



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

RECEIVED

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 _____

DEC 23 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 RICHARD PRESTI		PHONE # 978-264-9991
		EMAIL: RICH.PRESTI@GMAIL.COM
MAILING ADDRESS:		
LOCATION AND STREET ADDRESS OF SITE 92 GREAT RD (OR 102 GREAT RD)		
AREA OF SITE 4.5 sq. ft./acres	FRONTAGE 473 linear feet	
ZONING DISTRICT BUSINESS	TOWN OF STOW ASSESSOR'S MAP Number(s) R29 Parcel Number(s) 83+85A	
SOUTH MIDDLESEX REGISTRY OF DEEDS BOOK AND PAGE NO.(s): _____		
or LAND COURT CERTIFICATE OF TITLE NO.(s): _____		
PROPERTY OWNER(S) NAME PRESTI FAMILY LIMITED PARTNERSHIP		PHONE NO. 978-264-9991
		EMAIL RICH.PRESTI@GMAIL.COM
APPLICATION FEE MADE PAYABLE TO TOWN OF STOW ✓		\$250.00 PLUS \$2.00 FOR EACH LISTED ABUTTER \$ 308 - (22 x \$5) + \$250 -

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) RICHARD PRESTI	Signature <i>Richard Presti</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) RICHARD PRESTI	Signature <i>Richard Presti - GEN. PARTNER</i>

TRUST, CORPORATION OR COMPANY KNOWLEDGE AND CONSENT

Date:	
Name (print) RICHARD PRESTI	Signature <i>Richard Presti - GEN. PARTNER</i>

SPECIAL PERMIT DEVELOPMENT IMPACT STATEMENT

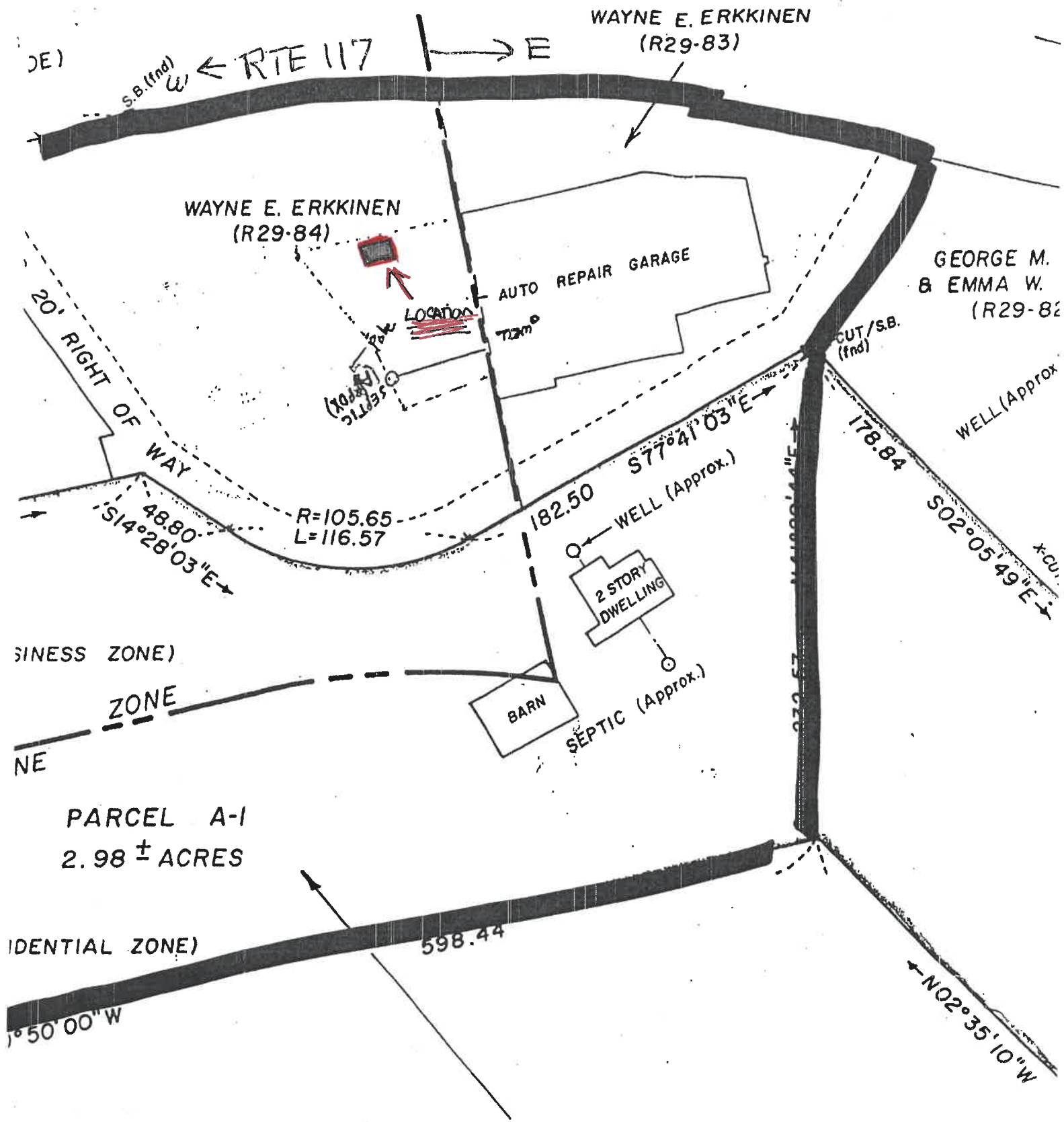
Please complete the following check list for your Application for Special Permit indicating with a check mark the information included. **If an item is not applicable to your Application, write "N/A" in the blank.** If any applicable items are missing attach additional sheets explaining the omission. Note that this list is not a complete description of the requirements for a complete Application; it is each Applicant's responsibility to prepare a complete Application according to the "Rules and Regulations for Special Permits" as adopted by the Zoning Board of Appeals and available from the Zoning Board of Appeals secretary. An Application lacking any required information in the appropriate format may not be accepted or may be cause for denial of said Application.

<input type="checkbox"/>	Description of proposed or possible uses
<input type="checkbox"/>	Building coverage, total coverage, and open space areas
<input type="checkbox"/>	Drainage calculations
<input type="checkbox"/>	Earth removal calculations (Article 17 of the General Bylaw)
<input type="checkbox"/>	Traffic study (8 copies)
<input type="checkbox"/>	List variances and Special Permits previously issued by the Zoning Board of Appeals and any needed for this proposal
<input type="checkbox"/>	Locus Plan
SITE COMPOSITE PLAN	
<input type="checkbox"/>	Design certifications
<input type="checkbox"/>	Legends
General site characteristics	
<input type="checkbox"/>	Existing and proposed buildings and structures
<input type="checkbox"/>	Driveway entrances for abutting properties and those across a public way with dimensions
<input type="checkbox"/>	All existing, proposed, or abandoned underground tanks/structures, wells, and septic systems
<input type="checkbox"/>	Zoning, Flood Plain, and Groundwater Protection District boundaries if applicable Yards/setbacks dimensioned

CONSTRUCTION DETAIL PLAN	
<input type="checkbox"/>	Detail of structures
<input type="checkbox"/>	Landscaping details
<input type="checkbox"/>	Parking details in compliance with the Stow Zoning Bylaw
<input type="checkbox"/>	Tabulations of building coverage and open space
<input type="checkbox"/>	Details of outdoor lighting
LANDSCAPE PLAN	
<input type="checkbox"/>	Certifications
<input type="checkbox"/>	Legend
<input type="checkbox"/>	Number, type, & size of trees and shrubs
<input type="checkbox"/>	Landscape buffers
<input type="checkbox"/>	Land contours
<input type="checkbox"/>	Site features
<input type="checkbox"/>	Limits of work
<input type="checkbox"/>	Perimeter of trees
<input type="checkbox"/>	Outdoor lighting structures
BUILDING ELEVATION PLAN	
<input type="checkbox"/>	Certifications
<input type="checkbox"/>	Scale
<input type="checkbox"/>	Front, rear, & side elevations with maximum height
FLOOR PLAN	
<input type="checkbox"/>	Certifications
<input type="checkbox"/>	Scale
<input type="checkbox"/>	Floor Area(s)

REQUEST

To have a covered area to prepare a vehicle for delivery (pre-check, inspection, vacuum interior, wipe down, put license plates on, etc.) and to have the ability to deliver a vehicle (comfortably) to a customer and not be directly in the hot sun or inclement weather.



ESTATES OF WEDAD & JABRAN K. KURKER

(REMAINDER OF R29-85)
 APPROXIMATELY 30± ACRES
 (SCALED)

BOOK-44389
 PAGE-43

PARCEL A-1
 2.98 ± ACRES

COMMERCIAL ZONE
 BUSINESS ZONE
 RESIDENTIAL ZONE

GEORGE M.
 & EMMA W.
 (R29-82)

WAYNE E. ERKKINEN
 (R29-83)

WAYNE E. ERKKINEN
 (R29-84)

AUTO REPAIR GARAGE

2 STORY
 DWELLING

BARN

SEPTIC
 (Approx.)

SEPTIC (Approx.)

WELL (Approx.)

WELL (Approx.)

DE)

S.B. (fnd)

RTE 117

E

20' RIGHT OF WAY

S14°28'03"E

R=105.65
 L=116.57

182.50

S77°41'03"E

178.84

S02°05'49"E

RESIDENTIAL ZONE

S50°00"W

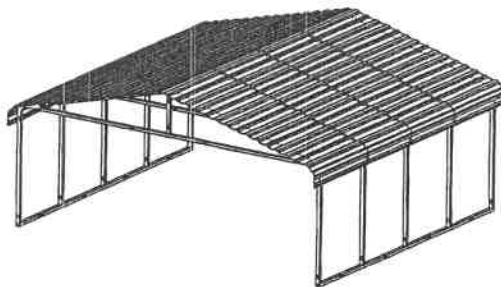
598.44

N02°35'10"W

Owner's Manual & Assembly Guide



20' Wide Carport



Base Size 252" x 252" 640 cm x 640 cm

BUILDING DIMENSIONS

* Size rounded off to the nearest foot

Approx. ¹ Size	Storage Area	Exterior Dimensions (Overall Edge to Edge)			Interior Dimensions			Eave over Height
		Width	Depth	Height	Width	Depth	Height	
20' x 20'	260 Sq. Ft. 2424 Cu. Ft.	242"	237"	118"	237"	237"	118"	25"
6.1 m x 6.1 m	24.2 m ² 678 m ³	617 cm	602 cm	300 cm	602 cm	602 cm	300 cm	213 cm

¹ See table for Detailed Safety Information.

Manuel de l'utilisateur et guide d'assemblage



Taille de la base 252" x 252" 640 cm x 640 cm

DIMENSIONS DU COFFRE

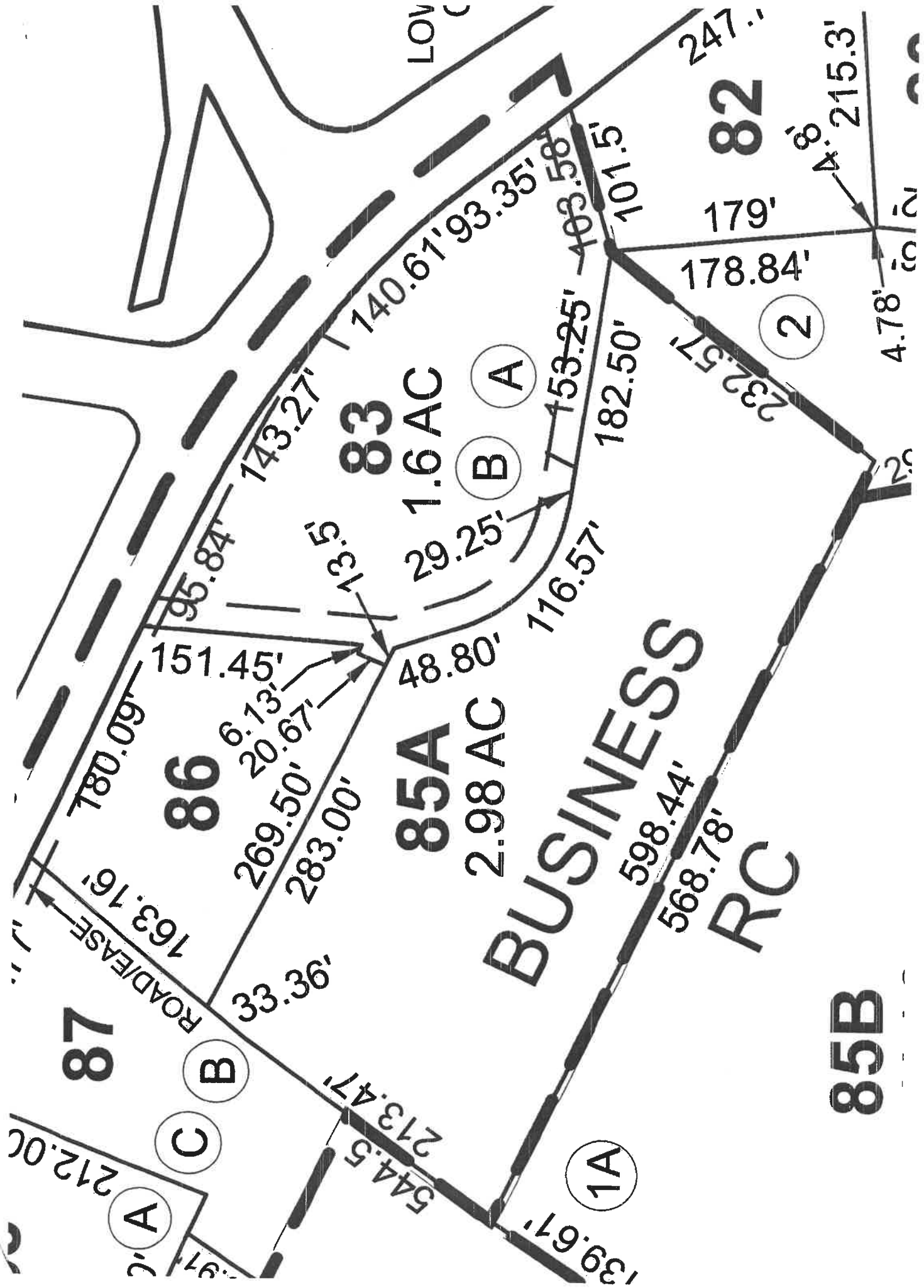
Taille ¹ approx.	Zone d'emballage	Dimensions extérieures (de l'extérieur à l'extérieur)			Dimensions intérieures			Surlit Hauteur
		Largeur	Profondeur	Hauteur	Largeur	Profondeur	Hauteur	
20' x 20'	260 Sq. Ft. 2424 Cu. Ft.	242"	237"	118"	237"	237"	118"	25"
6.1 m x 6.1 m	24.2 m ² 678 m ³	617 cm	602 cm	300 cm	602 cm	602 cm	300 cm	213 cm

¹ Voir les Informations de sécurité détaillées à l'intérieur.

Manual del propietario e instrucciones de ensamblaje



Tamaño básico 252" x 252" 640 cm x 640 cm



87

86

83

82

85A

85B

ROAD/EASE
163.16'

BUSINESS
RC

1A

B

C

2.98 AC

1.6 AC

B

A

179'

178.84'

2

232.57'

182.50'

116.57'

48.80'

151.45'

269.50' 6.73' 20.67'

283.00'

33.36'

213.47'

544.5'

139.67'

140.67' 93.35' 101.5'

153.25' 403.58'

247.1'

215.3'

4.78'

LOW

IN

2.9

ABUTTERS LIST
84-102 Great Rd
MAP X PARCELS 83 85A

MAP/PARCEL	PROPERTY LOCATION	OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	DEED BOOK	DEED PAGE
00R-29 000002	0 GREAT RD	TOWN OF STOW		380 GREAT RD	STOW	MA	01775	5538	600
00R-29 000003	59 GREAT RD	PANTELIA-EIRINI MARIA		3 WOODMAN RD	WORCESTER	MA	01602	70952	62
00R-29 000058	10 WHITE POND RD	SURWILO JENNIFER L		10 WHITE POND RD	STOW	MA	01775	60001	123
00R-29 000080	9 WHITE POND RD	FORGUES MARK D		9 WHITE POND RD	STOW	MA	01775	64538	405
00R-29 000082	1 WHITE POND RD	FISHER KATHLEEN A		1 WHITE POND ROAD	STOW	MA	01775	42779	187
00R-29 000086	108 GREAT RD	PRESTI FAMILY LIMITED PARTNERSHIP		585 MASSACHUSETTS AVE	ACTON	MA	01720	44389	43
00R-29 000087	118 GREAT RD	JKC PROPERTIES LLC		14 NASON STREET	MAYNARD	MA	01754	72042	557
00R-29 000088	124 GREAT RD	JKC PROPERTIES LLC		14 NASON STREET	MAYNARD	MA	01754	72042	557
00R-29 000089	128 GREAT RD	LOWER VILLAGE LLC		171 GREAT ROAD	ACTON	MA	01720	51375	12
00R-29 000090	132 GREAT RD	GREAT ROAD REAL ESTATE, LLC		128 GREAT RD	ACTON	MA	01775	74202	100
00R-29 00085A	84 GREAT RD	132 GREAT ROAD STOW LLC		PO BOX 2350	ACTON	MA	01720	61436	428
00R-29 00085B	0 HERITAGE LN	PRESTI FAMILY LIMITED PARTNERSHIP		585 MASSACHUSETTS AVE	ACTON	MA	01720	44389	43
00R-29 00100A	0 GREAT RD	TOWN OF STOW		380 GREAT ROAD	STOW	MA	01775	28554	427
00R-29 00100C	0 LANE'S END	HABITECH INC		148 PARK STREET SUITE 3	NORTH READING	MA	01864	26900	543
00R-29 0079-1	11 WHITE POND RD	HABITECH INC		148 PARK STREET SUITE 3	NORTH READING	MA	01864	26900	543
00R-29 0079-2	24 LANE'S END	GRANAT DOROTHY E		11 WHITE POND RD	STOW	MA	01775	50100	419
00R-29 0100-3	29 LANE'S END	GUILLES MARVIN A		15 HERITAGE LN	STOW	MA	01775	59678	425
00R-29 0100-4	29 LANE'S END	COFFMAN HAROLD DOUG		24 LANES END	STOW	MA	01775	69094	576
00R-29 085-10	29 HERITAGE LN	GRIFFIN STEPHEN		29 LANE'S END	STOW	MA	01775	30544	109
00R-29 85-11A	25 HERITAGE LN	MARSTEINER EDWARD L		29 HERITAGE LANE	STOW	MA	01775	47479	547
00R-29 85-12A	21 HERITAGE LN	THAXTON SCOTT E		25 HERITAGE LANE	STOW	MA	01775	35386	29
00R-30 000001	0 GREAT RD	FOY JEFFREY W-D		21 HERITAGE LANE	STOW	MA	01775	72811	419
00R-30 000002*	12 RED ACRE RD	TOWN OF STOW		380 GREAT RD	STOW	MA	01775	579	7
00R-30 000070	15 RED ACRE RD	12 RED ACRE LLC		585 MASSACHUSETTS AVE	ACTON	MA	01720	78672	3
00R-30 000071	13 RED ACRE RD	EARLS PENNY LEE		15 RED ACRE ROAD	STOW	MA	01775	13900	442
00R-30 000072	5 RED ACRE RD	LOUIS EILERT		13 RED ACRE RD	STOW	MA	01775	73113	270
00R-30 000073	9 RED ACRE RD	SHOEMAKER JR PHILIP B		5 RED ACRE ROAD	STOW	MA	01775	27783	9
00R-30 00013A	117 GREAT RD	BROWN CHRISTOPHER J		9 RED ACRE ROAD	STOW	MA	01775	71069	448
		LINEAR RETAIL STOW #1 LLC		ONE BURLINGTON WOODS DR	BURLINGTON	MA	01803	44697	52

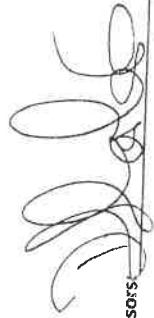
* recent sale

RECEIVED

29

NOV - 3 2021

TOWN CLERK
STOW, MA



Certified by the Stow Board of Assessors:

Date Certified or Re-Certified: 11/3/21

300