

**Request for Special Permit Submitted to the Zoning
Board of Appeals of Stow. Massachusetts**

Submitted by: Eliot and Anne Quill

165 Red Acre Road

Stow, MA. 01775-1142

Submitted on May 24, 2021

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ZONING BOARD OF APPEALS
TOWN OF STOW

Karen Kelleher
Board of Appeals Secretary
kkelleher@stow-ma.gov
978-897-2784

Z.B.A MEETINGS ARE HELD THE FIRST MONDAY OF THE MONTH, EXCEPT IF DATE IS
A HOLIDAY.

SUBMITTALS ARE DUE THE MONTH PRIOR TO THE MEETING DATE.
THE FIRST MONDAY BY NOON.

CHECK LIST FOR ZONING BOARD OF APPEALS SUBMITTALS

Application: Completed with all information required, including a description or narrative of the proposed project. (Separate applications when both a Special Permit and a Variance are requested.)

List of Abutters: Request for List of Abutters must be submitted to the Assessors' Office. The application is included in this package.
The applicant is to make copies of the list of abutters provided by the Assessors office and insert it in each packet: special permit = 13 and variance = 8

Site plan prepared by engineer or land surveyor: If the application pertains to new construction or addition to an existing structure, the plan must show the location of the same with setbacks from the lot lines.

Plan/drawing of the proposed new construction with dimensions, square footage, elevations, height, etc.

Check for the fee made payable to Town of Stow:
Special Permit filing fee is \$150.00;
Variance filing fee is \$100.00;
plus \$6.00 for each abutter as listed by the Assessors.
Payment may be made with one check.

For Special Permit: Thirteen (13) complete copies of the application, abutters list, plans and supporting documents.

For Variance: Eight (8) complete copies of the application, abutters list, plans and supporting documents.

Z.B.A Application, Abutters List and Additional Information are also available on-line at: WWW.STOW-MA.GOV

**ZONING BOARD OF APPEALS
STOW, MASSACHUSETTS 01775**

APPLICATION FOR HEARING

Please follow the instructions carefully. Failure to complete the form properly or supply the required plan, properly engineered, will result in denial of the request. Submission of the form to the Board for review prior to filing is strongly recommended.

1. Nature of Relief Sought. Circle only one. If multiple relief is sought, complete a form for each item.

a. PETITION FOR VARIANCE Applicable Bylaw Section _____

b. APPLICATION FOR SPECIAL PERMIT

Applicable Bylaw Section 3.9 (Non-Conforming Uses and Structures)

c. APPEAL FROM UNFAVORABLE ACTION Specify Action

Board or Official _____ Date of Action _____

d. OTHER (Specify) _____

2. Name of Applicant: Eliot and Anne Quill
Address: 165 Red Acre Road
Stow, MA 01775-1142

3. Location of Property 165 Red Acre Road
Stow, MA

Assessors' Map R30 Parcel # 31 Area in sq.ft 25,700

Applicant is <u>Owner</u>	Tenant	Agent Attorney	Purchaser
Property Owner Name: <u>Eliot and Anne Quill</u>			
Address: <u>165 Red Acre Road, Stow, MA</u>		Telephone (home) <u>978-637-2459</u>	
		(cell) <u>978-618-3813</u>	

4. Definitive plan(s) or site plans in accordance with the accompanying instruction sheet shall be included with the application. See page 9.

5. Description of problem for which relief is sought. If a request for lot variance(s); state the variance(s) sought in actual feet.

We would like to reuse the space in our existing attached garage to create additional living space. This would require raising the roof over the garage as indicated in the plans so that we could create a loft/bedroom, a sitting room and a full bath.

The footprint of the original house would be unchanged.

Please note that the Board of Health has indicated that our existing septic system is approved for 3 bedrooms. We currently have 2 bedrooms. I have attached the email chain from the Board of Health at the end of the application.

We have been advised by the Building Department that a Special Permit would be needed because our lot is 0.6 acres.

6. Justification for Request

Our plan would keep the footprint of the original structure unchanged. However, in keeping with Stow Zoning Bylaw, we are submitting this request for a hearing to assure that we are in compliance with all of the appropriate zoning bylaws. Our goal is to assure that the project:

- Is in harmony with the purpose and intent of the Zoning Bylaw;
- will not be detrimental or injurious to abutting properties or ways, the neighborhood, community amenities or the Town of Stow;
- is appropriate for the site for which the petition is submitted and is related harmoniously to the terrain and to the use, scale and proportions of existing and proposed buildings in the immediate vicinity that have functional or visual relationship to the proposed use.

We have also confirmed with the Board of Health that the current septic system and septic site plans support a third bedroom. Please see attachments at the end of this application.

7. List of Names and Addresses of abutters and abutters of abutters within 300 feet of the property line of the petitioner, together with a copy of the Assessors' map showing the corresponding locations of those names listed.

The list of abutters supplied by the Board of Assessors is attached to this application.

I hereby certify that I have read and complied with the instructions accompanying this application and request a hearing before the Board of Appeals.

Signature of applicant or representative Eivor Quill

Address 165 Red Acre Road
Stow, MA 01775-1142

Telephone: 978-637-2459 (Home)
978-618-3813 (Cell)

Failure to provide all of the information and documentation as required by the Stow Board of Appeals rules, regulations and instructions for filing an application for special permit or a petition for variance may very well result in the automatic denial by the Board after opening the public hearing.

Read and understood: Eivor Quill

Signature of Applicant/Petitioner.



Town of Stow
BOARD OF ASSESSORS

380 Great Road
Stow, Massachusetts 01775-1122
(978) 897-4597
Email: Assessors2@Stow-MA.gov

REQUEST FOR CERTIFIED ABUTTERS' LIST

Date of Request: May 11, 2021
Property Owner: Eliot & Anne Quill
Property Location: 165 Red Acre Road, Stow, MA 01775
Parcel ID: (Map & Lot): R30 #31
Requesting Board: Board of Appeals

Requestor Information:

Name: Eliot Quill
Mailing Address: 165 Red Acre Rd, Stow, MA.
Email address: esquill@gmail.com
Phone Number: 978-637-2459 (home) 978-618-3813

FEE: \$20.00 for first 20 abutters or less:
PLUS: \$1.00 per abutter above 20 entries and \$2.00 per sheet of labels.

Assessors' Office Use Only:

Deposit: \$ _____ Cash Check (check # _____)
Add'l Fee: \$ _____ Cash Check (check # _____)

The Board of Assessors has 10 business days to provide all Certified Lists of Abutters.
The list is valid for 90 days from the date of Certification.
Applications submitted without all necessary information may be returned for completion.

11/2020

POLIN MARK P
148 RED ACRE ROAD
STOW, MA 01775

SOKOL, ETHAN
154 RED ACRE RD
STOW, MA 01775

TERELLA CHRISTOPHER JOHN
160 RED ACRE RD
STOW, MA 01775

LOUGHLIN, SHAUN
166 RED ACRE RD
STOW, MA 01775

LANDOIL REALTY TRUST
PO BOX 239
MAYNARD, MA 01754

QUILL ELIOT S
165 RED ACRE RD
STOW, MA 01775

KELLY, DAVID
147 RED ACRE ROAD
STOW, MA 01775

STOW MUNICIPAL AFFORDABLE
HOUSING TR
380 GREAT ROAD
STOW, MA 01775

BRAUDIS MARK R
153 RED ACRE RD
STOW, MA 01775

MORAT CATHERINE A
159 RED ACRE RD
STOW, MA 01775

MUNROE ANTHONY B
183 RED ACRE RD
STOW, MA 01775

LYNCH WILLIAM
172 RED ACRE RD
STOW, MA 01775

STARK, JEREMY
178 RED ACRE RD
STOW, MA 01775

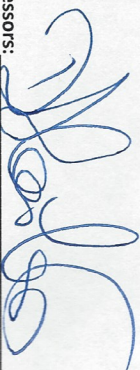


ABUTTERS LIST
165 Red Acre Rd
MAP R30 PARCELS 31

MAP/PARCEL	PROPERTY LOCATION	OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	DEED BOOK	DEED PAGE
00R-30 000026	148 RED ACRE RD	POLIN MARK P		148 RED ACRE ROAD	STOW	MA	01775	31777	58
00R-30 000027	154 RED ACRE RD	SOKOL, ETHAN		154 RED ACRE RD	STOW	MA	01775	76692	305
00R-30 000028	160 RED ACRE RD	TERELLA CHRISTOPHER JOHN		160 RED ACRE RD	STOW	MA	01775	63954	188
00R-30 000029	166 RED ACRE RD	LOUGHLIN, SHAUN		166 RED ACRE RD	STOW	MA	01775	77541	201
00R-30 000030	171 RED ACRE RD	LANDOIL REALTY TRUST		PO BOX 239	MAVNARD	MA	01754	63848	115
00R-30 000031	165 RED ACRE RD	QUILL ELIOT S		165 RED ACRE RD	STOW	MA	01775	60241	270
00R-30 000033	147 RED ACRE RD	KELLY, DAVID		147 RED ACRE ROAD	STOW	MA	01775	76824	209
00R-30 000036	144 RED ACRE RD	STOW MUNICIPAL AFFORDABLE HOUSING TR		380 GREAT ROAD	STOW	MA	01775	71090	375
00R-30 032-1A	153 RED ACRE RD	BRAUDIS MARK R		153 RED ACRE RD	STOW	MA	01775	49639	1
00R-30 032-2A	159 RED ACRE RD	MORAT CATHERINE A		159 RED ACRE RD	STOW	MA	01775	28606	50
00R-31 000054	183 RED ACRE RD	MUNROE ANTHONY B		183 RED ACRE RD	STOW	MA	01775	17643	140
00R-31 000055	172 RED ACRE RD	LYNCH WILLIAM		172 RED ACRE RD	STOW	MA	01775	37483	231
00R-31 0055-2	178 RED ACRE RD	STARK, JEREMY		178 RED ACRE RD	STOW	MA	01775	77734	279

181

Certified by the Stow Board of Assessors:



Stuart Carter, MAA

Date Certified or Re-Certified:

5/12/21

Ft:

300

TIES

SEPTIC TANK INLET

A-C 30.0'
B-C 30.0'

PUMP CHAMBER MH

A-D 30.7'
B-D 44.0'

D-BOX

A-E 47.7'
B-E 35.3'

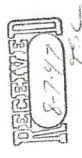
I, MARK T. DONOHUE, (PE #27148), HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THAT BASED ON VISUAL OBSERVATIONS, THE SUBSURFACE SEWAGE DISPOSAL SYSTEM SHOWN ON THIS AS-BUILT PLAN WAS INSTALLED WITHIN ACCEPTABLE CONSTRUCTION TOLERANCES OF THE REQUIREMENTS OF THE DESIGN PLAN AND THOSE OF TITLE 5 AND THE MORE RESTRICTIVE REGULATIONS OF THE STOW BOARD OF HEALTH (UNLESS OTHERWISE LISTED).

OBSERVATION OF CONSTRUCTION WAS NOT PROVIDED.

[Signature]
MARK T. DONOHUE, PE 27148
8/6/97
DATE



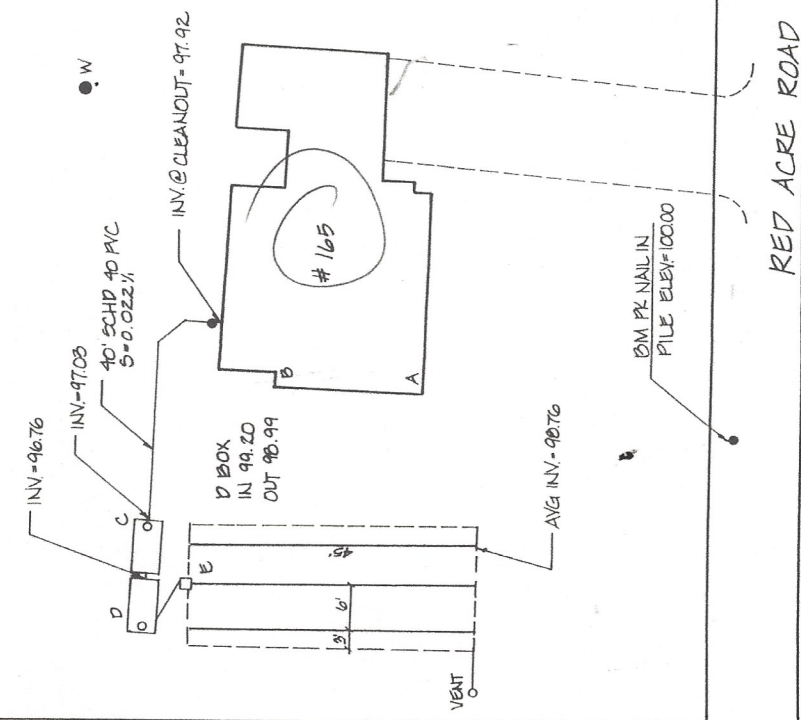
NOTE: PUMPS NOT CONNECTED TO ELECTRICAL SYSTEM



AS-BUILT
SEWAGE DISPOSAL SYSTEM

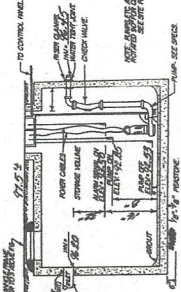
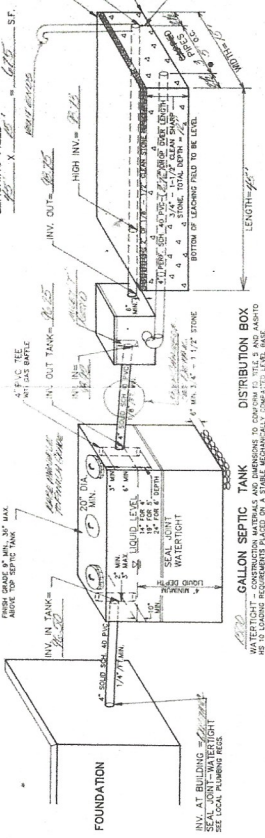
165 RED ACRE ROAD, STOW

ACTON SURVEY & ENGINEERING —
277 CENTRAL ST P.O. BOX 666 —
ACTON, MA 01720 (508)263-3666



LEGEND

- 200' - EXISTING OUTDOOR
- - - - - 100' - EXISTING
- PERFORATION TEST HOLE
- - - - - OBSERVATION TEST HOLE
- WATER LINE
- - - - - EDGE OF NE LANDS



Pump Chamber Detail (water tight)
 100% RADIUM, (water tight)

1. The pump chamber shall be constructed of 12" concrete with a minimum thickness of 4" for the walls and 2" for the floor. The floor shall be finished with a smooth, non-slip surface.

2. The pump chamber shall be equipped with a float valve to maintain a minimum water level of 12" above the pump.

3. The pump chamber shall be equipped with a vent pipe extending to the roofline.

4. The pump chamber shall be equipped with a cleanout access.

5. The pump chamber shall be equipped with a 2" diameter pipe to the distribution box.

6. The pump chamber shall be equipped with a 2" diameter pipe to the leaching field.

7. The pump chamber shall be equipped with a 2" diameter pipe to the I/I tank.

8. The pump chamber shall be equipped with a 2" diameter pipe to the septic tank.

9. The pump chamber shall be equipped with a 2" diameter pipe to the sewer line.

10. The pump chamber shall be equipped with a 2" diameter pipe to the storm sewer.

DEEP OBSERVATION HOLE LOG

DEPTH (ft)	DESCRIPTION
0-5	Gravelly sand
5-10	Gravelly sand
10-15	Gravelly sand
15-20	Gravelly sand
20-25	Gravelly sand
25-30	Gravelly sand
30-35	Gravelly sand
35-40	Gravelly sand
40-45	Gravelly sand
45-50	Gravelly sand
50-55	Gravelly sand
55-60	Gravelly sand
60-65	Gravelly sand
65-70	Gravelly sand
70-75	Gravelly sand
75-80	Gravelly sand
80-85	Gravelly sand
85-90	Gravelly sand
90-95	Gravelly sand
95-100	Gravelly sand

DEEP OBSERVATION HOLE LOG

From Market Street to Highway 101, Northbound, Stationing 10+00 to 10+50. The log shows a consistent layer of gravelly sand throughout the depth of the hole, indicating good drainage conditions.

SCHEDULE OF ELEVATIONS - AS-BUILT

ITEM	AS-BUILT ELEVATION	PROPOSED ELEVATION
TOP CONCRETE FOUNDATION	211.28	211.28
TOP OF SEPTIC TANK	211.18	211.18
TOP OF DISTRIBUTION BOX	211.08	211.08
TOP OF I/I TANK	210.98	210.98
TOP OF LEACHING FIELD	210.88	210.88
TOP OF SEWER LINE	210.78	210.78
TOP OF STORM SEWER	210.68	210.68
MIN. GROUNDWATER OFFSET REQUIRED	210.58	210.58
MIN. GROUNDWATER OFFSET UTILIZED	210.48	210.48

DESIGN CRITERIA - CHANGE CONCRETE - NOT PERMITTED

PERC TESTS - PERFORMED BY [Name] DATE [Date]

FIG. # - RATE OF INFILTRATION (GAL. MIN. PER SQ. FT. AT 20" HEAD) - [Value]

ELEVATION - [Value]

DEPTH - [Value]

DATE - [Date]

FLOW - BEREDIUMS AT [Value] (300 GPD MIN.) - (300 GPD MIN.)

SEPTIC TANK REQUIRED - [Value] (GAL. MIN.) - (300 GPD MIN.)

LEACHING AREA PROVIDED - [Value] (SQ. FT.)

1. BASE AREA REQUIRED - [Value]

2. BOTTOM AREA PROVIDED - [Value]

3. TOTAL GPD PROVIDED - [Value]



Vented End Detail



FOR LOT - [Address] STREET - [Address] PARCEL - [Address]

ASSESSOR'S MAP - [Address]

TOWN - [Address] DESIGNED FOR - [Address]

SCALE: 1" = 50'

DATE: [Date]

BY: [Name]

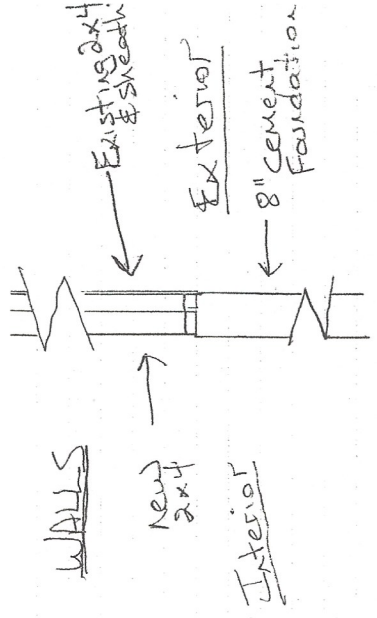
REVISIONS

DAVID E. ROSS ASSOCIATES, INC.
 CIVIL ENGINEERS, LAND SURVEYORS, ENVIRONMENTAL CONSULTANTS
 111 FORTY-NINTH ROAD, BOX 100, WEST RIVER, MASSACHUSETTS
 02072-1000 FAX 978-772-1238
 508-772-6232 358-1085 488-5818 FAX 978-772-1238

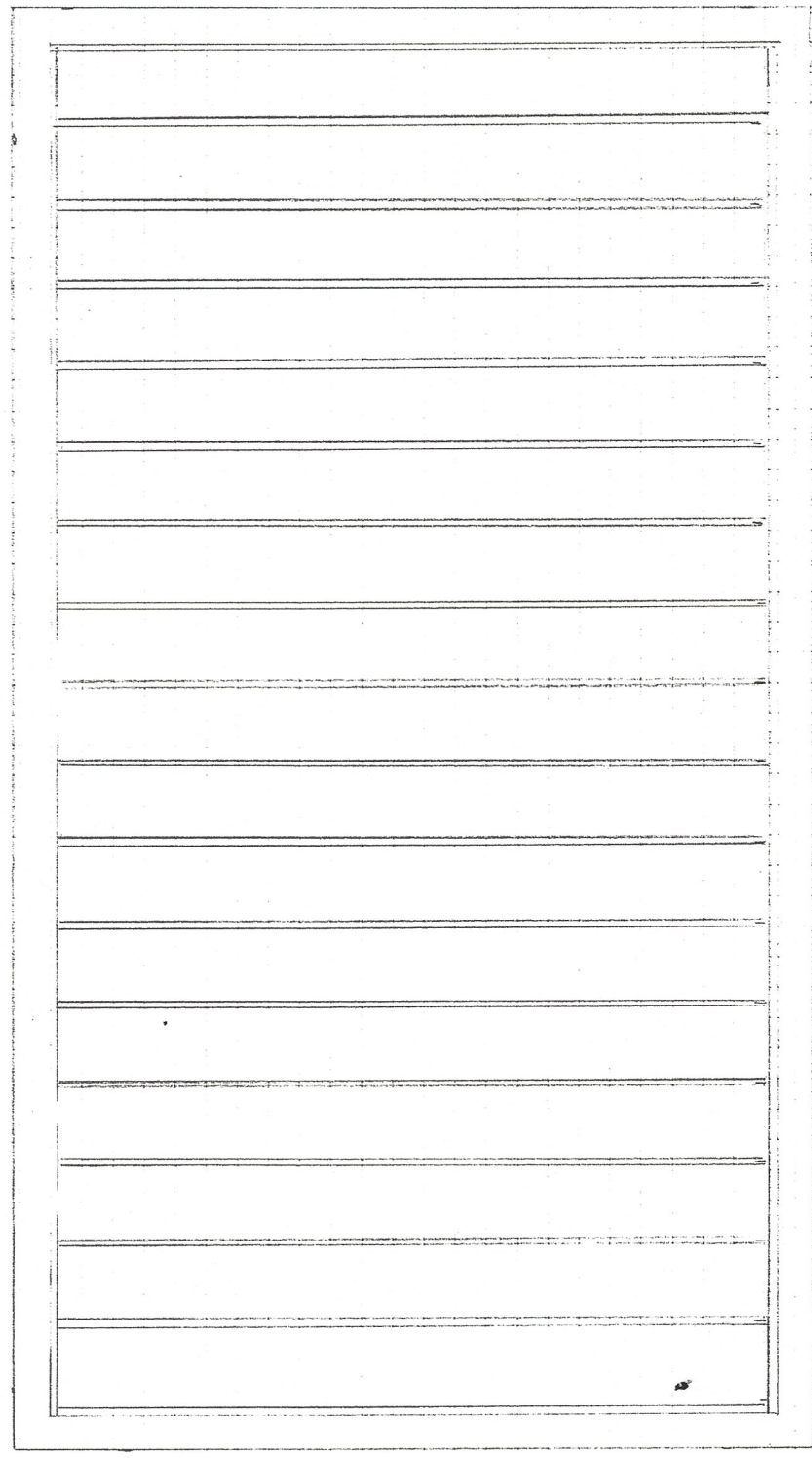
JOB NO. 777 SHEET 071 PLAN NO. L-1928

168 RED ACRE RD
STOW, MA

FLOOR
2x8 BT
+ 3/4" subfloor
R25 INSULATION



WALLS
R21 INSULATION

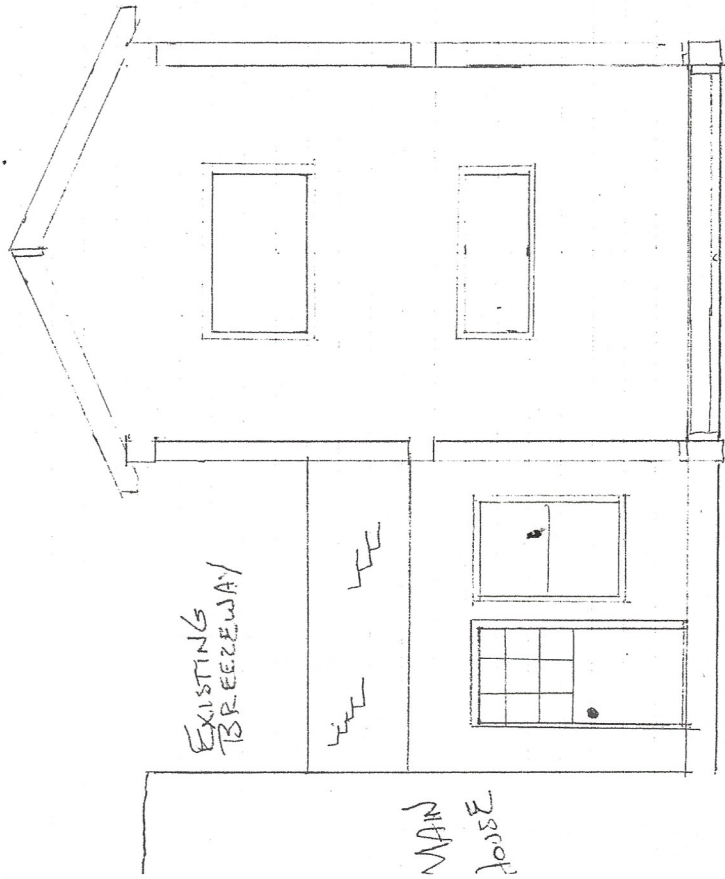


165 RED ACRE RD
STOW, MA

NORTH
ELEVATION
1/4" = 1'

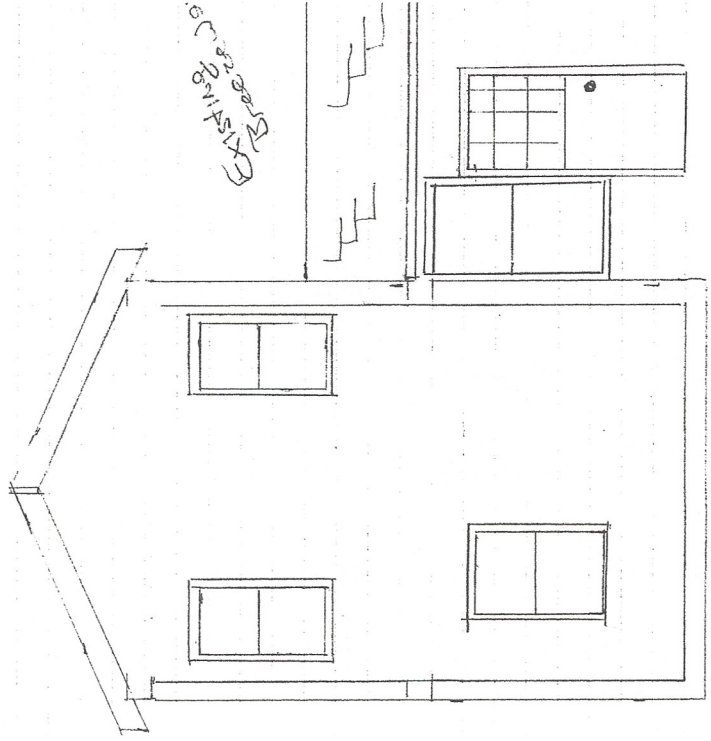
Roof 

2x10 Rafters
2x12 Ridge
5/8 Sheathing



ATTIC INSULATION
R49

SOUTH
ELEVATION
1/4" = 1'



SCALE 1/4" = 1'

SCALE 1/4" = 1'

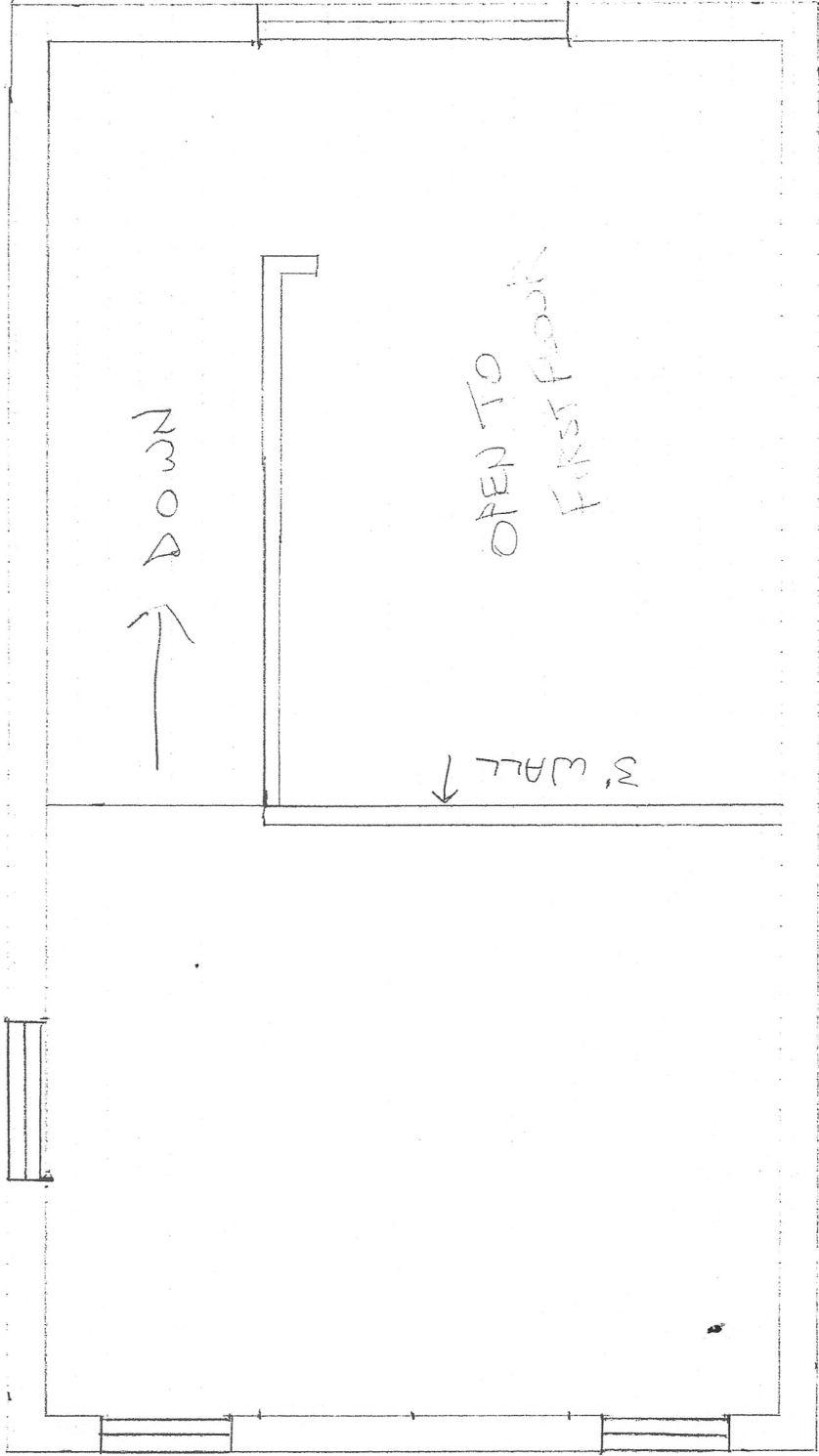
165 RED ACRE RD
STOW, MA

2nd Floor
LOFT

ANDERSEN
TW 26310
31 7/8 x 48 7/8

ANDERSEN
TW 20310
28 5/8 x 47 7/8

ANDERSEN
TW 20310
25 7/8 x 47 7/8



BRUNE
ANDERSEN
PICTURE
P 5030
59 7/8 x 35 1/2

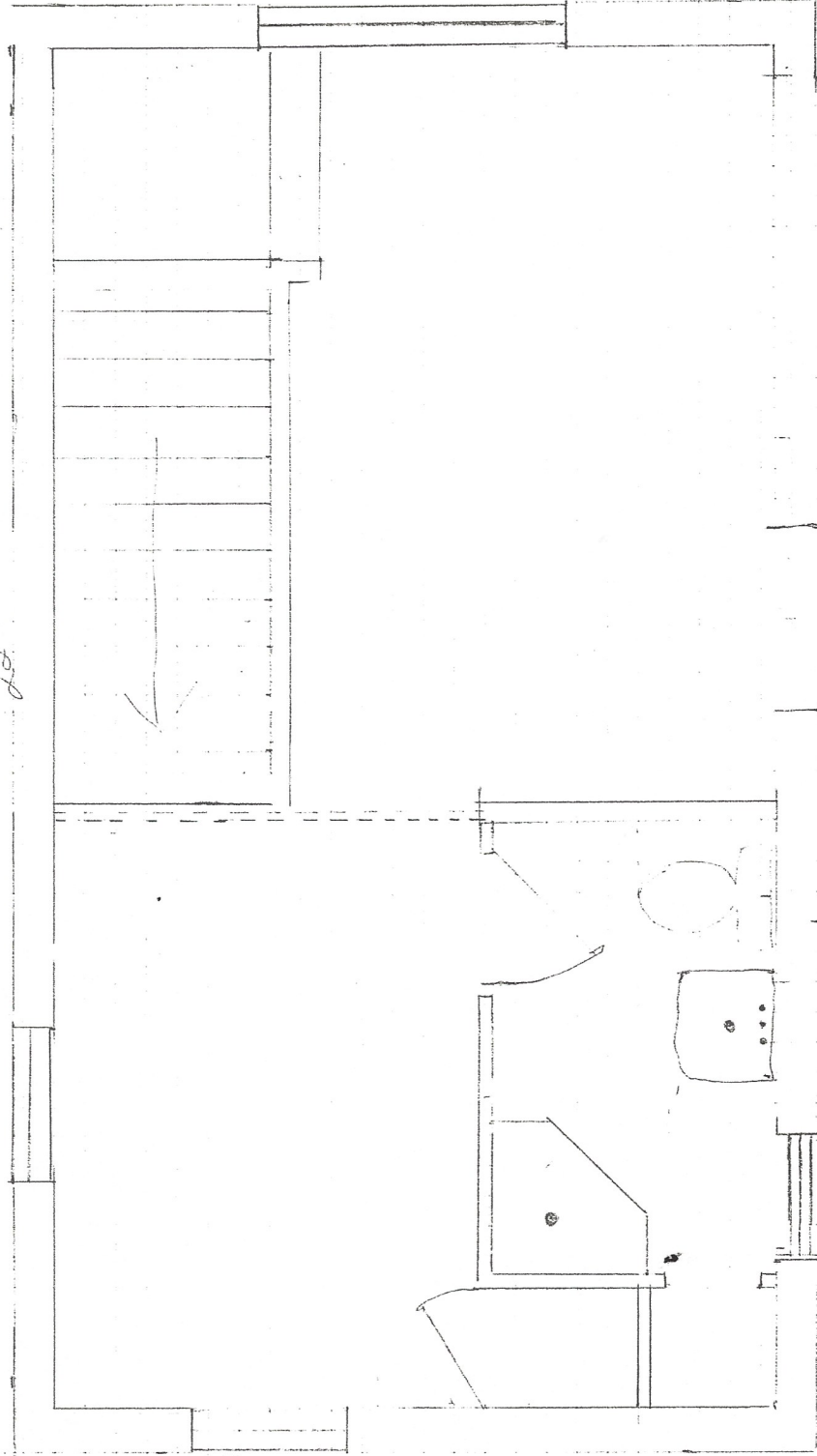
165 RED ACRE RD
STOW, MA

ANDERSEN

Area 10' x 8' 1/2"
Cut

FIRST FLOOR
1/2" = 1'

22' 5/2"



SCALE 1/2" = 1'

EXISTING 3'0 x 6'8 door

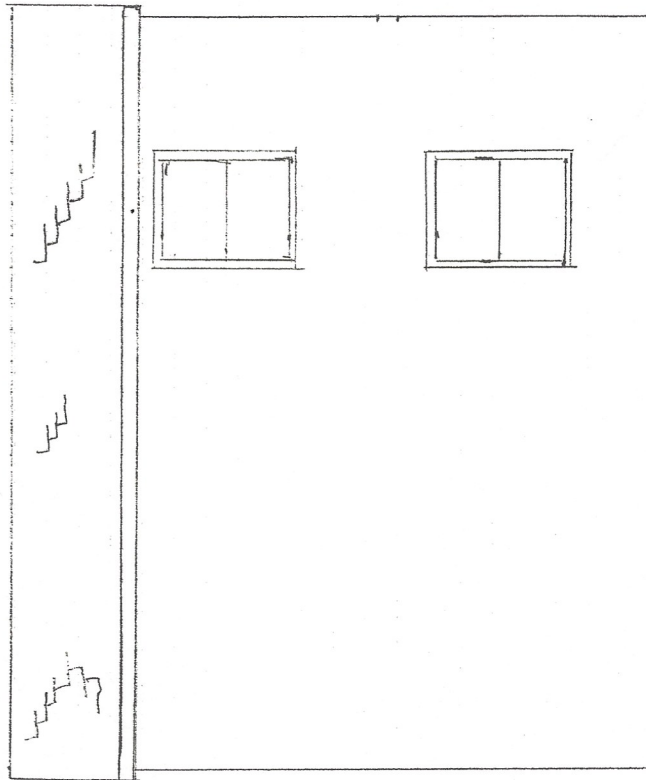
25' 8" w x
TW20210 36' 1/8
ANDERSEN

ANDERSEN
57' 1/2 x 24' 1/8
1.51

ANDERSEN
TW20210
31' 5/8 x 49' 1/8
-41-

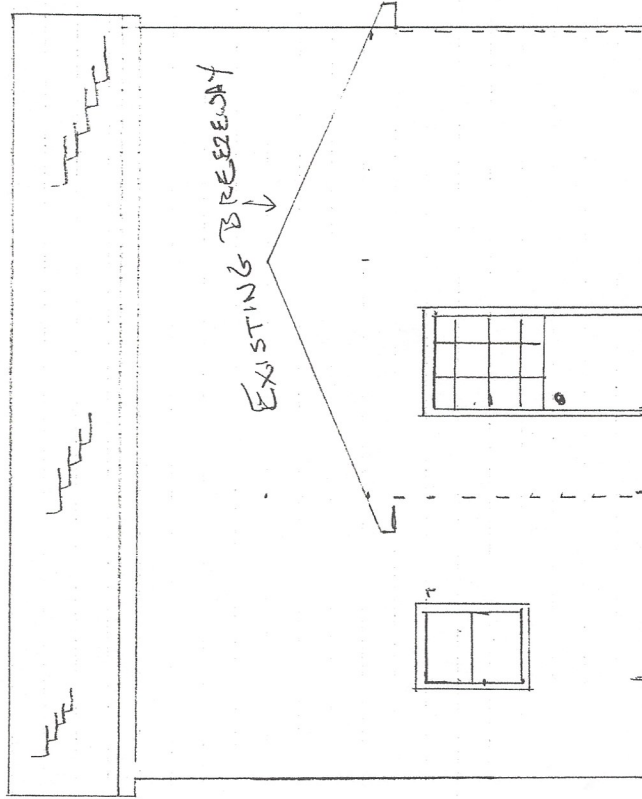
165 RED ACRE RD
STOW, MA

EAST
ELEVATION



SCALE 1/4" = 1'

WEST ELEVATION



SCALE 1/4" = 1'



Eliot Quill <esquill@gmail.com>

Question on the Septic System at 165 Red Acre Road, Stow

Eliot Quill <esquill@gmail.com>

Wed, Mar 10, 2021 at 1:52 PM

To: Kalene Gendron <KGarbarz@nashoba.org>, Anne Quill <annequill@gmail.com>

Cc: "Cyndie Colosi (health@stow-ma.gov)" <health@stow-ma.gov>

Kalene

Many thanks for your assistance. Very much appreciated.

Best, Eliot Quill

On Wed, Mar 10, 2021 at 1:13 PM Kalene Gendron <KGarbarz@nashoba.org> wrote:

Hi Mr. Quill, I am behind in my emails. I am in receipt of your email below and I can endorse your Building Clearance Form. The local bylaw does NOT apply to you, as previously determined. I am now able to sign off on your proposal as planned.

Again, I apologize for the delays.

[Quoted text hidden]

-16-



Eliot Quill <esquill@gmail.com>

Question on the Septic System at 165 Red Acre Road, Stow

Kalene Gendron <KGarbarz@nashoba.org>
To: "esquill@gmail.com" <esquill@gmail.com>
Cc: "Cyndie Colosi (health@stow-ma.gov)" <health@stow-ma.gov>

Mon, Mar 8, 2021 at 9:49 AM

Hi Mr. & Mrs. Quill, pending a final review, I can render a decision tomorrow. It appears as though your septic may permit the addition of this addition bedroom however, the caveat with that Local Bylaw is there is language which stipulates, "addition of square footage..."

I will touch base tomorrow, and hopefully wrap this up. Thank you.

Regards,

Kalene M. Gendron, R.S., (978) 772-3335 Ext. 0
District Sanitarian, Nashoba Assoc. Boards of Health

From: health <health@stow-ma.gov>
Sent: Wednesday, March 3, 2021 2:05 PM
To: Kalene Gendron <KGarbarz@nashoba.org>
Subject: Fw: Question on the Septic System at 165 Red Acre Road, Stow

Hi Kalene,

Can you advise on Mr. Quill's question?

Thank you,
Cyndie

Cyndie Colosi

Office Administrator
Stow Board of Health

-17-



Eliot Quill <esquill@gmail.com>

Question on the Septic System at 165 Red Acre Road, Stow

Eliot Quill <esquill@gmail.com>
To: Kalene Gendron <KGarbarz@nashoba.org>

Mon, Mar 8, 2021 at 4:20 PM

Hi Kalene,

As a clarification, we would not be adding any overall square footage to the existing footprint as we would be converting our existing garage to additional living space.

Thank you for your consideration.,

[Quoted text hidden]

-18-