



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

Received and Filed with Town Clerk
8/18/2021
Date
<i>Laura H. Kelly</i>
Stow Town Clerk

AUG 18 2021

TOWN CLERK
STOW, MA

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 <i>ARNIS MANGOLDS</i> <i>VIRGINIA MANGOLD</i>	PHONE # <i>978-257-4820</i>
	EMAIL: <i>amangold@c-z-inc.com</i>
MAILING ADDRESS: LOCATION AND STREET ADDRESS OF SITE	
AREA OF SITE <i>.938</i> sq. ft./acres	FRONTAGE <i>176.67</i> linear feet
ZONING DISTRICT <i>Residential</i>	TOWN OF STOW ASSESSOR'S MAP Number(s) <i>E-6</i> Parcel Number(s) <i>32</i>
SOUTH MIDDLESEX REGISTRY OF DEEDS BOOK AND PAGE NO.(s): <i>Book 18171</i> or LAND COURT CERTIFICATE OF TITLE NO.(s): <i>Page 227</i>	
PROPERTY OWNER(S) NAME <i>ARNIS & VIRGINIA MANGOLDS</i>	PHONE NO. <i>978-257-4820</i>
	EMAIL <i>amangold@c-z-inc.com</i>
APPLICATION FEE MADE PAYABLE TO TOWN OF STOW	\$250.00 PLUS \$2.00 FOR EACH LISTED ABUTTER \$

*102 Bookbody
SS*

TYPE OF APPLICATION

<input checked="" type="checkbox"/> Special Permit	Check the appropriate box below
	<input checked="" 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)
KK	<input checked="" 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 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	(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.

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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:	
Name (print) <i>ARNOLD MANSOLO</i>	Signature <i>[Signature]</i>

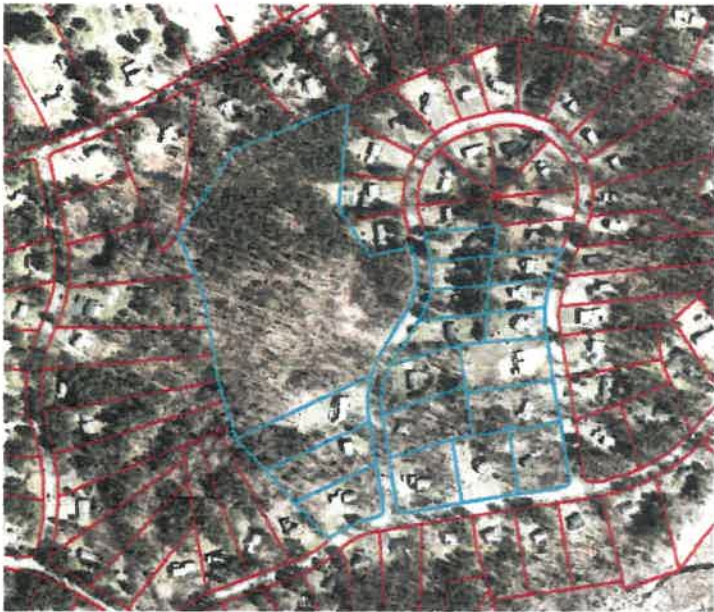
OWNER'S KNOWLEDGE AND CONSENT

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

Date:	
Name (print)	Signature

TRUST, CORPORATION OR COMPANY KNOWLEDGE AND CONSENT

Date:	
Name (print)	Signature





ABUTTERS LIST
 102 Peabody Dr
 MAP R6 PARCELS 32

MAP/PARCEL	PROPERTY LOCATION	OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CTY	STATE	ZIP CODE	DEED BOOK	DEED PAGE
000R-6-000029	95 ADAMS DR	WALLACE SCOTT M	WALLACE SCOTT M	95 ADAMS DR	STOW	MA	01775	50424	441
000R-6-000030	109 PEABODY DR	RICHARDSON GLEN D	RICHARDSON GLEN D	109 PEABODY DR	STOW	MA	01775	17103	132
000R-6-000031	103 PEABODY DR	BAKER TREVOR	BAKER TREVOR	103 PEABODY DR	STOW	MA	01775	45640	294
000R-6-000032	102 PEABODY DR	MANGOLDS ARNIS	MANGOLDS ARNIS	102 PEABODY DR	STOW	MA	01775	18171	227
000R-6-000033	110 PEABODY DR	CLARY PATRICIA L	CLARY PATRICIA L	110 PEABODY DRIVE	STOW	MA	01775	72633	332
000R-6-000034	87 ADAMS DR	SAY BURAK	SAY BURAK	87 ADAMS DR	STOW	MA	01775	57333	584
000R-6-000035	79 ADAMS DR	MISTRY ASHWIN	MISTRY ASHWIN	79 ADAMS DR	STOW	MA	01775	68193	429
000R-6-000036	71 ADAMS DR	TRIP J JOSEPH M	TRIP J JOSEPH M	71 ADAMS DR	STOW	MA	01775	50401	266
000R-6-000037	6 PEABODY DR	BLOUNTS MICHAEL W	BLOUNTS MICHAEL W	6 PEABODY DRIVE	STOW	MA	01775	65234	266
000R-6-000038	12 PEABODY DR	DICKSON CHRISTOPHER	DICKSON CHRISTOPHER	12 PEABODY DR	STOW	MA	01775	64353	37
000R-6-000128	96 PEABODY DR	ZELUFF WILLIAM V	ZELUFF WILLIAM V	96 PEABODY DRIVE	STOW	MA	01775	32498	47
000R-6-000129	92 PEABODY DR	SALHANY MICHAEL	SALHANY MICHAEL	92 PEABODY DR	STOW	MA	01775	26405	14
000R-6-000130	88 PEABODY DR	JELINEK STEPHEN F	JELINEK STEPHEN F	88 PEABODY DR	STOW	MA	01775	45211	537
000R-6-000131	84 PEABODY DR	SILVA R MARICRIS	SILVA R MARICRIS	84 PEABODY DR	STOW	MA	01775	62159	428
000R-6-000139	28 PEABODY DR	SMITH ROBERT M	SMITH ROBERT M	28 PEABODY DRIVE	STOW	MA	01775	31753	346
000R-6-000140	24 PEABODY DR	GREER, SHARLEEN	GREER, SHARLEEN	24 PEABODY DR	STOW	MA	01775	75086	1
000R-6-000141	20 PEABODY DR	DZERKACZ FRANK	DZERKACZ FRANK	20 PEABODY DR	STOW	MA	01775	68145	157
000R-6-000158	0 PEABODY DR	HARVARD ACRES RECREATION ASSOC.	HARVARD ACRES RECREATION ASSOC.	PO BOX 425	STOW	MA	01775	12467	80

Certified by the Stow Board of Assessors:

Stuart Carter, MAA

Date Certified or Re-Certified:

8/17/21

Fee:

300-

05/29/87 12:33 PM 593 RE 25.00

B 1 0 1 7 1 P 2 2 7

925

I, Muriel M. Morris
of Stow, Middlesex County, Massachusetts

in consideration of Two Hundred Forty Thousand and no/100 (\$240,000.00)
Dollars

grant to Arnis Mangolds and Virginia B. Mangolds, husband and wife
as tenants by the entirety

of 102 Peabody Drive, Stow, MA with quitclaim covenants

~~XXXXXXXX~~ A certain parcel of land with the buildings thereon situated in Stow, Middlesex County, Massachusetts being shown as Lot 179A on a Plan of land entitled "Definitive Subdivision Plans for Section III of Harvard Acres, Stow, Mass." Owner and Developer: Sudbury Acres Realty Trust, dated March 1972 by Colburn Engineering, duly recorded with Middlesex South District Registry of Deeds, Book 12267, Page End, bounded and described as follows:

- NORTHERLY by Lot 179B, two hundred twenty and 17/100 (220.17) feet;
- NORTHEASTERLY by a portion of Lot 213, thirty and 00/100 (30.00) feet;
- EASTERLY by a portion of Lot 173A, one hundred forty and 23/100 (140.23) feet;
- SOUTHERLY by Lot 178, three hundred six and 22/100 (306.22) feet;
- WESTERLY in a curved line, by Peabody Drive, one hundred seventy-six and 67/100 (176.67) feet;

containing, according to said Plan, 40,322 square feet.

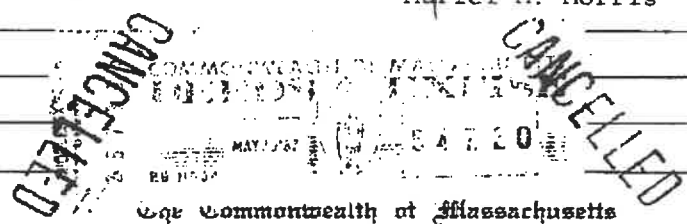
Said premises are conveyed subject to and with the benefit of easements, restrictions, rights of way and agreements of record insofar as the same are now in force and applicable.

Excluded from this conveyance is the fee in that portion of said Peabody Drive which abuts the herein conveyed premises. Said premises are conveyed together with the right to use the streets and ways as shown on said Plan in common with others entitled thereto for all purposes for which streets and ways are commonly used in the Town of Stow.

For our title see deed recorded with Middlesex South District Registry of Deeds in Book 16117 Page 545

102 Peabody Dr. Stow Ma.

Executed as a sealed instrument this 28th day of May 19 87
Muriel M. Morris
Muriel M. Morris



Middlesex ss. May 28, 19 87

Then personally appeared the above named Muriel M. Morris

and acknowledged the foregoing instrument to be their free act and deed.

Before me, *Arthur A. Andersen*
Arthur A. Andersen Notary Public
My commission expires June 5, 19 92

*The Law Office of
Paul V. Giannetti
7 Felton Street
Hudson, Massachusetts 01749*

*Telephone
Area Code 508
562-4797*

*Facsimile
(508) 568-8910*

November 14, 1995

Mr. and Mrs. Arnis Mangolds
102 Peabody Drive
Stow, MA 01775

Re: Chwalek to Mangolds
Grant of Driveway Easement

Dear Mr. and Mrs. Mangolds:

Enclosed please find a copy of the Grant of Easement. I will cause the fully executed copy to be forwarded to you by the Registry of Deeds. This process takes approximately one month.

Very truly yours,


Paul V. Giannetti

PVG/kmb

enc.

cc: Mr. and Mrs. Edward J. Chwalek, Jr.

We, Edward J. Chwalek, Jr. and Marcia G. Chwalek, both of Stow, Middlesex County, Massachusetts

in consideration of \$1.00, the receipt of which is hereby acknowledged, hereby grant to Arnis Mangolds and Ginger Mangolds,* both of 102 Peabody Drive, Stow, Middlesex County, Massachusetts *also known as Virginia B. Mangolds an easement for driveway purposes over a portion of land on the northwesterly corner of our lot over which the grantees' driveway now passes, said driveway is shown on the sketch attached hereto and marked Exhibit "A."

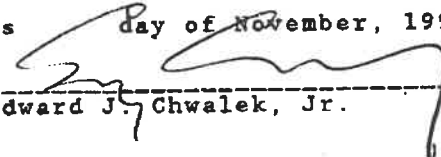
The grantee shall be solely responsible to bear the burden and expense of plowing, sanding, resurfacing, and generally maintaining said driveway, and shall indemnify and hold harmless said Grantor from any and all claims arising from the use of said driveway.

It is further understood and agreed that the easement granted herein is to be held by the respective grantees, his, her and their heirs and assigns as appurtenant to the land owned by the respective grantees.

This grant shall be for all purposes for which driveways are commonly used in the Town of Stow.

For our title see deed recorded with Middlesex South District Deeds at Book 13759, Page 728.

Witness our hands and seals this _____ day of November, 1995



Edward J. Chwalek, Jr.

Marcia G. Chwalek

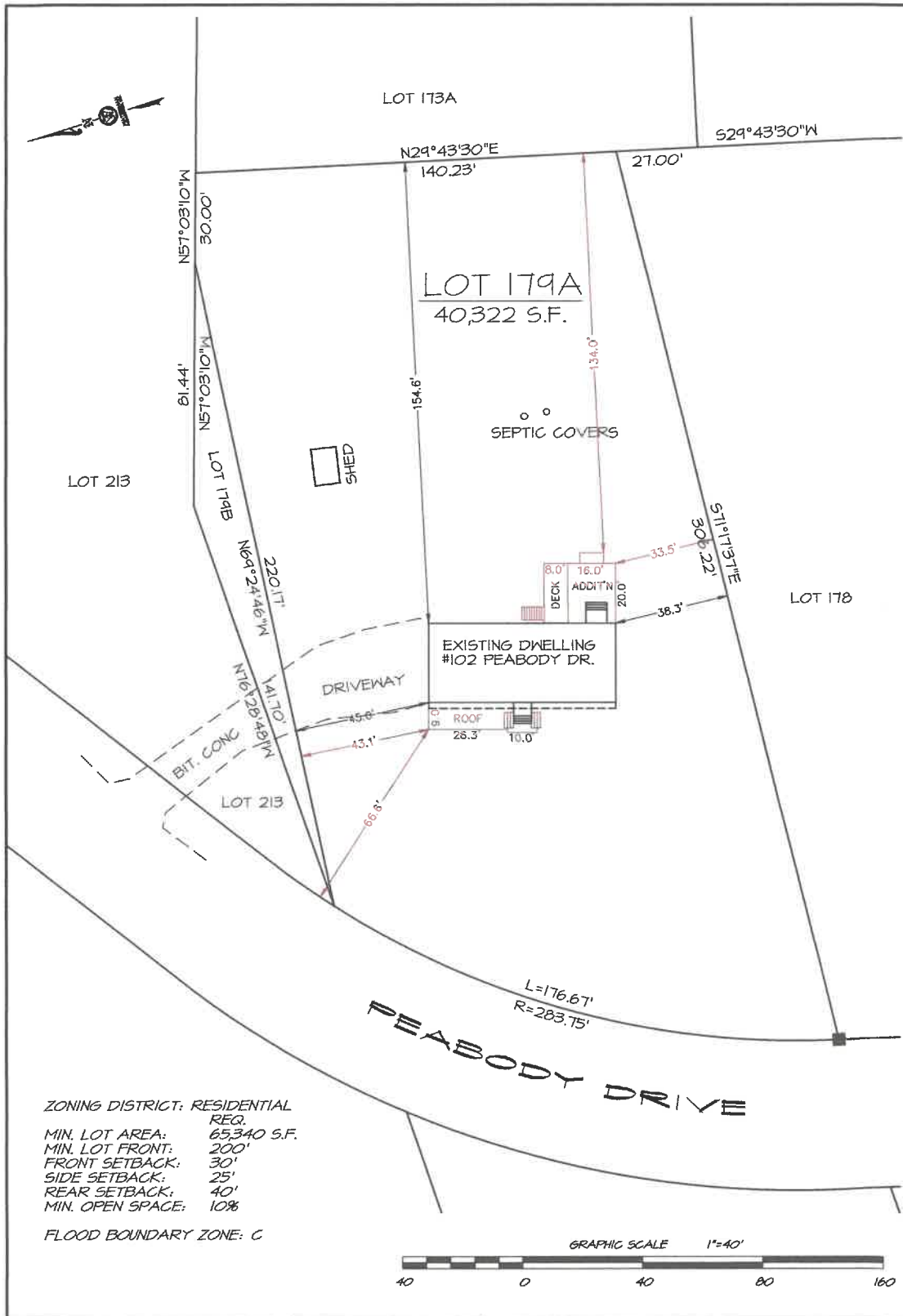
THE COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

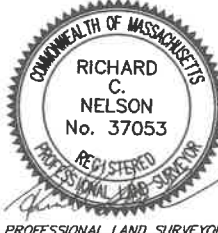
November 13, 1995

Then personally appeared the above named Marcia G. Chwalek and acknowledged the foregoing instrument to be her free act and deed, before me

Paul V. Giannetti - Notary Public
My Commission Expires: 11/12/99




WATERMAN
 ASSOCIATES
 WATERMAN ASSOCIATES, INC.
 2 WISTERIA WAY
 CANTON, MA
 WWW.WATERMANSURVEYING.COM


 RICHARD
 C.
 NELSON
 No. 37053
 REGISTERED
 PROFESSIONAL LAND SURVEYOR
 PROFESSIONAL LAND SURVEYOR

CERTIFIED PLOT PLAN
 OF LAND IN
STOW, MA
 OWNER: ARNIS MANGOLDS AND
 VIRGINIA B. MANGOLDS
 102 PEABODY DR, STOW, MA
 DATE: Jun 9, 2021 SCALE: 1"=40'

DEED: BK 18171 PS 227

PLAN: BK 12267 PS END