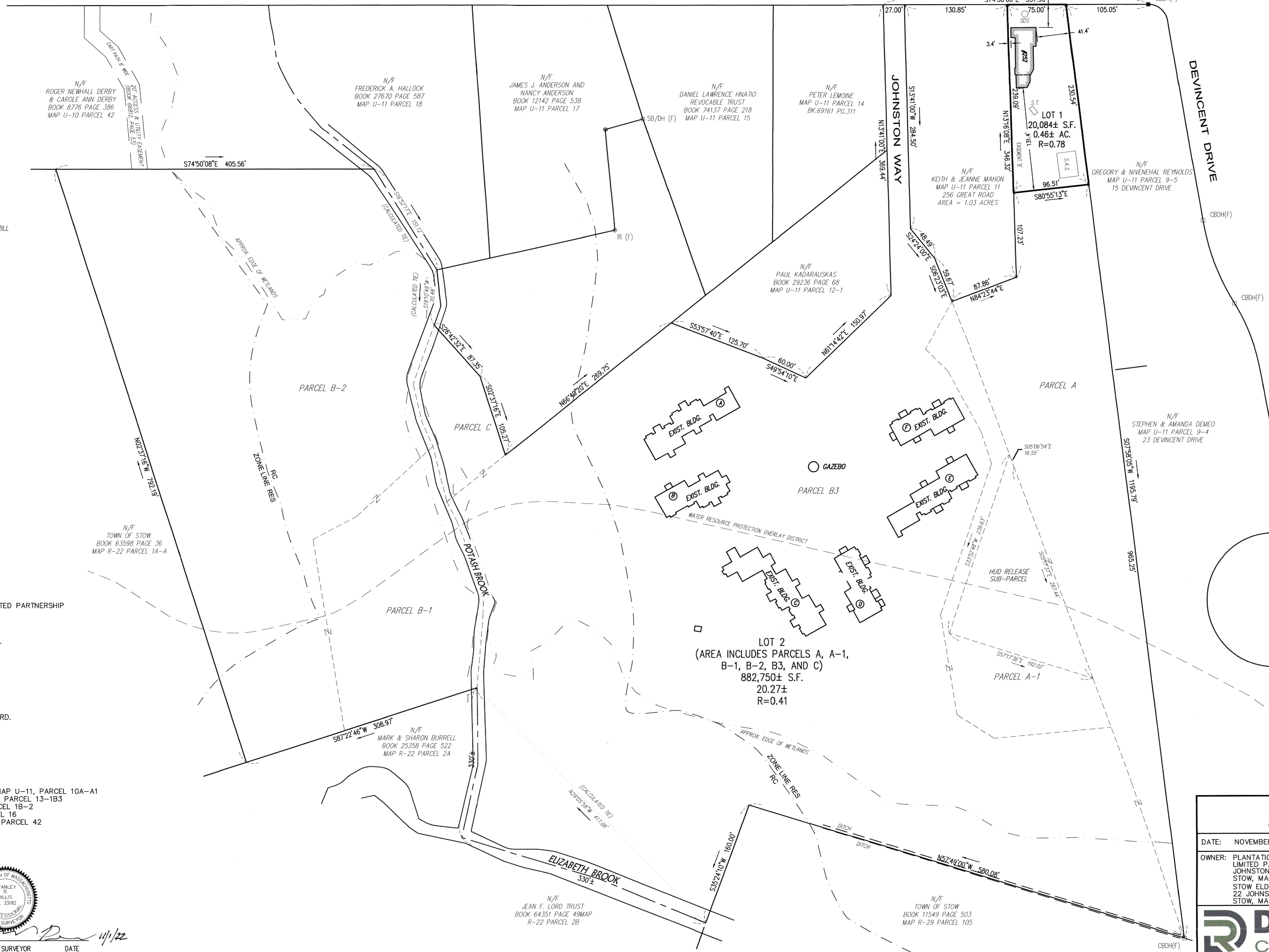
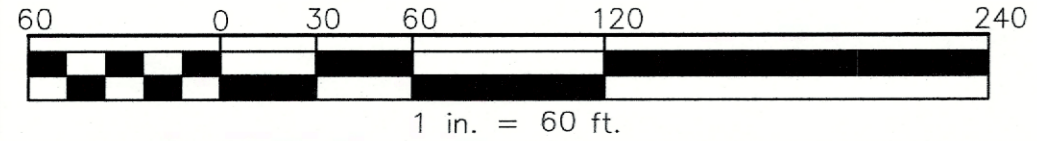
LEGEND

- IR (F) ○ IRON ROD FOUND
- CBDH(F) □ CONCRETE BOUND DRILL HOLE FOUND
- SBDH(F) □ STONE BOUND DRILL HOLE FOUND
- S.A.S. □ SEPTIC SYSTEM

RECORD OWNERS:
BUILDINGS:
PLANTATION APARTMENTS LIMITED PARTNERSHIP
JOHNSTON WAY
STOW, MA
LAND:
STOW ELDERLY HOUSING CORP.
22 JOHNSTON WAY
STOW, MA
DEED REFERENCE:
BK. 44383 PG. 35
BK. 80617 PG. 8
PLAN REFERENCES:
1928 COUNTY LAYOUT GREAT RD.
PLAN 821 OF 2021
PLAN 59 OF 2020
PLAN 308 OF 2014
PLAN 681 OF 1996
PLAN 1180 OF 1987
PLAN 930 OF 1982
ASSESSORS MAP:
PARCEL A & A1 & LOT 1: MAP U-11, PARCEL 10A-A1
PARCELS B & B1: MAP U-11, PARCEL 13-1B3
PARCEL B2: MAP R-22, PARCEL 1B-2
PARCEL C: MAP U-11, PARCEL 16
EASEMENT LAND: MAP U-10, PARCEL 42
ZONING DISTRICT:
RESIDENTIAL / RC



PROFESSIONAL LAND SURVEYOR DATE 11/1/22



VARIANCE PLAN
STOW, MASSACHUSETTS

DATE: NOVEMBER 1, 2022	SCALE: 1 in. = 60 ft.
OWNER: PLANTATION APARTMENTS LIMITED PARTNERSHIP JOHNSTON WAY STOW, MA STOW ELDERLY HOUSING CORP. 22 JOHNSTON WAY STOW, MA	JOB NO. 4644-2 DWG. NO. 4644-2-ZBA-2022

DILLIS & ROY
CIVIL DESIGN GROUP

CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS
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