

Read for ZBA 9/7/22  
Karen Sell

# ALPHEN & SANTOS, P.C.

ATTORNEYS AND COUNSELORS AT LAW  
200 LITTLETON ROAD, WESTFORD, MASSACHUSETTS 01886  
(978) 692-3107 FAX (978) 692-5454  
[www.alphensantos.com](http://www.alphensantos.com)

Paul F. Alphen, Esquire  
Maria L. Santos, Esquire

August 7, 2022

Zoning Board of Appeals  
Building Commissioner  
Town of Stow  
380 Great Road  
Stow, MA 01775-2127

RE: Lot 2, Harvard Road, Stow, MA aka Assessor's Map R-9 Parcel 38

Dear Members of the Board:

This office represents John P. Giordano ("Petitioner") of 30 Heritage Lane, Stow, MA regarding the enclosed "Application for a Hearing" regarding a Special Permit Application in accordance with Section 4.1.6.1

The application pertains to Lot 2 shown on the plan of land recorded with Middlesex South District Registry of Deeds as Plan 1059 of 1956 (Exhibit A). The lot is located on the northerly side of Harvard Road, is shown on the Assessors' Map R-9 as Parcel 38. It contains 40,771 sq ft of area according to the plan. The Petitioner purchased the Lot from Catherine A. Desmond by deed dated October 8, 2019 recorded with said Registry of Deeds at Book 73436, Page 104 (Exhibit B).

Lot 2 contains 40,771 sq ft of area and 150 feet of frontage. It is a vacant lot. It is not a conforming building lot, and it was held in common ownership with adjacent Lot 3 from 2000 to 2003 when Kenneth A. Desmond and Catherine A. Desmond acquired Lot 3 until it was conveyed to Deborah A. Valentine (Exhibit C). The net result is shown on the plan of land dated February 2, 2021 (Exhibit D).

According to the Assessors' records, the dwelling on Lot 3 was constructed in 1959 (Exhibit E).

Lot 2 became a non-conforming Lot in 1973<sup>1</sup> (but certainly after 1959). Subsequently, Sections 4.1.6.1 through 4.1.7 were adopted, as follows

*4.1.6.1 This section is intended to provide additional rights to build single family DWELLINGS on certain LOTS in the Residential District that do not conform to zoning area*

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<sup>1</sup> We verified the date of zoning change through correspondence with the Town Clerk and the Building Commissioner, attached as Exhibit F.

*and frontage requirements in effect, and is in no way intended to limit any rights set forth as to such LOTS in Chapter 40A, as from time to time amended. The Board of Appeals shall grant a special permit for the construction of a single-family DWELLING to the owner of any LOT of at least 40,000 square feet area and at least 150 feet of contiguous LOT frontage in the Residential District, which was separately shown, laid out or described in a plan, deed or certificate of title duly recorded or registered at the Middlesex South District Registry of Deeds, and met all requirements of the Bylaw then in effect, prior to the first publication of notice of the public hearing required before any amendment of the Zoning Bylaw pursuant to said Chapter 40A, increasing such area or frontage requirements, or both, for a residential LOT, and situated on a STREET as defined in the Zoning Bylaws open for use by the public at such date of publication, upon a finding that the conditions in Section 4.1.6.1 are met.*

*4.1.6.1 Any adjoining LOT to the LOT described in the application for a special permit, held in common ownership with the LOT described in the application for the special permit, had an existing lawful BUILDING thereon, or a building permit had issued for such a BUILDING (on which construction was commenced within six [6] months from the date of the permit and continued through to completion as continuously and expeditiously as reasonable) before the date of the publication of the first notice of the public hearing on the amendment to the Zoning Bylaw, increasing such area or frontage requirements, so that such adjoining LOT is not available for use in combination with the LOT which is the subject of the application at the time of filing the application.*

*4.1.6.2 Provided, however, that the Board of Appeals shall grant such special permit for only one LOT to any owner owning such LOT in common with a LOT unavailable for use in combination therewith as defined in this section which permit shall run with the land; and shall impose as conditions to such special permit that any proposed DWELLING is to be located on such LOT so as to conform with all other minimum requirements of FRONT, SIDE and REAR YARD setbacks of the Zoning Bylaws in effect; and the further condition that, unless the LOT is sold and thereafter is in separate ownership, a special permit granted under this section shall lapse within a specified period of time, not more than two (2) years thereafter if a building permit has not been issued and construction has not begun by such expiration date except for good cause shown and an extension of such special permit by the Board of Appeals granted upon a showing of good cause.*

*4.1.6.3 Provided further, that the Board of Appeals may impose additional conditions and safeguards, where appropriate, to assure harmony with the general purpose and intent of the Zoning Bylaws.*

*4.1.7 No BUILDINGS and STRUCTURES, except for driveways, roads and septic systems, shall be located outside the DEVELOPABLE SITE AREA.*

The Petitioner qualifies for a Special Permit under said Sections to allow Lot 2 to be deemed a building lot as follows:

1. It is located in the Residential District;

2. It contains at least 40,000 sq ft of area;
3. It contains 150 feet of frontage;
4. It was separately shown on the above mentioned plan of land recorded with said Registry of Deeds as Plan 1059 of 1956 (Exhibit A);
5. The adjoining lot, once held in common ownership with the subject Lot 2, is Lot 3 shown on said plan of land, and it has contained a dwelling since 1959 (Exhibit E).
6. The adjoining Lot 3 is now a conforming lot whereas it was combined with Lot 4 by the deed dated August 30, 2000 and recorded with said Registry of Deeds at Book 31821 Page 240 and the deed dated May 24, 1968 recorded with said Registry of Deeds at Book 11518, Page 192. (see Exhibit G) Therefore, the provisions of said sections shall be applicable to only one (1) lot as required by Section 4.1.6.2.
7. The Petitioner anticipates that the Special Permit will be granted with conditions requiring that (a) the proposed dwelling is to be located on Lot 2 so as to conform with all other minimum requirements of Front, Side and Rear yard setbacks of the Zoning Bylaws in effect; (b) unless the Lot is sold and thereafter is in separate ownership, a special permit granted under this section shall lapse within a specified period of time, not more than two (2) years thereafter if a building permit has not been issued and construction has not begun by such expiration date except for good cause shown and an extension of such special permit by the Board of Appeals granted upon a showing of good cause; and (c) no buildings and structures, except driveways, roads and septic systems, shall be located outside the developable site area.

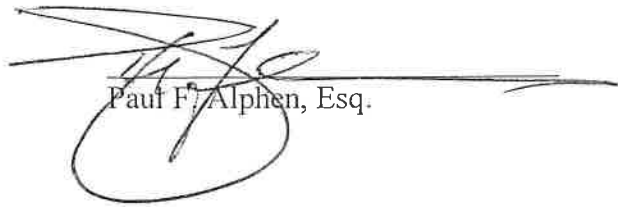
Enclosed, please find:

1. Application for Hearing;
2. List of Abutters and Mailing Labels;
3. Site Plan;
4. Plan/Drawing of proposed new construction;
5. Special Permit filing fee of \$250.00
6. Check for \$2.00 per abutter;
7. Nine copies of the application

We respectfully request that the Board find that (a) the Petitioner submitted a complete application; (b) the Petitioner is the owner of the subject Lot and has standing to bring the Petition; (c) that Lot 2 shown on the plan of land recorded with said Registry of Deeds as Plan 1059 of 1956 meets the criteria described in Section 4.1.6.1; (d) the Special Permit shall apply to only one (1) lot as required by Section 4.1.6.2; and (e) with the conditions contained in Sections 4.1.6.2, 4.1.6.3, and 4.1.7 the Board of Appeals can grant a Special Permit in accordance with Section 4.1.6.1. to use Lot 2 as shown on said plan of land as a single family building lot.

We look forward to discussing the details with the Board. Thank you for your attention to this matter.

Very truly yours,  
ALPHEN & SANTOS, P.C.



Paul F. Alphen, Esq.

Enclosures:

Plan 1059 of 1956 (Exhibit A)  
Deed at Book 73436, Page 104 (Exhibit B)  
Deed for Lot 3 to Deborah A. Valentine (Exhibit C)  
Plan of land dated February 2, 2021 (Exhibit D)  
Assessors' Records regarding the dwelling on Lot 3 (Exhibit E)  
Correspondence regarding the 1973 Zoning change (Exhibit F)  
Deeds recorded at Book 31821 Page 240 and at Book 11518, Page 192. (Exhibit G)  
Application for Hearing;  
List of Abutters and Mailing Labels;  
Site Plan;  
Plan/Drawing of proposed new construction;  
Special Permit filing fee of \$250.00  
Check for \$2.00 per abutter;  
Nine copies of the application

**Plan 1059 of 1956 (Exhibit A)**

1059



"KINGS GRANT PARK"

PLAN OF LAND IN STOW, MASS.

OWNED BY: ADELL R. RAWITSER

SCALE: 1" = 100'

SURVEY BY: MAC CARTHY ENGINEERING SERVICE INC.

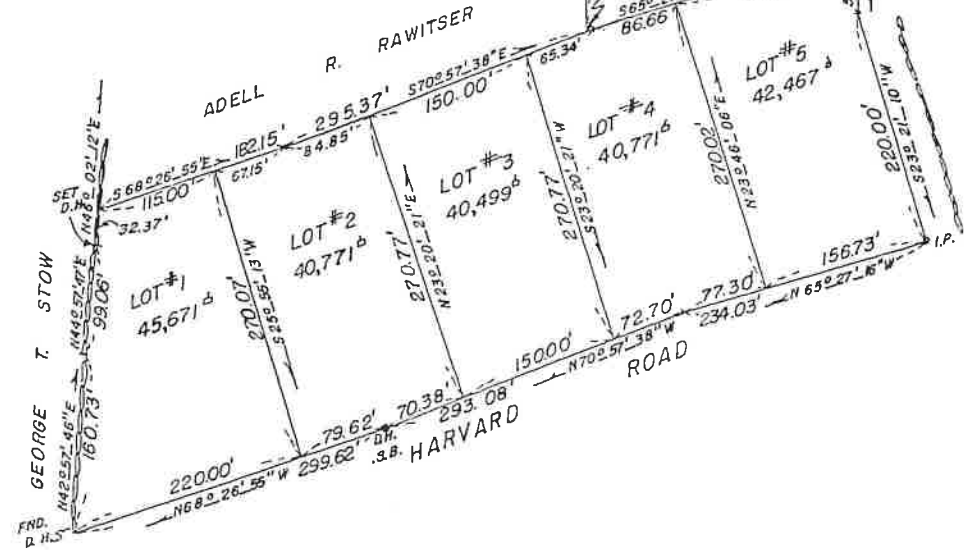
MASS.



APPROVAL UNDER THE SUB-DIVISION CONTROL LAW NOT REQUIRED. STOW PLANNING BOARD

William F. Clark  
Leon A. Williams  
Arthur B. Board  
David S. ...  
DATE: May 28, 1956

1059 of 1956  
June 27, 1951 11500. fm  
with plans  
87.55 Page E.H.D.  
RECORDED



11,053  
1059

1059

**Deed at Book 73436, Page 104 (Exhibit B)**

Middlesex South Registry of Deeds  
Electronically Recorded Document

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

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Recording Information

Document Number : 155884  
Document Type : DEED  
Recorded Date : October 10, 2019  
Recorded Time : 09:25:08 AM  
  
Recorded Book and Page : 73436 / 104  
Number of Pages(including cover sheet) : 3  
Receipt Number : 2379093  
Recording Fee (including excise) : \$239.00

\*\*\*\*\*  
MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 10/10/2019 09:25 AM  
Ctrl# 308851 04333 Doc# 00155884  
Fee: \$114.00 Cons: \$25,000.00  
\*\*\*\*\*

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

I, CATHERINE A. DESMOND, an unmarried woman, of Acton, Middlesex County, Massachusetts,

For consideration paid and in full consideration of TWENTY-FIVE THOUSAND AND 00/100 (\$25,000.00) DOLLARS,

Grant to JOHN P. GIORDANO, Individually, of 30 Heritage Lane, Stow, Middlesex County, Massachusetts;

with QUITCLAIM COVENANTS,

being Lot 2 on a plan entitled "Kings Grant Park, Plan of Land in Stow, Massachusetts, owned by Adell R. Rawitser", dated May 18, 1956, surveyed by McCarthy Engineering Service, Inc., Natick, Massachusetts, recorded with the Middlesex South District Registry of Deeds as Plan Number 1059 of 1956, at the end of Book 8755 and more particularly, bounded and described as follows:

- SOUTHWESTERLY by Harvard Road by two lines measuring one hundred fifty (150.00) feet;
- NORTHWESTERLY by Lot 1, on said plan, two hundred seventy and 7/100 (270.07) feet;
- NORTHEASTERLY by land of Adell R. Rawitser, as shown on said plan, by two lines measuring one hundred fifty-two (152.00) feet; and
- SOUTHEASTERLY by Lot 3, on said plan, two hundred seventy and 77/100 (270.77) feet.

Containing 40,771 square feet.

Grantor hereby releases any and all rights of homestead in said premises and certifies under the pains and penalties of perjury that as to the within premises there were no other persons entitled to protection of the Homestead Act.

For my title see the Deed dated April 6, 1959, recorded with said Deeds at Book 9350, Page 237. Also, see prior Deed recorded with said Deeds at Book 9309, Page 351.

Property Address: Lot 2, Harvard Road, Stow, MA

WITNESS my hand and seal this 3<sup>rd</sup> day of October, 2019.

Catherine A. Desmond  
Catherine A. Desmond

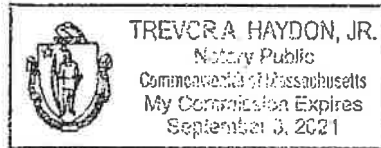
**COMMONWEALTH OF MASSACHUSETTS**

Middlesex, ss.

On this 3<sup>rd</sup> day of October, 2019, before me, the undersigned notary public, personally appeared Catherine A. Desmond, proved to me through satisfactory evidence of identification which was PERSONAL KNOWLEDGE, to be the person whose name is signed on the preceding or attached document and acknowledged to me that she signed it voluntarily for its stated purpose as her free act and.

Trevor A. Haydon, Jr.

Notary Public: Trevor A. Haydon, Jr.  
My Commission Expires: September 3, 2021



**Deed for Lot 3 to Deborah A. Valentine (Exhibit C)**



Bk: 40729 Pg: 460  
Recorded: 09/03/2003  
Document: 00000341 Page: 1 of 1

YSD 09/03/03 09:42:59 341 125.00

Harvard Rd Stow

15

We, Kenneth A. Desmond and Catherine A. Desmond, husband and wife, of Stow, Middlesex County, Massachusetts for consideration of less than One Hundred (\$100.00) Dollars paid, grant to Deborah A. Valentine of 131 Wilson Street, Framingham, Middlesex County, Massachusetts 01702 with **QUITCLAIM COVENANTS** two (2) certain parcels of land with the buildings thereon, if there be any, situated on the northerly side of Harvard Road in said Stow, and being shown as lots 2 and 3 on a plan entitled "Kings Grant Park, Plan of land in Stow, Massachusetts owned by Adell R. Rawitser" dated May 18, 1956, surveyed by McCarthy Engineering Service, Inc., Natick, Massachusetts, Plan number 1059 of 1956, recorded with Middlesex County South District Registry of Deeds at the end of Book 8755 and more particularly, bounded and described as follows:

Beginning at the Southwesterly corner thereof at Harvard Road and the Southeasterly corner of lot one (#1) on said plan, and running

- SOUTHEASTERLY** Three hundred (300.00) feet,
- NORTHEASTERLY** By lot four (#4) on said plan two hundred seventy and 77/100 (270.77) feet,
- NORTHWESTERLY** Three hundred and two (302.00) feet, by land now or formerly of Adell R. Rawitser
- SOUTHWESTERLY** By lot one (#1) on said plan, two hundred seventy and 07/100 (270.07) feet, to the point of beginning.

Lot #2 on said plan containing 40,771 square feet, more or less, and lot #3 on said plan containing 40,499 square feet, more or less.

Being the premises conveyed to the within named grantors by deed of Doreen L. Porter, dated August 30, 2000, and recorded with said Deeds in Book 31821 Page 240.

Excepted from the within conveyance is said lot #2 which was previously conveyed to the said Catherine A. Desmond by deed of Kenneth A. Desmond dated April 6, 1959, which is recorded with said Deeds in Book 9350, Page 237.

The above-described premises are conveyed subject to the restrictions, covenants and conditions which are imposed for the benefit of lots shown on said plan.

Reserving, however, a life estate to the within named grantors, or to the survivor of them, in the above said premises. During the life of either or both of the grantors, they shall have the exclusive right to occupy the premises, to lease, let or license the same, and shall be entitled to all rents, fees or profits generated from said premises but without the right to partition. During the lifetime of either or both of the grantors, they shall bear the cost of all insurance, maintenance, fees, charges and expenses relating to the premises and shall pay all taxes assessed or imposed with respect thereto and all principal and interest on any mortgages thereon.

Grantors waive all rights of homestead exemption in the premises.

The consideration of the within deed being less than One Hundred (\$100.00) Dollars no excise tax stamps are required.

WITNESS our hands and seals this 31st day of July, 2003

Kenneth A. Desmond

Catherine A. Desmond

**COMMONWEALTH OF MASSACHUSETTS**

**MIDDLESEX, ss:**

**July 31, 2003**

Then personally appeared the above-named Kenneth A. Desmond and Catherine A. Desmond and acknowledged the foregoing instrument to be their free act and deed, before me

Michael M.T. Romanow, Notary Public  
My Commission Expires: December 15, 2006

**Plan of land dated February 2, 2021 (Exhibit D)**



**Assessors' Records regarding the dwelling on Lot 3  
(Exhibit E)**

# 137 HARVARD RD

**Location** 137 HARVARD RD

**Mblu** 000R-9/ 000039/ / /

**Acct#** 000R-9 000039

**Owner** BLACK OAK BUILDERS LLC

**PBN** SINGLE FAMILY

**Assessment** \$451,600

**Appraisal** \$451,600

**PID** 763

**Building Count** 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$178,200	\$273,400	\$451,600

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$178,200	\$273,400	\$451,600

## Owner of Record

**Owner** BLACK OAK BUILDERS LLC  
**Co-Owner**  
**Address** 2352 MAIN ST  
 CONCORD, MA 01742

**Sale Price** \$255,000  
**Certificate**  
**Book & Page** 73436/93  
**Sale Date** 10/10/2019  
**Instrument** 10

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BLACK OAK BUILDERS LLC	\$255,000		73436/93	10	10/10/2019
DESMOND KENNETH A LE	\$100	358100	40729/461	1A	09/03/2003
DESMOND KENNETH A	\$100	273300	31821/240	1F	09/15/2000
DESMOND KENNETH A	\$0	0	0/0	00	01/01/1900

## Building Information

**Building 1 : Section 1**



**Year Built:** 1959  
**Living Area:** 2,008  
**Replacement Cost:** \$273,434  
**Building Percent Good:** 65  
**Replacement Cost Less Depreciation:** \$177,700

**Building Attributes**

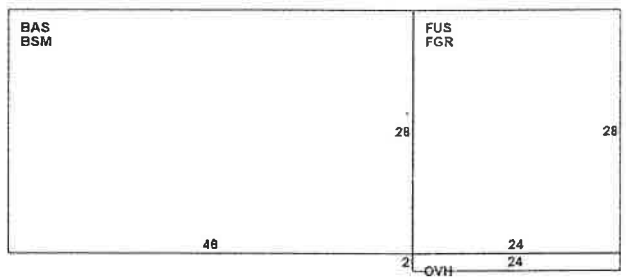
Field	Description
Style	Ranch
Model	Residential
Grade	C
Stories	1
House Color	Natural
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Average
Interior Floor 2	
Heat Fuel	Oil
Heat Type	Hot Water
AC Type	None
Bedrooms	3
Full Baths	2
Half Baths	0
Extra Fixtures	1
Total Rooms	7
Bath Style	Average
Kitchen Style	Average
Extra Kitchens	0
Interior/Exterior	Same
Rec Room	644
Fin Bsmt Area	0
Attic	None
WB FPL Openings	1
MTL FPL Stacks	0
Unfinished Area	0
WB FPL Stacks	1
MTL FPL Openings	0.00
Basement Area	0
Bsmt Garage	0

**Building Photo**



(<http://images.vgsi.com/photos/StowMAPphotos//PICTURE\00078301.JPG>)

**Building Layout**



(ParcelSketch.ashx?pid=763&bid=763)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,288	1,288
FUS	Finished Upper Story	672	672
OVH	Overhang	48	48
BSM	Basement	1,288	0
FGR	Garage	672	0
		3,968	2,008

In-Law Apts	0
Special Feature	Unknown
Family Room(s)	0
Brick Size 1	0
Stone Size 1	0
CDU	Average CDU
Basement	Full
Unheated Area	0
Stone Size 2	0
Bath Remodel	No
Kitchen Remodel	No
Brick Size 2	0

**Extra Features**

Extra Features	<u>Legend</u>
No Data for Extra Features	

**Land**

**Land Use**

**Use Code** 1010  
**Description** Single Family  
**Zone** R  
**Neighborhood** 101  
**Alt Land Appr** No  
**Category**

**Land Line Valuation**

**Size (Acres)** 1.88  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$273,400  
**Appraised Value** \$273,400

**Outbuildings**

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	Shed			168.00 SF	\$500	1

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$163,800	\$248,300	\$412,100
2019	\$142,300	\$248,300	\$390,600
2018	\$0	\$0	\$381,200

**Assessment**

Valuation Year	Improvements	Land	Total
2020	\$163,800	\$248,300	\$412,100
2019	\$142,300	\$248,300	\$390,600
2018	\$0	\$0	\$381,200

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**Correspondence regarding the 1973 Zoning change  
(Exhibit F)**

TO: Craig Martin, P.E. and Linda Hathaway  
 FR: Paul Alphen  
 DA: April 1, 2021  
 RE: Zoning Bylaw Section 4.4

Mr. Martin or Ms. Hathaway:

Which office is best equipped to answer a historical question regarding the Zoning Bylaw? I have to determine the effective date of a zoning change and I find the following:

Section 4.4 of the Zoning Bylaw contains the Table of Dimensional Requirements:

3) Driveways are allowed within the SIDE and REAR YARD setbacks.

4.3.2.8 FLOOR AREA RATIO - The ratio of the sum of the GROSS FLOOR AREA of all BUILDINGs on a LOT to the DEVELOPABLE SITE AREA of the LOT.

**4.4 Table of Dimensional Requirements**

These requirements shall be satisfied entirely within each district.

Zoning District	Minimum LOT Area in sq. ft.	Minimum LOT Frontage in ft.	Minimum FRONT YARD in ft.	Minimum SIDE YARD in ft.	Minimum REAR YARD in ft.	Minimum OPEN SPACE in percent	Maximum FLOOR AREA RATIO
R/C	40,000	150 (2)	100	50	100	80%	.10
Res	65,340	200 (2)	30	25	40	10%	NR
Bus	40,000	150 (2)	50	None (1)	50 (1)	20%	.30
Comm	40,000	150 (2)	50	25 (1)	50 (1)	30%	.30
Ind	40,000	150 (2)	100	25 (1)	50 (1)	40%	.30
C/B	65,340	200	50	None (1)	40 (1)	30%	.30
R/D	300,000	150	300 (3)	150 (3)	150 (3)	80%	.10

NR = Not Regulated

Footnote to Table of Dimensional Requirements

- (1) If the LOT abuts a residential or recreation-conservation district, whether directly or separated by a public or railroad right-of-way, the side and rear YARDS abutting the residential or recreation-conservation district shall be increased as follows and shall include a 50' landscaped buffer that consists of an opaque screen as defined in Section 7.7.4.1 of the Zoning Bylaw.

Minimum Side or Rear YARD

Compact Business District	50 feet
Business District	50 feet
Commercial District	50 feet
Industrial District	100 feet

We are attempting to verify the date when the Minimum Lot Area requirement in the Residential District was changed from 40,000 sq ft to 65,340 sq ft and the Minimum Lot Frontage requirement was changed from 150 feet to 200 feet.

In the Appendix/History of Zoning Bylaw Amendments, the below information appears, and we were hoping that you could verify that it was at the October 15, 1973 Town Meeting that the amendment was approved to change Minimum Lot Area requirement in the Residential District was changed from 40,000 sq ft to 65,340 sq ft and the Minimum Lot Frontage requirement was changed from 150 feet to 200 feet.

It seems like a silly question, but because the reference in the margin of the amendment refers to "Section VII-B", and not to the current Section 4.4, I am guessing that "Section VII-B" was from a prior codification of the Bylaw but I need to be certain.

October 15, 1973

(Approved by Attorney General November 13, 1973)

- Section VII-B "Area, Frontage, Yard, & FLOOR AREA Requirements" and the accompanying table for the Residential District:
- Column entitled "Minimum LOT Area in Square Feet", changed the number "40,000" to read "65,340".
  - Column entitled "Minimum Contiguous LOT Frontage in Feet", changed the number "150" to read "200"
- Section VII-B-5-b-(4) Second sentence: changed "40,000 square feet" to read "65,340 square feet".
- Section VII-B-6-c Added paragraph (3) to read:  
"Those lots within the cluster, but having frontage on existing roads, must meet the frontage and area requirements of the District without regard to the provisions of this section."

May 6, 7, 8 and 20, 1974

(Approved by Attorney General October 7, 1974)

- Section VII-B-5-b-(4) Added the words "In a wetlands district or" to the third sentence of the section.
- Section VII-B-5-b-(8) Added the words "if it is not in a Wetlands District" to the second sentence of

Thank you for your assistance in this matter.

Paul

## PAIphen\_AlphenSantos

---

**From:** building <building@stow-ma.gov>  
**Sent:** Tuesday, April 06, 2021 8:21 AM  
**To:** PAIphen\_AlphenSantos; townclerk  
**Subject:** RE: Zoning bylaw history

Paul, The information and dates you have for the zoning change are correct. The reference to "Section VII-B" is a reference to a preceding zoning format.

Sincerely,  
Craig

Craig D. Martin, P.E.  
Building Commissioner  
Town Office Building  
380 Great Road  
Stow, MA 01775  
Office 978/897-2193  
Cell 508/561-3977

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**From:** PAIphen\_AlphenSantos <palphen@alphensantos.com>  
**Sent:** Thursday, April 01, 2021 4:55 PM  
**To:** building <building@stow-ma.gov>; townclerk <townclerk@stow-ma.gov>  
**Subject:** RE: Zoning bylaw history

Thank you.

**PAUL F. ALPHEN, ESQ**  
**ALPHEN & SANTOS, P.C.**  
200 Littleton Road, Westford, MA 01886  
(978) 692-3107 ext 823 FAX (978) 692-5454

**DURING THE STATE OF EMERGENCY IF YOU CANNOT REACH ME AT THE OFFICE, TRY MY CELL PHONE AT 978-204-6351.**

**WIRING INSTRUCTION FRAUD IS A WORLDWIDE PROBLEM: WE WILL NOT SEND YOU COMPLETE WIRING INSTRUCTIONS BY EMAIL. NEVER ACCEPT WIRING INSTRUCTIONS VIA EMAIL.**

**EMAILS AND OTHER ELECTRONIC COMMUNICATION SENT OR RECEIVED SHALL NEITHER CONSTITUTE ACCEPTANCE OF CONDUCTING TRANSACTIONS VIA ELECTRONIC MEANS NOR CREATE A BINDING CONTRACT IN THE ABSENCE OF SPECIFIC LANGUAGE TO THE CONTRARY OR A FULLY SIGNED WRITTEN CONTRACT. ALL THE FINAL TERMS OF ANY AGREEMENT ARE SUBJECT TO OUR CLIENTS' FINAL APPROVAL IN THE FORM OF A FULLY EXECUTED WRITTEN AGREEMENT. CONFIDENTIAL:** This e mail transmission and all attachments may constitute privileged and confidential attorney - client communication. If you are not the intended recipient please delete the file and reply to the sender indicating the misdirection of the message. Applicable U.S. Treasury Regulations require that we inform you that any Federal tax advice contained in this communication (including any attachments) is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing or recommending to another party any transaction or matter addressed herein.

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**From:** building  
**Sent:** Thursday, April 01, 2021 2:29 PM

To: PAIphen\_AlphenSantos <palphen@alphensantos.com>; townclerk <townclerk@stow-ma.gov>

Subject: RE: Zoning bylaw history

Hello Paul, I can check into your question. Give me a day or so.

Sincerely,

Craig

Craig D. Martin, P.E.  
Building Commissioner  
Town Office Building  
380 Great Road  
Stow, MA 01775  
Office 978/897-2193  
Cell 508/561-3977

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From: PAIphen\_AlphenSantos <palphen@alphensantos.com>

Sent: Thursday, April 01, 2021 1:35 PM

To: townclerk <townclerk@stow-ma.gov>; building <building@stow-ma.gov>

Subject: Zoning bylaw history

TO: Craig Martin, P.E. and Linda Hathaway

FR: Paul Alphen

DA: April 1, 2021

RE: Zoning Bylaw Section 4.4

Mr. Martin or Ms. Hathaway:

Which office is best equipped to answer a historical question regarding the Zoning Bylaw? I have to determine the effective date of a zoning change and I have a question within the attached memo. Thank you,

Paul

**PAUL F. ALPHEN, ESQ**

**ALPHEN & SANTOS, P.C.**

200 Littleton Road, Westford, MA 01886

(978) 692-3107 ext 823 FAX (978) 692-5454

**DURING THE STATE OF EMERGENCY IF YOU CANNOT REACH ME AT THE OFFICE, TRY MY CELL PHONE AT 978-204-6351.**

**WIRING INSTRUCTION FRAUD IS A WORLDWIDE PROBLEM: WE WILL NOT SEND YOU COMPLETE WIRING INSTRUCTIONS BY EMAIL. NEVER ACCEPT WIRING INSTRUCTIONS VIA EMAIL.**

**EMAILS AND OTHER ELECTRONIC COMMUNICATION SENT OR RECEIVED SHALL NEITHER CONSTITUTE ACCEPTANCE OF CONDUCTING TRANSACTIONS VIA ELECTRONIC MEANS NOR CREATE A BINDING CONTRACT IN THE ABSENCE OF SPECIFIC LANGUAGE TO THE CONTRARY OR A FULLY SIGNED WRITTEN CONTRACT. ALL THE FINAL TERMS OF ANY AGREEMENT ARE SUBJECT TO OUR CLIENTS' FINAL APPROVAL IN THE FORM OF A FULLY EXECUTED WRITTEN AGREEMENT. CONFIDENTIAL:** This e mail transmission and all attachments may constitute privileged and confidential attorney - client communication. If you are not the intended recipient please delete the file and reply to the sender indicating the misdirection of the message. Applicable U.S. Treasury Regulations require that we inform you that any Federal tax advice contained in this communication (including any attachments) is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing or recommending to another party any transaction or matter addressed herein.



**Deeds Recorded with Middlesex South District Registry of  
Deeds at Book 31821 Page 240 and the deed dated May 24,  
1968 recorded with said Registry of Deeds at Book 11518,  
Page 192.  
(Exhibit G)**

F-1

DEED

I, Doreen L. Porter, of Bellingham, Norfolk County, Massachusetts, for consideration of less than One Hundred (\$100.00) Dollars paid grant to Kenneth A. Desmond and Catherine A. Desmond of Stow, Middlesex County, Massachusetts, husband and wife, as tenants-by-the-entirety, with QUITCLAIM COVENANTS two (2) a certain parcels of land with the buildings thereon, if there be any, situated on the northerly side of Harvard Road, Stow, and being shown as lots 2 and 3 on a plan entitled "Kings Grant Park, Plan of land in Stow, Massachusetts owned by Adell R. Rawitser" dated May 18, 1956, surveyed by McCarthy Engineering Service, Inc., Natick, Massachusetts, Plan number 1059 of 1956, recorded with Middlesex South District Deeds, at the end of Book 8755, and more particularly bounded and described as follows:

2000

2000

Beginning at the Southwesterly corner thereof at Harvard Road and the Southeasterly corner of lot one (#1) on said plan, and running

- SOUTHEASTERLY Three hundred (300.00) feet,
- NORTHEASTERLY By lot four (#4) on said plan two hundred seventy and 77/100 (270.00) feet,
- NORTHWESTERLY Three hundred and two (302.00) feet, by land now or formerly of Adell R. Rawitser
- SOUTHWESTERLY By lot one (#1) on said plan, two hundred seventy and 07/100 (270.07) feet, to the point of beginning.

Lot #2 on said plan containing 40,771 square feet, more or less, and lot #3 on said plan containing 40,499 square feet, more or less.

Being the same premises conveyed to Doreen L. Porter by deed of Kenneth A. Desmond and Catherine A. Desmond dated August 30, 2000 and recorded immediately prior hereto.

Excepted from the within conveyance is said lot #2 which was previously conveyed to the said Catherine A. Desmond by deed of Kenneth A. Desmond dated April 6, 1959, which is recorded with said Deeds in Book 9350, Page 237.

The above-described premises are conveyed subject to the restrictions, covenants and conditions which are imposed for the benefit of lots shown on said plan.

The consideration for the within deed being less than One Hundred (\$100.00) Dollars no excise tax stamps are required.

Witness my hand and seal this 30th day of August 2000.

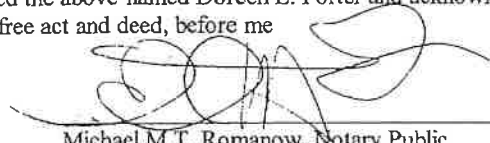
  
Doreen L. Porter

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss:

August 30, 2000

Then personally appeared the above-named Doreen L. Porter and acknowledged the foregoing instrument to be her free act and deed, before me



Michael M.T. Romanow, Notary Public  
My Commission Expires: December 15, 2006

Harvard Rd - Stow

BK11518 PG192

m

JUN -6-68 PM 1728 1548

I, Thomas J. Yered

of Sudbury,

Middlesex

County, Massachusetts

being ~~married~~, for consideration paid, grant to

Kenneth A. Desmond and Catherine A. Desmond, husband and wife, as tenants by the entirety, both

HARVARD RD, STOW  
with quitclaim covenants

of Stow, Middlesex County,  
Commonwealth of Massachusetts,

~~WHEREAS~~ A certain parcel of land situated in the Westerly part of said Stow, and situated on the Northerly side of Harvard Road, being shown as Lot #4 on a Plan entitled "Kings Grant Park, Plan of Land in Stow, Mass. owned by Adell R Rawitser" dated May 18, 1956, surveyed by MacCarthy Engineering Service, Inc., Natick, Mass., recorded with Middlesex South District Deeds at the end of Book 8755 and more particularly bounded and described as follows:

Commencing at a bound on the Northerly side of Harvard Road at Lot #3 on said Plan, thence running North 23° 20' 21" east two hundred seventy and 77/100 (270.77) feet by said Lot #3 to other land of the grantor;

Thence turning and running South 70° 57' 38" East sixty-five and 34/100 (65.34) feet by other land of the grantor to Lot #6 on said Plan and South 65° 27' 16" East eighty-six and 66/100 (86.66) feet by said Lot #6 to Lot #5 on said Plan;

Thence turning and running South 23° 46' 06" West two hundred seventy and 02/100 (270.02) feet by said Lot #5 to the northerly side of Harvard Road;

Thence turning and running North 65° 27' 16" West seventy-seven and 30/100 (77.30) feet and North 70° 57' 38" West seventy-two and 70/100 (72.70) feet to Lot #3 on said Plan and the point of beginning, both courses by Harvard Road.

Containing according to said Plan 40,771 square feet of land and being Lot #4 on said Plan however otherwise bounded, measured or described.

Being a part of the premises conveyed to me by deed of Adell R. Rawitser, dated April 9, 1959, and recorded with said deeds Book 9353 Page 225.

The above-described premises are conveyed subject to the restrictions, covenants and conditions which are imposed for the benefit of lots shown on the above-mentioned Plan entitled "Kings Grant Park, Plan of Land in Stow, Mass. owned by Adell R Rawitser" dated May 18, 1956, recorded with Middlesex South District Deeds at the end of Book 8755.

MIDDLESEX SOUTH  
EXCISE  
6-5-68 800

I, MARLENE A. YERED ~~XXXXXX~~ of said grantor, wife

release to said grantee all rights of ~~XXXXXX~~ dower and homestead and other interests therein.

Witness my hand and seal this 24<sup>th</sup> day of May 1968.

Thomas J. Yered  
Marlene A. Yered

The Commonwealth of Massachusetts

MIDDLESEX SS. May 24 1968

Then personally appeared the above named THOMAS J. YERED

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

Robert E. Shannon  
Notary Public ~~XXXXXX~~

My commission expires Dec 6 1974

# Application for Hearing



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.

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

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.

<p>APPLICANT'S NAME John P. Giordano</p>	<p>PHONE # c/o applicant's atty: Paul F. Alphen 978-692-3107</p>
<p>EMAIL: 4adirtdigger@gmail.com or palphen@alphensantos.com</p>	
<p>MAILING ADDRESS: 30 Heritage Lane, Stow, MA</p>	
<p>LOCATION AND STREET ADDRESS OF SITE Northerly side of Harvard Road shown as Lot 2 on plan 1059 of 1956.</p>	
<p>AREA OF SITE <u>40,771</u> sq. ft. / <del>acres</del></p>	<p>FRONTAGE <u>150</u> linear feet</p>
<p>ZONING DISTRICT Residential</p>	<p>TOWN OF STOW ASSESSOR'S MAP Number(s) <u>R-9</u> Parcel Number(s) <u>38</u></p>
<p>SOUTH MIDDLESEX REGISTRY OF DEEDS BOOK AND PAGE NO.(s): <u>73436 p 105</u> or LAND COURT CERTIFICATE OF TITLE NO.(s): _____</p>	
<p>PROPERTY OWNER(S) NAME SAME</p>	<p>PHONE NO. _____ EMAIL _____</p>
<p>APPLICATION FEE MADE PAYABLE TO TOWN OF STOW</p>	<p>\$250.00 PLUS \$2.00 FOR EACH LISTED ABUTTER \$ <u>28</u></p>

TYPE OF APPLICATION

<input checked="" 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)	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.

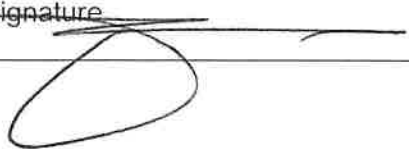
Any additional maps, plans, photographs, deeds, or documents which the Applicant wishes to submit should be enclosed with each copy of this Application.

=====

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: SEPT 6, 2022	
Name (print) JOHN P. GIORDANO by his attorney PAUL F. ALPHEN	Signature 

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) SAME	Signature

TRUST, CORPORATION OR COMPANY KNOWLEDGE AND CONSENT

Date:	
Name (print)	Signature



## **List of Abutters and Mailing Labels**

RECEIVED JUN 18 2022



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: 7/14/22  
Property Owner: JOHN P. GIORDANO  
Property Location: NSIDE OF HARVARD RD, WEST OF #137  
Parcel ID: (Map & Lot): R-9-38  
Requesting Board: ZBA

Requestor Information:	
Name:	<u>PAUL ALPHEN, ESQ</u>
Mailing Address:	<u>200 LITTLETON RD, WESTFORD, MA 01886</u>
Email address:	<u>palphen@alphensantos.com</u>
Phone Number:	<u>978-692-3107</u>

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

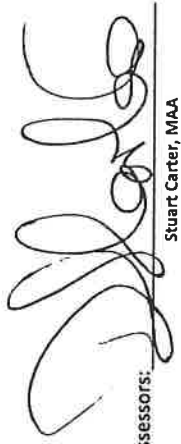
Assessors' Office Use Only:			
Deposit: \$	<u>20-</u>	Cash <input type="checkbox"/>	Check <input checked="" type="checkbox"/> (check # <u>18717</u> )
Add'l Fee: \$	<u>4-</u>	Cash <input type="checkbox"/>	Check <input type="checkbox"/> (check # _____)

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

**ABUTTERS LIST**  
 0 Harvard Rd  
 MAP R9 PARCELS 38

MAP/PARCEL	PROPERTY LOCATION	OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	DEED BOOK	DEED PAGE
000R-4 000003	154 HARVARD RD	KAEMPFE, SCOTT	KAEMPFE, SARAH	154 HARVARD RD	STOW	MA	01775	77262	589
000R-4 00002A	0 HARVARD RD	SHEPHERD, NANCY H.		172 HARVARD ROAD	STOW	MA	01775	21216	310
000R-4 000043	0 HARVARD RD	PITT CONSTRUCTION CORPORATION	C/O WEDGEWOOD PINES COUNTRY CLUB	215 HARVARD ROAD	STOW	MA	01775	11689	506
000R-4 000045	167 HARVARD RD	ALBERT RAYMOND T	JEANA ALBERT	167 HARVARD ROAD	STOW	MA	01775	24926	117
000R-9 000033	128 HARVARD RD	WALDRON MICHAEL J.	WALDRON ALEXANDRIA R	128 HARVARD ROAD	STOW	MA	01775	44915	502
000R-9 000034	138 HARVARD RD	KONNO DAISEI	KONNO KATHLEEN E	138 HARVARD RD	STOW	MA	01775	62311	408
000R-9 000035	144 HARVARD RD	SHRADER WILLIAM W		144 HARVARD RD	STOW	MA	01775	13239	421
000R-9 000036	150 HARVARD RD	HOWARD STEPHEN H		150 HARVARD RD	STOW	MA	01775	31990	65
000R-9 000037	153 HARVARD RD	MASCIA JONATHAN	MASCIA LYNNE	153 HARVARD RD	STOW	MA	01775	54019	410
000R-9 000038	0 HARVARD RD	JOHN P GIORDANO		30 HERITAGE LANE	STOW	MA	01775	73436	104
000R-9 000039	137 HARVARD RD	GIORDANO, ALEXA	MACINNIS, RICHARD	137 HARVARD RD	STOW	MA	01775	77717	155
000R-9 000041	8 WEDGEWOOD RD	RITTERSON, JEFFREY D. & JULIA W.	RITTERSON 2021 FUNDING TRUST	8 WEDGEWOOD RD	STOW	MA	01775	79132	84
000R-9 000042	16 WEDGEWOOD RD	TROMBA MATTHEW	PETER GLENN MACDONNELL	16 WEDGEWOOD RD	STOW	MA	01775	68704	490
000R-9 000100	0 WEDGEWOOD RD	WEDGEWOOD PROPERTIES INC	C/O WEDGEWOOD PINES COUNTRY CLUB	215 HARVARD ROAD	STOW	MA	01775	21668	310



Certified by the Stow Board of Assessors:

Stuart Carter, MAA

Date Certified or Re-Certified:

7/19/22 Ft: 300-

KAEMPFE, SCOTT  
KAEMPFE, SARAH  
154 HARVARD RD  
STOW, MA 01775

SHEPHERD, NANCY H.  
172 HARVARD ROAD  
STOW, MA 01775

PITT CONSTRUCTION CORPORATION  
C/O WEDGEWOOD PINES CLUB  
215 HARVARD ROAD  
STOW, MA 01775.

ALBERT RAYMOND T  
JEANA ALBERT  
167 HARVARD ROAD  
STOW, MA 01775

WALDRON MICHAEL J.  
WALDRON ALEXANDRIA R  
128 HARVARD ROAD  
STOW, MA 01775

KONNO DAISEI  
KONNO KATHLEEN E  
138 HARVARD RD  
STOW, MA 01775

SHRADER WILLIAM W  
144 HARVARD RD  
STOW, MA 01775

HOWARD STEPHEN H  
150 HARVARD RD  
STOW, MA 01775

MASCIA JONATHAN  
MASCIA LYNNE  
153 HARVARD RD  
STOW, MA 01775

JOHN P GIORDANO  
30 HERITAGE LANE  
STOW, MA 01775

GIORDANO. ALEXA  
MACINNIS, RICHARD  
137 HARVARD RD  
STOW, MA 01775

RITTERSON, JEFFREY D. & JULIA W.  
RITTERSON 2021 FUNDING TRUST  
8 WEDGEWOOD RD  
STOW, MA 01775

TROMBA MATTHEW  
PETER GLENN MACDONNELL  
16 WEDGEWOOD RD  
STOW, MA 01775

WEDGEWOOD PROPERTIES INC  
C/O WEDGEWOOD PINES CLUB  
215 HARVARD ROAD  
STOW, MA 01775

# Site Plan

**DIMENSIONAL REQUIREMENTS (RES)**

MIN. AREA:	65,340 S.F.*	MIN. FRONT YARD:	30-FT
MIN. FRONTAGE:	200-FT*	MIN. SIDE YARD:	25-FT
MIN. OPEN SPACE:	10%	MIN. REAR YARD:	40-FT
MAX. HEIGHT:	35-FT		

\* ZBA SPECIAL PERMIT REQUIRED FOR NON-CONFORMING LOT AREA AND FRONTAGE UNDER ZBL SEC. 4.1.6

**PLOT PLAN**

**LOT 2 HARVARD ROAD**  
 MAP R-9 PARCEL 38  
 STOW, MASSACHUSETTS

RECORD OWNER:  
 JOHN P. GIORDANO  
 30 HERITAGE LANE  
 STOW, MASSACHUSETTS 01775

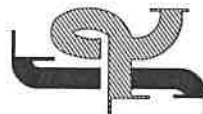
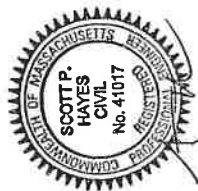
DATE: AUG. 26, 2022  
 SCALE: 1"=40'

www.foresitel.com

**FORESITE**  
 ENGINEERING  
 ENGINEERING SURVEYING PLANNING

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

215229-08.2D



R/C RES (ZONE LINE)

N/F  
 RICHARD MACINNIS & ALEXA GIORDANO  
 137 HARVARD ROAD  
 MAP R-9 PARCEL 39

PROP. STONE OR CONC. BLOCK  
 RET. WALLS (2' HT)

#137  
 (DWELLING)

**LOCUS DATA**

RECORD OWNERS: JOHN P. GIORDANO  
 ASSESSORS MAP R-9 PARCEL 38  
 ZONING DISTRICT: RESIDENTIAL  
 MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS:  
 BOOK 73436 PAGE 104  
 PLAN NO. 0399 OF 1956

GRAPHIC SCALE



N/F  
 WEDGEWOOD PROPERTIES INC.  
 (WEDGEWOOD PINES CC - GOLF COURSE)  
 MAP R-9 PARCEL 100

**LOT 2**  
 AREA = 40,771 SF±  
 MAP R-9 PARCEL 38

N/F  
 JONATHAN & LYNNE MASCIA  
 153 HARVARD ROAD  
 MAP R-9 PARCEL 37

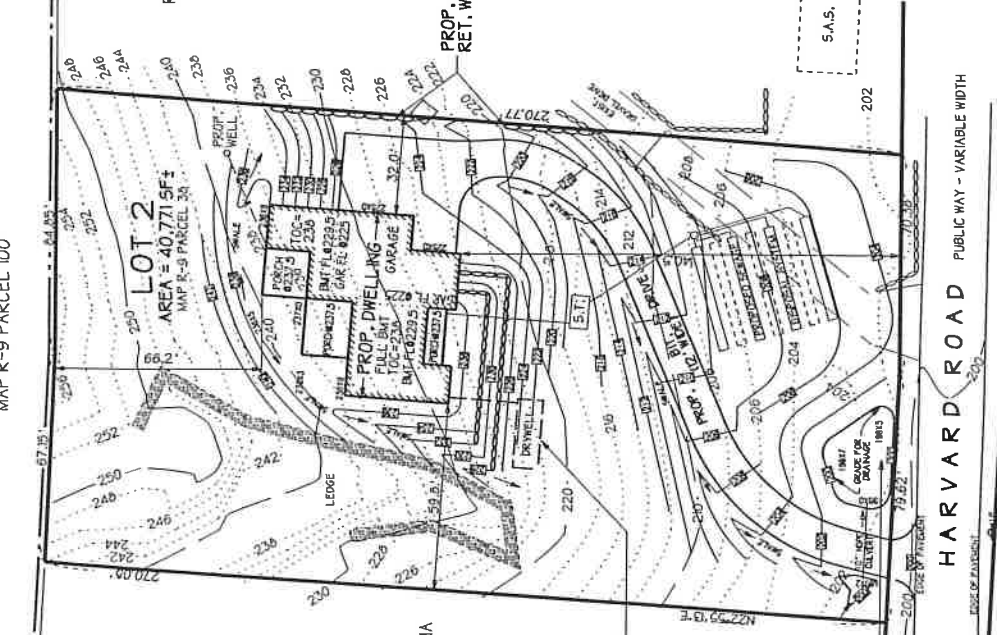
WELL O  
 PROPOSED DRYWELL  
 FOR ROOF RUNOFF  
 MITIGATION

PROP. RAIN GARDEN /  
 DRAINAGE BASIN

N/F  
 STEPHEN H. HOWARD  
 150 HARVARD ROAD  
 MAP R-9 PARCEL 36

N/F  
 WILLIAM W. & NATALIE L. SHRADER  
 144 HARVARD ROAD  
 MAP R-9 PARCEL 35

HARVARD ROAD PUBLIC WAY - VARIABLE WIDTH



**DIMENSIONAL REQUIREMENTS (RES)**

MIN. AREA:	65,340 S.F. *	MIN. FRONT YARD:	30-FT
MIN. FRONTAGE:	200-FT *	MIN. SIDE YARD:	25-FT
MIN. OPEN SPACE:	10%	MIN. REAR YARD:	40-FT
MAX. HEIGHT:	35-FT		

\* ZBA SPECIAL PERMIT REQUIRED FOR NON-CONFORMING LOT AREA AND FRONTAGE UNDER ZBL SEC. 4.1.6

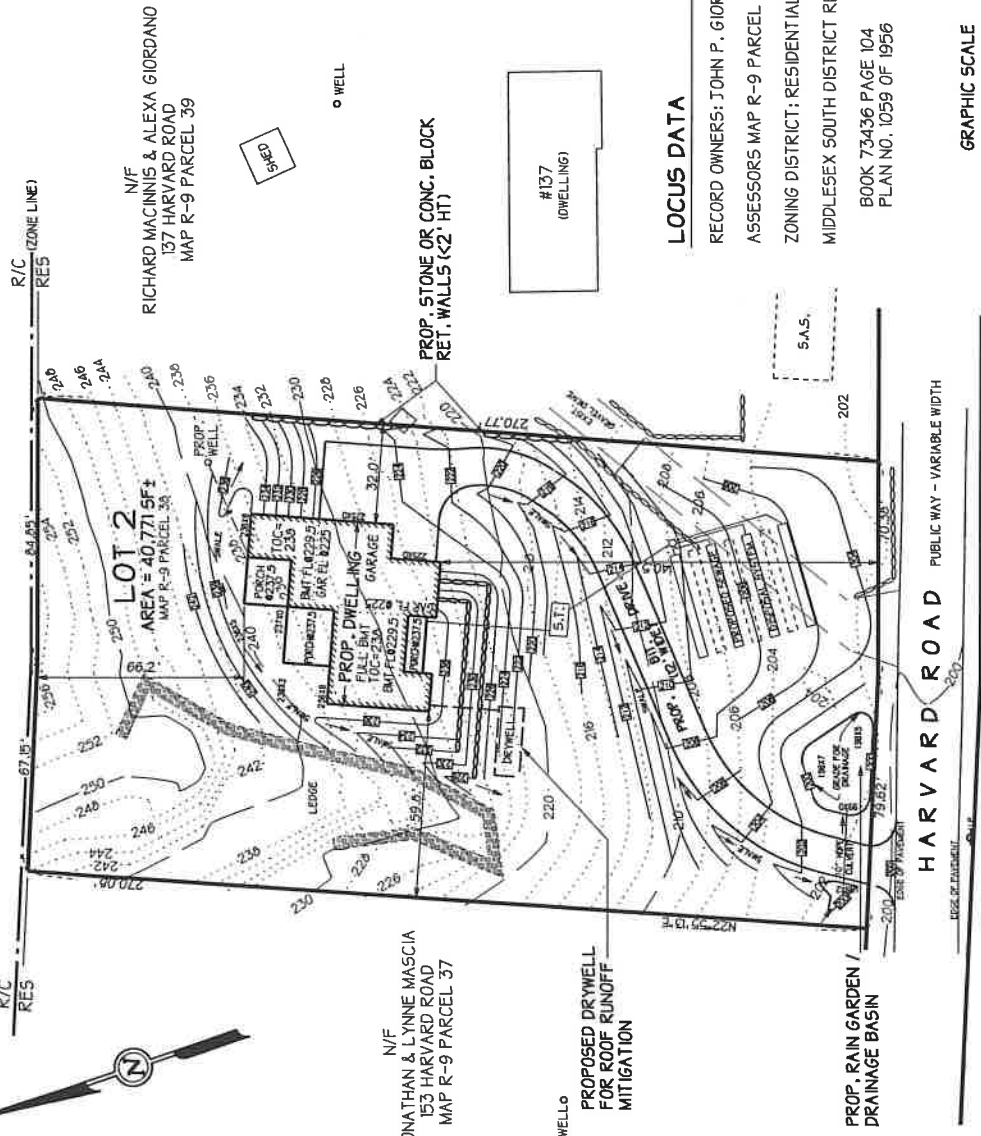
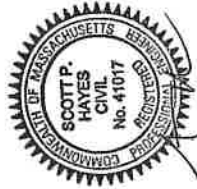
**PLOT PLAN**  
**LOT 2 HARVARD ROAD**  
 MAP R-9 PARCEL 38  
 STOW, MASSACHUSETTS

RECORD OWNER:  
 JOHN P. GIORDANO  
 30 HERITAGE LANE  
 STOW, MASSACHUSETTS 01775  
 DATE: AUG. 26, 2022  
 SCALE: 1"=40'

www.foresitel.com  
**FORESITE**  
**ENGINEERING**  
 ENGINEERING SURVEYING PLANNING

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

2022FAG.2D



**LOCUS DATA**

RECORD OWNERS: JOHN P. GIORDANO  
 ASSESSORS MAP R-9 PARCEL 38  
 ZONING DISTRICT: RESIDENTIAL  
 MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS:  
 BOOK 73436 PAGE 104  
 PLAN NO. 1059 OF 1956

**GRAPHIC SCALE**



WELL O  
 STEPHEN H. HOWARD  
 150 HARVARD ROAD  
 MAP R-9 PARCEL 36

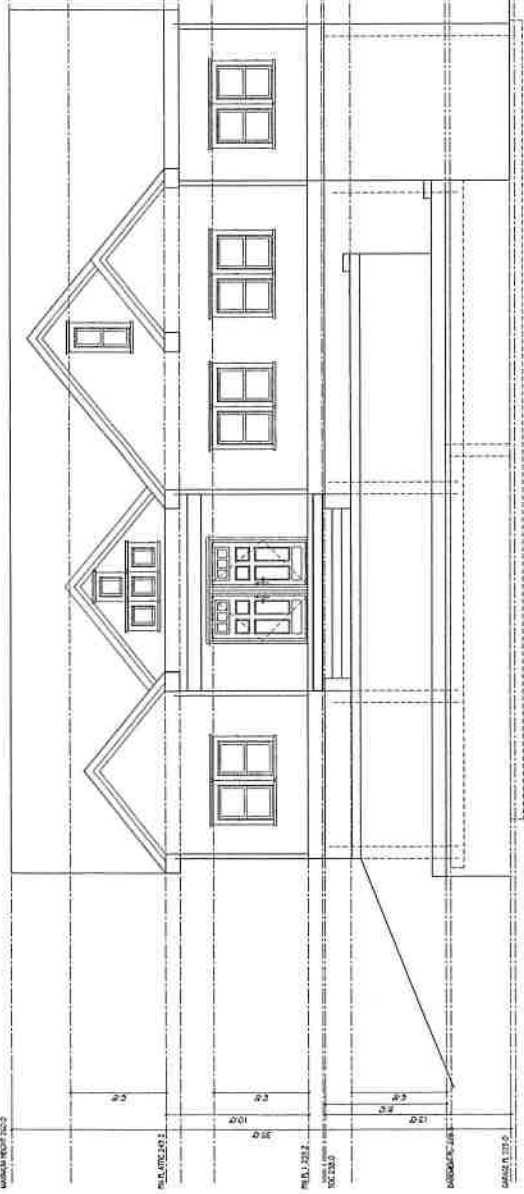
WELL O  
 WILLIAM W. & NATALIE L. SHRADER  
 144 HARVARD ROAD  
 MAP R-9 PARCEL 35



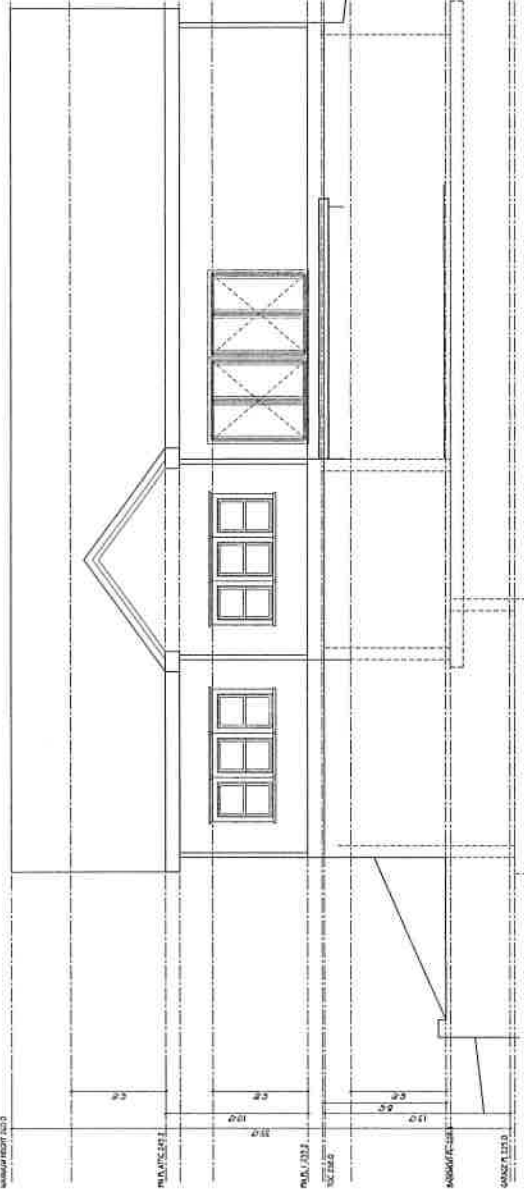




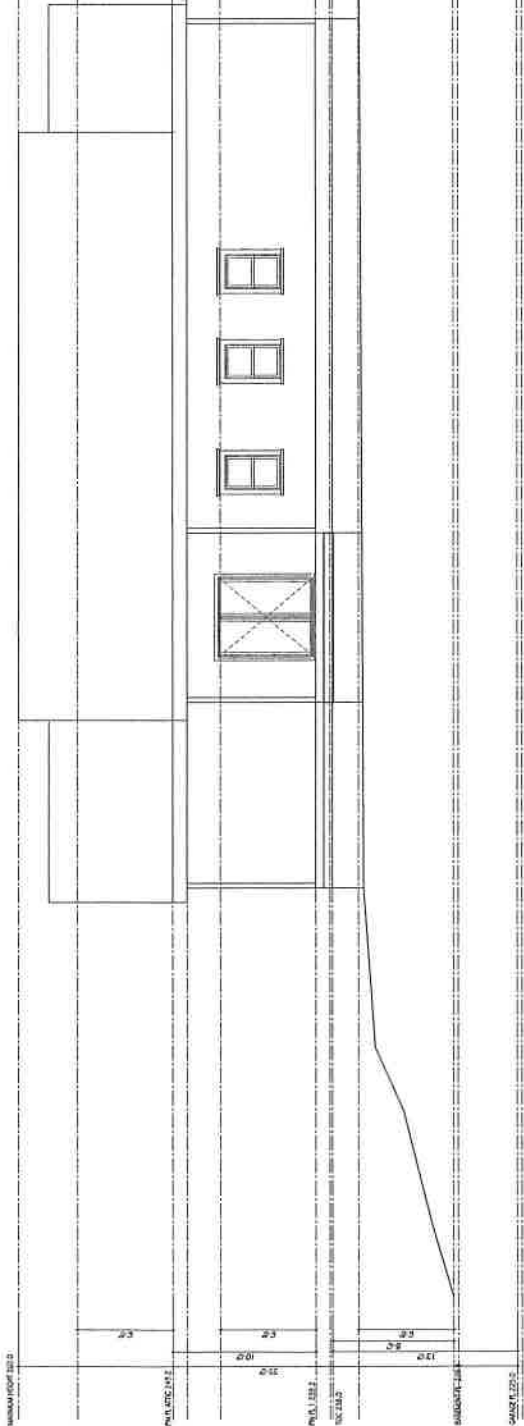




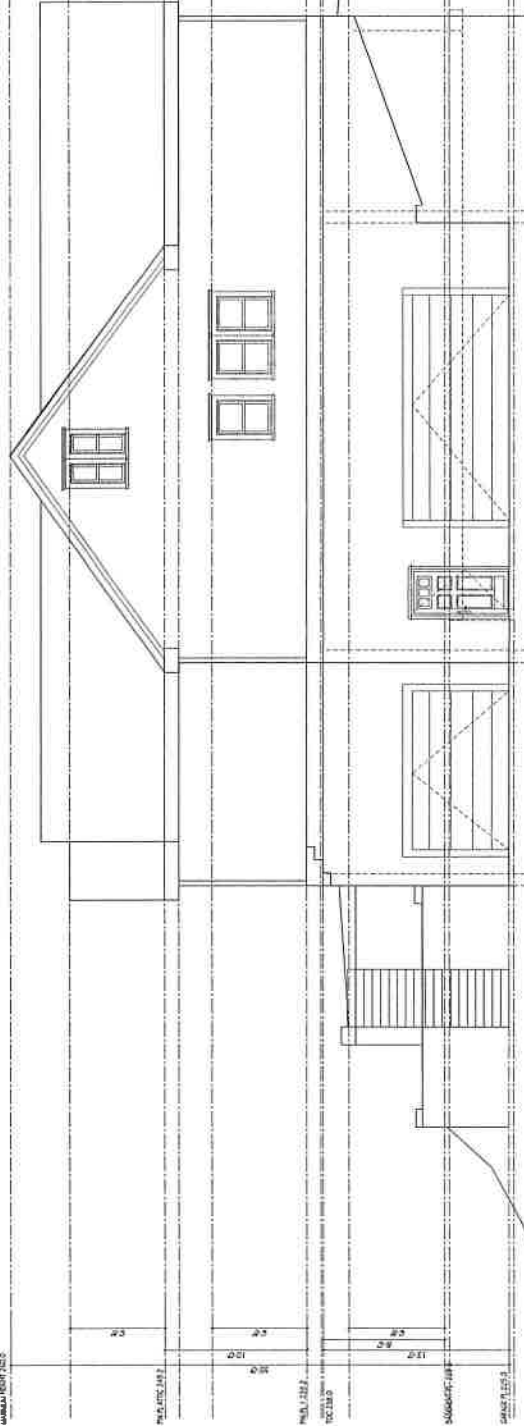
1 FRONT ELEVATION  
 A300 / LOT 2 HARVARD ROAD, STOW, MASSACHUSETTS SCALE: 1/4"=1'-0"



2 REAR ELEVATION  
 A300 / LOT 2 HARVARD ROAD, STOW, MASSACHUSETTS SCALE: 1/4"=1'-0"

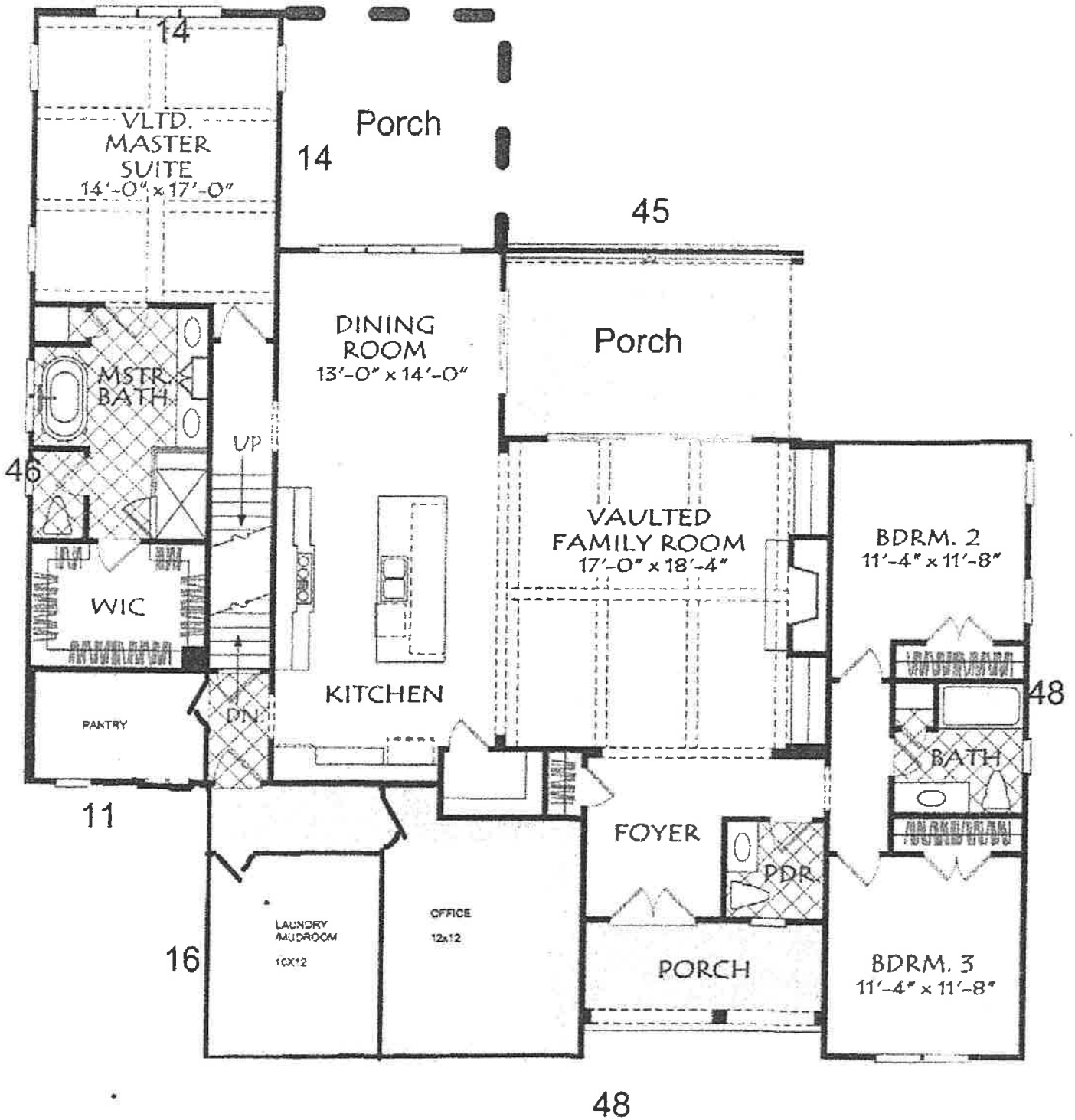


1 LEFT SIDE ELEVATION  
 A301 LOT 2 HARVARD ROAD, STOW, MASSACHUSETTS SCALE 1/4" = 1'-0"



2 RIGHT SIDE ELEVATION  
 A301 LOT 2 HARVARD ROAD, STOW, MASSACHUSETTS SCALE 1/4" = 1'-0"





FIRST FLOOR PLAN  
 2450 S.F.  
 SHOWN REVERSED