

Stamski And McNary, Inc.

Engineering - Planning – Surveying

1000 Main Street; Acton, MA 01720 (978) 263-8585

www.stamskiandmcnary.com

**Zoning Bylaw, Section 3.2.2 & 3.9
Petition for Special Permit**

For

**Proposed Site Plan
Stow Acres Country Club, Randall Road
Stow, MA**

November 21, 2022

Applicant/Owner Black Swan Management, LLC
258 Andover Street
Georgetown, MA 01833

SM-6891

Table of Contents

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- Plans (separate cover)

Town Clerk & ZBA Letters

STAMSKI AND MCNARY, INC.

1000 Main Street
Acton, Massachusetts 01720
(978) 263-8585, FAX (978) 263-9883

PRINCIPALS

JOSEPH MARCH, P.E., P.L.S.
GEORGE DIMAKARAKOS, P.E.

ASSOCIATE

JONATHAN BOLLEN, P.L.S.

November 30, 2022

Stow Town Clerk
380 Great Road
Stow, MA 01775

Re: Stow Acres Country Club- Randall Road
(Map R-11, Parcel 37A)
Site Plan - dated November 29, 2022

Town Clerk,

On behalf of the applicant, Black Swan Management, LLC, please accept this letter as written notice that a *Petition for Special Permit* was submitted to the Zoning Board of Appeals office along with supporting documentation in accordance with the Stow Zoning Bylaw and Stow Zoning Board of Appeals Application Requirements, Procedural Rules, and Application Forms for: Special Permit for the referenced site.

If you have any questions regarding this matter, please feel free to call.

Respectfully,

Stamski and McNary, Inc.


Daniel Carr, P.E.


George Dimakarakos, P.E.

STAMSKI AND MCNARY, INC.

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Acton, Massachusetts 01720
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November 30, 2022

Stow Zoning Board of Appeals
380 Great Road
Stow, MA 01775

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(Map R-11, Parcel 37A)
Site Plan - dated November 29, 2022

Zoning Board of Appeals,

On behalf of the applicant, Black Swan Management, LLC, please accept this letter as written notice that a *Petition for Special Permit* was submitted to the Zoning Board of Appeals office along with supporting documentation in accordance with the Stow Zoning Bylaw and Stow Zoning Board of Appeals Application Requirements, Procedural Rules, and Application Forms for: Special Permit for the referenced site.

If you have any questions regarding this matter, please feel free to call.

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Stamski and McNary, Inc.


Daniel Carr, P.E.


George Dimakarakos, P.E.

ZBA Special Permit 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 Peter I. Brown, Black Swan Management, LLC | PHONE # 617-962-1023 EMAIL: peterb@blackswanclub.com |
| MAILING ADDRESS: 258 Andover Street, Georgetown, MA 01833 | |
| LOCATION AND STREET ADDRESS OF SITE Stow Acres Country Club, South Course, Randall Road | |
| AREA OF SITE <u>151.0541</u> sq. ft. (<u>acres</u>) | FRONTAGE <u>3712.5</u> linear feet |
| ZONING DISTRICT Residential | TOWN OF STOW ASSESSOR'S MAP Number(s) <u>R-11</u> Parcel Number(s) <u>37A</u> |
| SOUTH MIDDLESEX REGISTRY OF DEEDS BOOK AND PAGE NO.(s): <u>Book 67309 Page 266</u> or LAND COURT CERTIFICATE OF TITLE NO.(s): _____ | |
| PROPERTY OWNER(S) NAME Stow Holdings LLC | PHONE NO. <u>617-962-1023</u> EMAIL <u>peterb@blackswanclub.com</u> |
| APPLICATION FEE MADE PAYABLE TO TOWN OF STOW | \$250.00 PLUS \$2.00 FOR EACH LISTED ABUTTER <u>\$ 326.00</u> |

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 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.

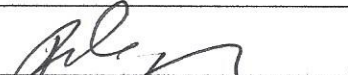
Any additional maps, plans, photographs, deeds, or documents which the Applicant wishes to submit should be enclosed with each copy of this Application.

=====

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.

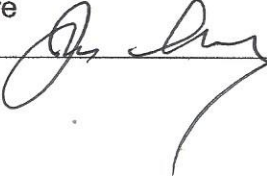
The above is subscribed to and executed by the undersigned under the penalties of perjury in accordance with Section 1-A of Chapter 268, General Laws of the Commonwealth of Massachusetts.

APPLICANT

| | |
|--------------|--|
| Date: | 11/22/2022 |
| Name (print) | PETER BROWN |
| Signature |  |

OWNER'S KNOWLEDGE AND CONSENT

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

| | |
|--------------|--|
| Date: | 11/22/2022 |
| Name (print) | JOHN SWANSON |
| Signature |  |

TRUST, CORPORATION OR COMPANY KNOWLEDGE AND CONSENT

| | |
|--------------|--|
| Date: | |
| Name (print) | |
| Signature | |

Certified Abutters List



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: 11/4/2022

Property Owner: Stow Acres Country Club

Property Location: Randall Road

Parcel ID: (Map & Lot): R-11, 37A

Requesting Board: Zoning Board of Appeals

Requestor Information:

Name: Daniel Carr- Stamski and McNary, Inc.

Mailing Address: 1000 Main Street, Acton, MA 01720

Email address: djc@stamskiandmcnary.com

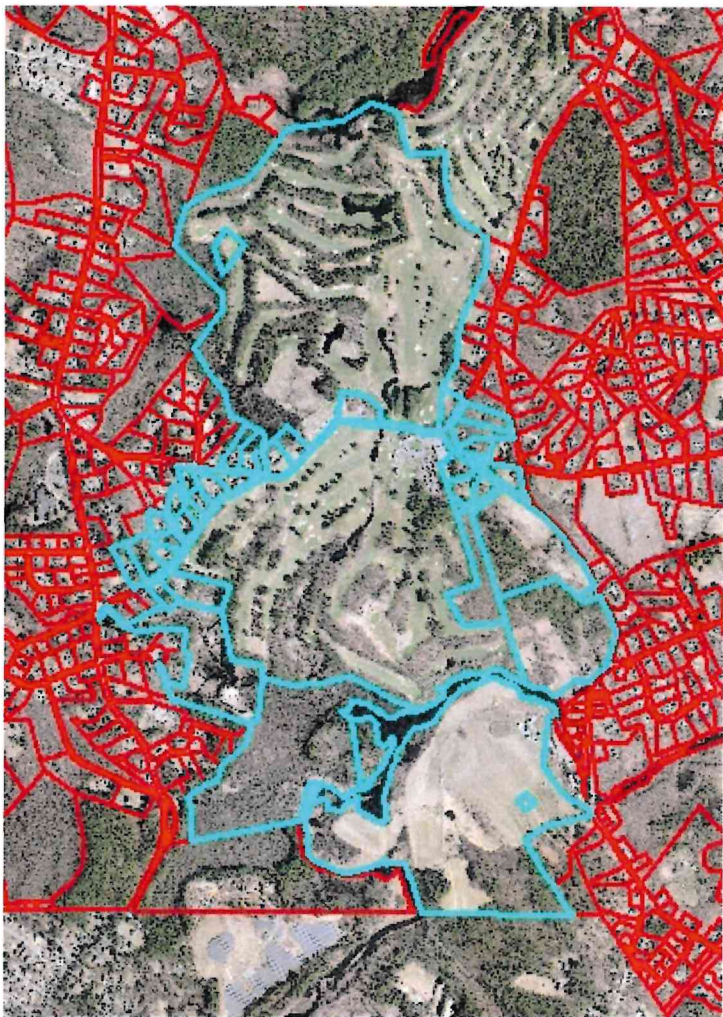
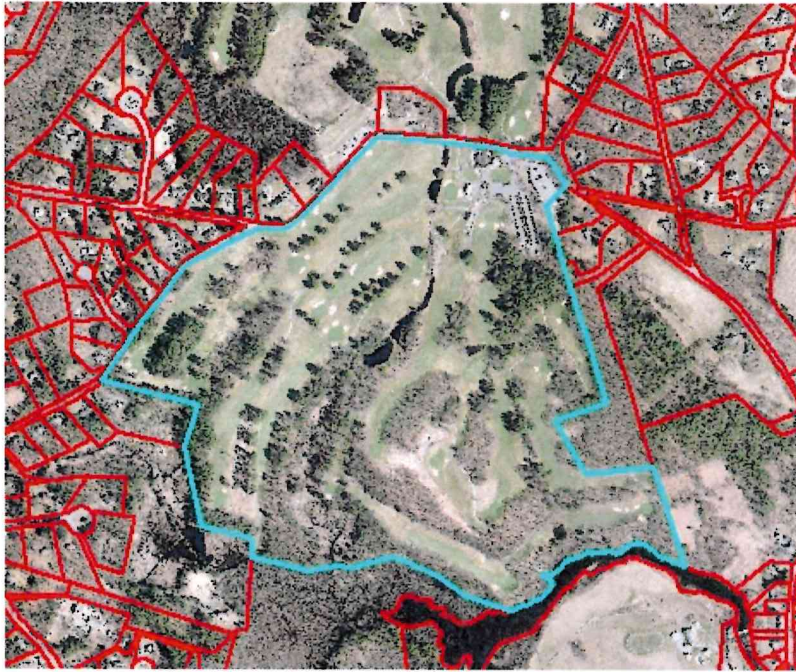
Phone Number: 978-263-8585 EXT 214

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 <input type="checkbox"/> | Check <input type="checkbox"/> | (check # _____) |
| Add'l Fee: \$ <u>26</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.



ABUTTERS LIST
58 Randall Rd
MAP R11 PARCELS 37A

| MAP/PARCEL | PROPERTY LOCATION | OWNER NAME 1 | OWNER NAME 2 | MAILING ADDRESS | CITY | STATE | ZIP CODE | DEED BOOK | DEED PAGE |
|----------------|--------------------|---------------------------------------|--|----------------------|--------------------|-------|----------|-----------|-----------|
| 00R-11 000023 | 80 EDSON ST | THOMAS BRUCE A | GAIL D THOMAS | 80 EDSON ST | STOW | MA | 01775 | 22623 | 610 |
| 00R-11 000024* | 77 RANDALL RD | FEIN, CHARLES | FEIN, MARIE | 50 CONCORD ST | MAYNARD | MA | 01754 | 80627 | 47 |
| 00R-11 000032 | 351 GLEASONDALE RD | DOTY BENJAMIN J | DOTY LINDA BLASCHKE | 351 GLEASONDALE ROAD | STOW | MA | 01775 | 41073 | 95 |
| 00R-11 000038 | 47 EDSON ST | LORD, NICHOLAS J. | | 47 EDSON ST | STOW | MA | 01775 | 78395 | 438 |
| 00R-11 000052 | 159 RANDALL RD | DINNOCENZO KRISTEN M | MCDONOUGH COLIN | 159 RANDALL RD | STOW | MA | 01775 | 72864 | 341 |
| 00R-11 000053 | 151 RANDALL RD | WHEELER JAMES R | JANET G WHEELER | 151 RANDALL ROAD | STOW | MA | 01775 | 15201 | 31 |
| 00R-11 000344 | 22 RANDALL RD | AMICO STEVEN J | AMICO JENNIFER A | 22 RANDALL ROAD | STOW | MA | 01775 | 56677 | 344 |
| 00R-11 00035A | 24 RANDALL RD | OTT TEUNIS J | OTT MARIAN S | 24 RANDALL RD | STOW | MA | 01775 | 69362 | 451 |
| 00R-11 00036A* | 32 RANDALL RD | DALEY, BENNETT | DALEY, JULIAN | 32 RANDALL RD | STOW | MA | 01775 | 80366 | 131 |
| 00R-11 00037A | 58 RANDALL RD | STOW HOLDINGS LLC | | 258 ANDOVER STREET | GEORGETOWN | MA | 01833 | 67309 | 266 |
| 00R-11 0033-2 | 147 BOON RD | PETERS FAMILY TRUST | CLAUDIA G PETERS TRUSTEE | 147 BOON RD | STOW | MA | 01775 | 72991 | 531 |
| 00R-11 0033-3 | 41 RANDALL RD | GALLACHER MATTHEW J | GALLACHER KYLAS S | 41 RANDALL RD | STOW | MA | 01775 | 59425 | 183 |
| 00R-11 0033-4 | 30 CROSS ST | DOUCETTE THOMAS | DOUCETTE ALISON M | 30 CROSS ST | STOW | MA | 01775 | 22961 | 254 |
| 00R-11 0051-8 | 0 SEVEN STAR LN | TOWN OF STOW | | 380 GREAT RD | STOW | MA | 01775 | 47582 | 297 |
| 00R-11 0051-9 | 12 SEVEN STAR LN | CASTLE ANDREW B | CASTLE KATHRYN E | 12 SEVEN STAR LANE | STOW | MA | 01775 | 41916 | 219 |
| 00R-11 0054-1 | 147 RANDALL RD | FRENCH KEVIN H | FRENCH HEATHER L | 147 RANDALL ROAD | STOW | MA | 01775 | 32199 | 576 |
| 00R-11 0054-2 | 137 RANDALL RD | ZINKE ALEXANDER W | ZINKE AMANDA KATHLEEN | 137 RANDALL ROAD | STOW | MA | 01775 | 68456 | 565 |
| 00R-11 025-5A | 70 EDSON ST | BOUDO WILLIAM M | BOUDO ASHLEY E | 70 EDSON STREET | STOW | MA | 01775 | 67531 | 449 |
| 00R-11 025-6A | 76 EDSON ST | SEIGAL STEPHEN | MAGDALENE TEIGEN STORY | 76 EDSON ST | STOW | MA | 01775 | 70653 | 388 |
| 00R-11 025B-3 | 0 RANDALL RD | STOW HOLDINGS LLC | | 258 ANDOVER STREET | GEORGETOWN | MA | 01833 | 67309 | 266 |
| 00R-11 025B-8 | 0 CROSS ST | VIRNELL TANYA | | 59 GLEASONDALE RD | STOW | MA | 01775 | 71019 | 388 |
| 00R-11 025B-9 | 111 RANDALL RD | KANE JOHN L | HOUBA KANE KATHY L | 111 RANDALL RD | STOW | MA | 01775 | 54227 | 469 |
| 00R-11 037B-1 | 0 RANDALL RD | STOW WOODLANDS LLC | | PO BOX 620-636 | NEWTON LOWER FALLS | MA | 02462 | 17734 | 443 |
| 00R-11 051-12 | 15 SEVEN STAR LN | VANGSNES TODD S | | 15 SEVEN STAR LANE | STOW | MA | 01775 | 56707 | 568 |
| 00R-11 051-13 | 9 SEVEN STAR LN | OSULLIVAN VINCENT | HERBERT JENNIFER | 9 SEVEN STAR LN | STOW | MA | 01775 | 59402 | 119 |
| 00R-11 25B-10 | 121 RANDALL RD | ALEXANDER BRIAN | ALEXANDER MICHELLE | 121 RANDALL RD | STOW | MA | 01775 | 53905 | 348 |
| 00R-12 000001 | 25 ROCKBOTTOM RD | PERKINS, EDWARD H, EDWARD H JR & TODD | JULIA S MACDONALD | 25 ROCKBOTTOM RD | STOW | MA | 01775 | 66851 | 50 |
| 00R-12 000002 | 449 GLEASONDALE RD | THE SECOND AMENDED & RESTATED EMILY B | EMILY BEYETTE TTE & LISA RENEE PORTO TEE | 2281 LOS ENGINOS RD | OJAI | CA | 93023 | 73068 | 429 |
| 00R-12 000005 | 387 GLEASONDALE RD | MCDONALD ROBERT C | GAY GIBSON MCDONALD | 387 GLEASONDALE RD | STOW | MA | 01775 | 13847 | 733 |
| 00R-12 000010 | 197 RANDALL RD | BOYLE CHARLES E | PATRICIA RILEY BOYLE | 197 RANDALL ROAD | STOW | MA | 01775 | 23361 | 181 |
| 00R-12 000011 | 185 RANDALL RD | DORAZIO THOMAS J | VIRGINIA DORAZIO | 185 RANDALL RD | STOW | MA | 01775 | 15308 | 241 |
| 00R-12 000012 | 181 RANDALL RD | STONEBRAKER ERNEST R JR | SHERYL K STONEBRAKER | 181 RANDALL RD | STOW | MA | 01775 | 13621 | 411 |
| 00R-12 000014 | 186 RANDALL RD | SCHWALL, JANENE | SCHWALL, NICOLAS | 186 RANDALL RD 188 | STOW | MA | 01775 | 78200 | 391 |
| 00R-12 000016 | 194 RANDALL RD | GOTHE ROBERT D. | LUNDA A. GOTHE | 194 RANDALL ROAD | STOW | MA | 01775 | 9427 | 380 |
| 00R-12 000023 | 0 HUDSON RD | LANKAU WALTER E | TR HUDSON RD REALTY COMPANY | 58 RANDALL ROAD | STOW | MA | 01775 | 23540 | 490 |
| 00R-12 000024 | 0 HUDSON RD | SCC ASSOCIATES INC | | 58 RANDALL RD | STOW | MA | 01775 | 17734 | 443 |
| 00R-12 0002-A | 449 GLEASONDALE RD | THE SECOND AMENDED & RESTATED EMILY B | EMILY BEYETTE TTE & LISA RENEE PORTO TEE | 2281 LOS ENGINOS RD | OJAI | CA | 93023 | 73068 | 429 |
| 00R-12 017-11 | 31 FRANCES CR | DIMASI SR. DAVID A | DIMASI EVE M | 31 FRANCES CR | STOW | MA | 01775 | 17440 | 162 |

* RECENT SALES

Certified by the Stow Board of Assessors:



Stuart Carter, MAA

Date Certified or Re-Certified:

11/7/22

Fee:

300

Other Permits and Variances

| <u>Department</u> | <u>Permit</u> |
|-------------------------|---|
| Zoning Board of Appeals | 1996: Special Permit – Non-conforming use Deed Book 26072 Page 400 1989 Special Permit Deed Book 19962, Page 556 & Book 2099, Page 051 1990 Special Permit Deed Book 20430, Page 015 1995 Variance Deed Book 25588, Page 197 |
| Conservation Commission | 2011: DEP File No: 299-431 Deed Book 57027 Page 152 |
| Board of Health | Sewage Disposal Permit |

Recorded Plans and Deeds

Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 10/7/2021 2:34:44 PM

| Doc# | Document Type | Town | Book/Page | File Date | Consideration |
|---|---------------|------|-----------|------------|---------------|
| 81970 | DEED | | 67309/266 | 05/25/2016 | 1.00 |
| Property-Street Address and/or Description | | | | | |
| 58 RANDALL RD | | | | | |
| Grantors | | | | | |
| SCC ASSOCIATES INC | | | | | |
| Grantees | | | | | |
| STOW HOLDINGS LLC | | | | | |
| References-Book/Pg Description Recorded Year | | | | | |
| 67309/270 WAIV 2016 | | | | | |
| Registered Land Certificate(s)-Cert# Book/Pg | | | | | |

4 B



2016 00081970

Bk: 67309 Pg: 266 Doc: DEED

Page: 1 of 4 05/25/2016 09:25 AM

QUITCLAIM DEED

SCC Associates, Inc., a Massachusetts corporation, having a usual place of business at 58 Randall Road, Stow, Massachusetts (the "Grantor"), for consideration paid and in full consideration of ONE DOLLAR AND 00/100 (\$1.00) and for other good and valuable consideration, grants to Stow Holdings LLC, a Massachusetts limited liability company with a usual place of business at 258 Andover Street, Georgetown, Massachusetts (the "Grantee"), with QUITCLAIM COVENANTS, the land with any improvements thereon, in Stow, Middlesex County, Massachusetts (the "Property") and being more particularly bounded and described on Exhibit A attached hereto and made a part hereof.

The Property is conveyed subject to and with the benefit of, as the case may be, all easements, encumbrances, restrictions, reservations, rights, agreements and other matters of record insofar as they are now in force and applicable, including in particular that certain Mortgage and Security Agreement, dated as of November 17, 1995, recorded with the Middlesex South Registry of Deeds at Book 25829, Page 74, as amended by that certain First Amendment to Mortgage and Note Modification Agreement, dated as of December 1, 2000, recorded with the Middlesex South Registry of Deeds at Book 32166, Page 330, as amended by that certain Partial Release of Mortgage and Security Agreement and Assignment of Rents and Leases dated January 24, 2002, recorded with the Middlesex South Registry of Deeds at Book 34653, Page 248, as amended by that certain Second Amendment to Mortgage and Note Modification Agreement dated January 24, 2002, recorded with the Middlesex South Registry of deeds at Book 34653, Page 306, as amended by that certain Third Amendment to Mortgage and Note Modification Agreement dated as of April 1, 2003, recorded with the Middlesex South Registry of Deeds at Book 38528, Page 36, as amended by that certain Fourth Amendment to Mortgage dated as of December 1, 2010, recorded with the Middlesex South Registry of Deeds at Book 55969, Page 463, as amended by that Second Amendment to Second Amended and Restated Secured Promissory Note and Amended and Restated Loan Agreement and Fifth Amendment to Mortgage, a memorandum of which is recorded with the Middlesex South Registry of Deeds at Book 63689, Page 120, as assigned to Stow Investments, LLC in accordance with that certain Assignment and Assumption of Mortgage and Loan Documents dated as of December 9, 2015, recorded with the Middlesex South Registry of Deeds at Book 66512, Page 579.

For reference to title, see Deed to Grantor dated December 31, 1986 and recorded with the Middlesex County (South District) Registry of Deeds in Book 17734, Page 443.

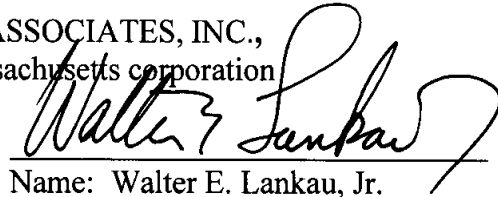
58 Randall RD STOW MA

Murphy & King
One Beacon St
Boston MA 02108

WITNESS our hands and seals this 22 day of April, 2016.

SCC ASSOCIATES, INC.,
a Massachusetts corporation

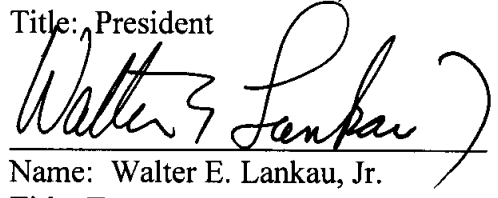
By:



Name: Walter E. Lankau, Jr.

Title: President

By:



Name: Walter E. Lankau, Jr.

Title: Treasurer

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss

April 22, 2016

Then personally appeared the above named Walter E. Lankau, Jr., as President and Treasurer of SCC Associates, Inc., and acknowledged the execution of the foregoing instrument to be his free act and deed and the free act of SCC Associates, Inc.



Notary Public

My commission expires: 11/9/16

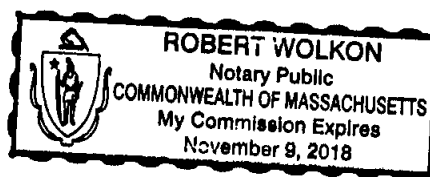


EXHIBIT A

All those certain parcels of land with the improvements thereon situated in the Town of Stow, County of Middlesex and Commonwealth of Massachusetts, being shown as Parcel D, Parcel G, Parcel F, and Lot 8 on a plan entitled "Plan of Land in Stow, Massachusetts prepared for SCC Associates, Inc. by Acton Survey & Engineering, Inc. dated January 8, 2002 and recorded in Middlesex South Registry of Deeds on January 25, 2002 as Plan No. 76 of 2002.

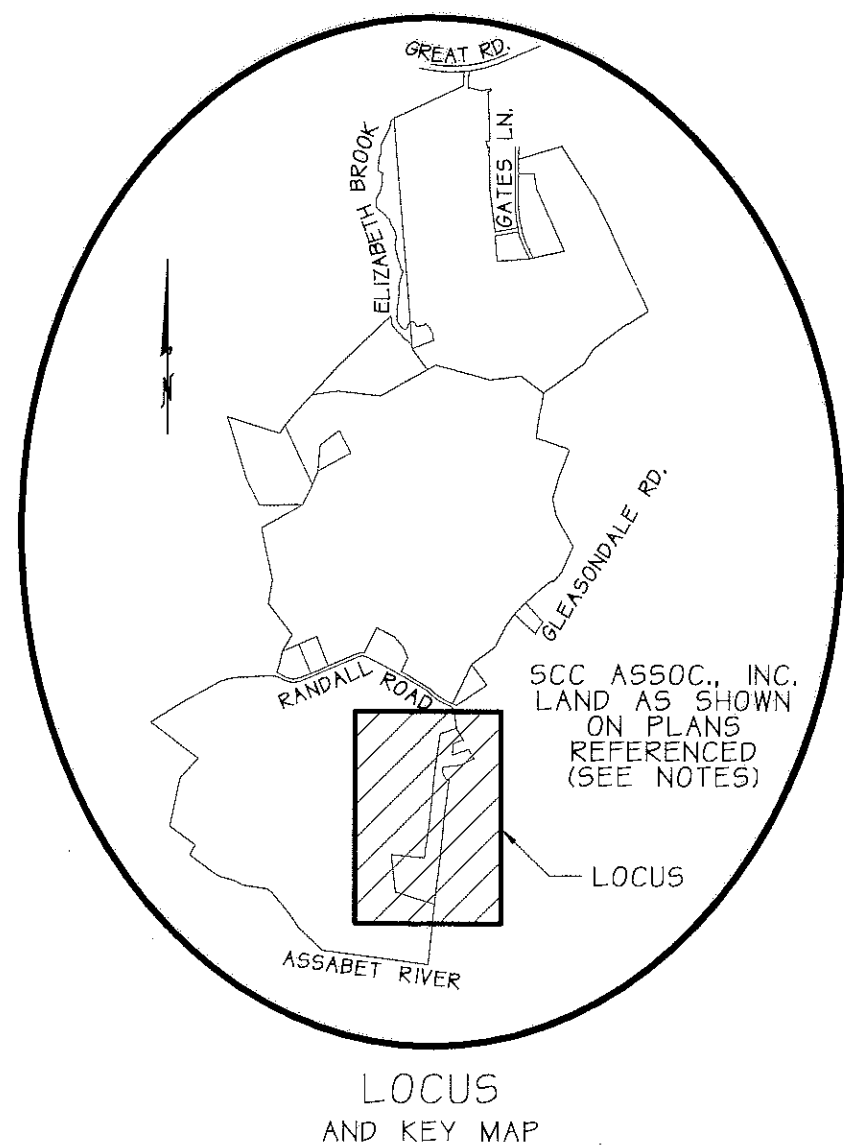
Together with all rights arising from the following:

- a. Parcel K Easement Agreement by and between SCC Associates, Inc. and Stow Woodlands LLC dated January 24, 2002 and recorded on January 25, 2002 as Instrument No. 168 (Book 34653, Page 291).
- b. Golf Ball Easement Agreement by and between SCC Associates, Inc. and Stow Woodlands LLC dated January 24, 2002 and recorded on January 25, 2002 as Instrument No. 166 (Book 34653, Page 272).
- c. Putting Green Easement Agreement by and between SCC Associates, Inc. and Stow Woodlands LLC dated January 24, 2002 and recorded on January 25, 2002 as Instrument No. 167 (Book 34653, Page 283).

Middlesex Registry of Deeds,
Southern District
Cambridge, Massachusetts

Plan No. 76-1-4 of 23 02
Rec'd 1-25 23 02
at 9:00 a.m. in Dec No. 163
Rec'd, Bk 34653 Page 253
Attest: [Signature]

FOR REGISTRY OF DEEDS USE ONLY



EXISTING STRUCTURE

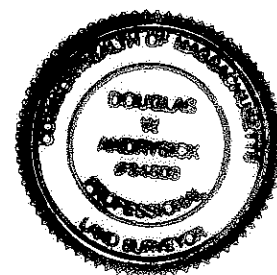


Parcel F
Area = 151.0 +/- Acres

Parcel K
Area = 9.90 Acres

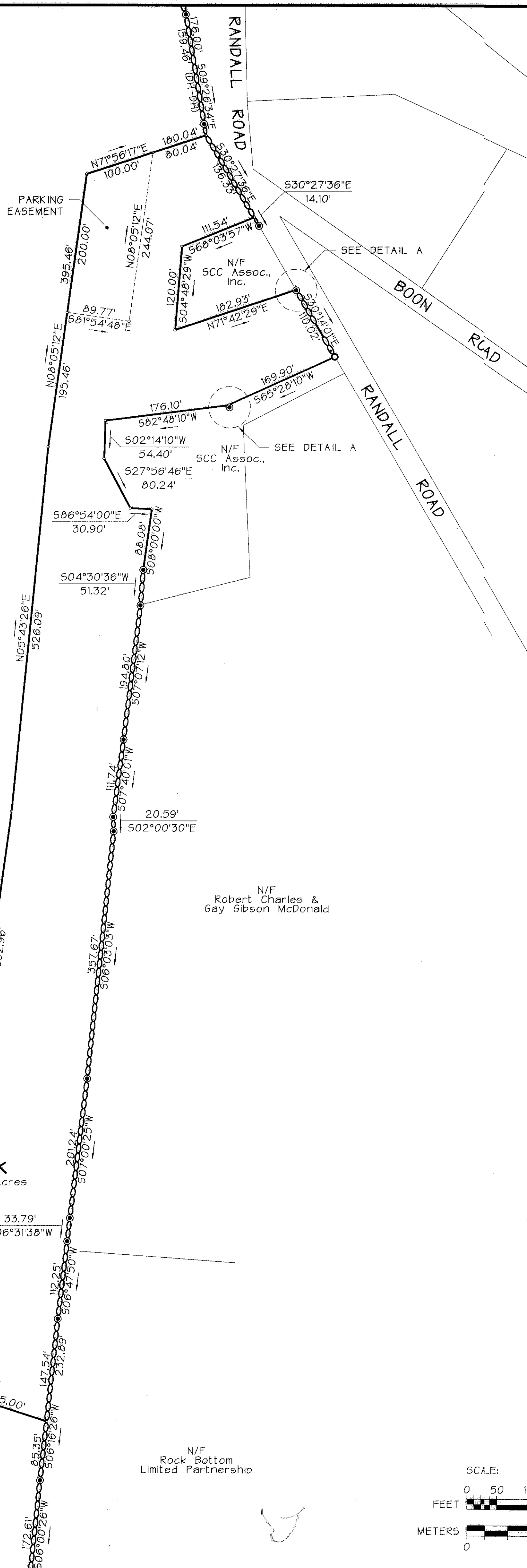
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Douglas W. Smith 1/12/02
PROFESSIONAL LAND SURVEYOR DATE



I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE LINES DIVIDING EXISTING OWNERSHIP, AND THE LINES OF ANY STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR NEW WAYS ARE SHOWN.

Douglas W. Smith 1/12/02
PROFESSIONAL LAND SURVEYOR DATE



PLAN REFERENCES

- PLAN 700 OF 1993
- PLAN ENTITLED "PLAN OF LAND IN STOW, MA" PREPARED FOR SCC ASSOCIATES, INC. DATED JANUARY 3, 2002, AND PREPARED BY ACTON SURVEY & ENGINEERING, INC.

DEED REFERENCE

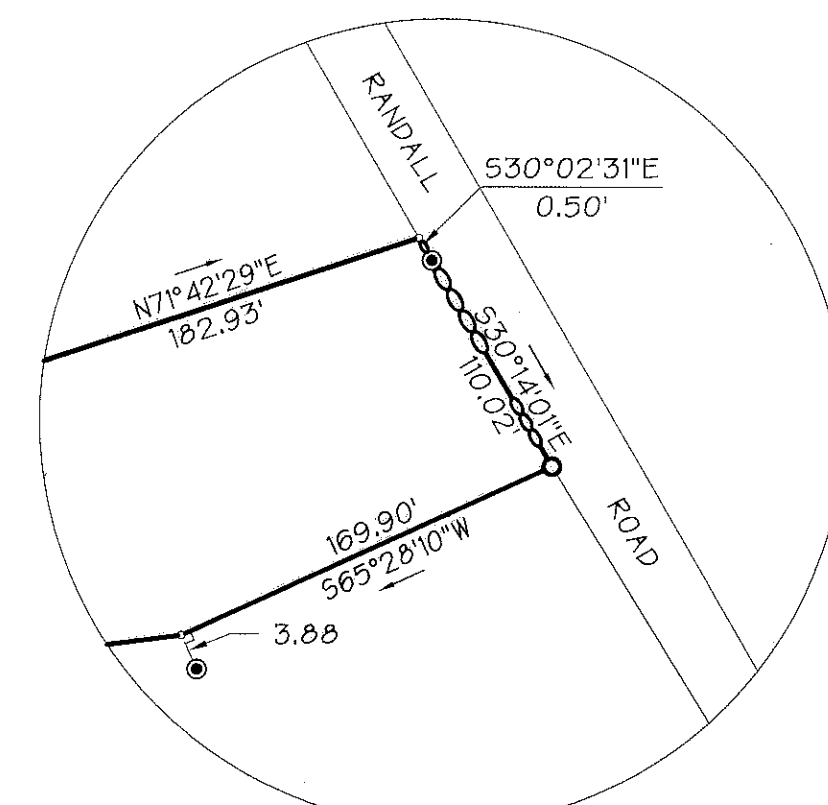
BOOK 17734 PAGE 443

NOTES

- ASSESSORS MAPS R-10 & R-11, PARCELS 11 & 25.
- ZONING: RESIDENTIAL & RECREATION CONSERVATION.
- PARCELS F & K ARE NOT TO BE CONSIDERED BUILDING LOTS.
- ALL STREETS SHOWN ARE PUBLIC.

LEGEND

- FOUND DRILL HOLE (DH).
- FOUND IRON PIPE (IP).
- SB/DH □ FOUND STONE BOUND/DRILL HOLE (SB/DH).
- F5B/DH □ FOUND FIELD STONE BOUND/DRILL HOLE (F5B/DH).
- DENOTES STONE WALL
- BODY OF WATER



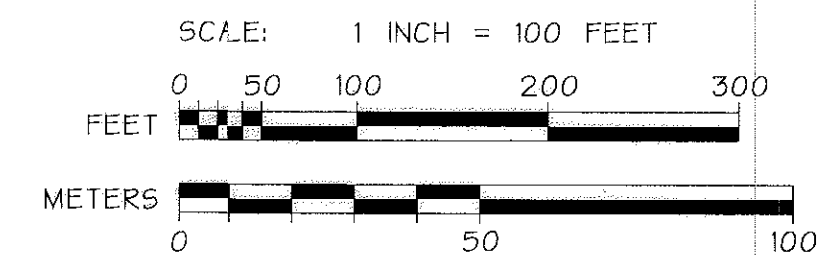
DETAIL A
NOT TO SCALE

PLAN OF LAND IN
STOW, MASSACHUSETTS

PREPARED FOR: SCC ASSOCIATES, INC.
58 RANDALL ROAD, STOW, MASSACHUSETTS 01775

SCALE: 1 INCH = 100 FEET DATE: JANUARY 2002

ACTON SURVEY & ENGINEERING, INC.
97 GREAT ROAD - P.O. BOX 666 - ACTON - MASS.
(978) 263-3666 FAX (978) 635-0218

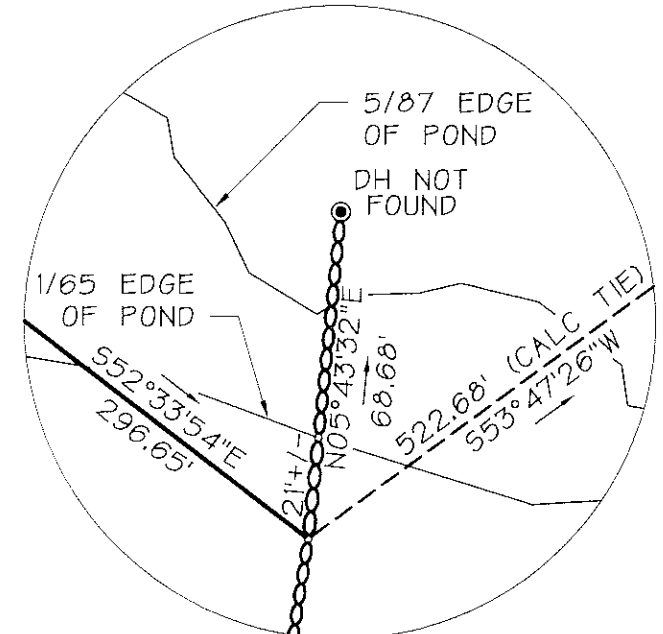


76 1-4

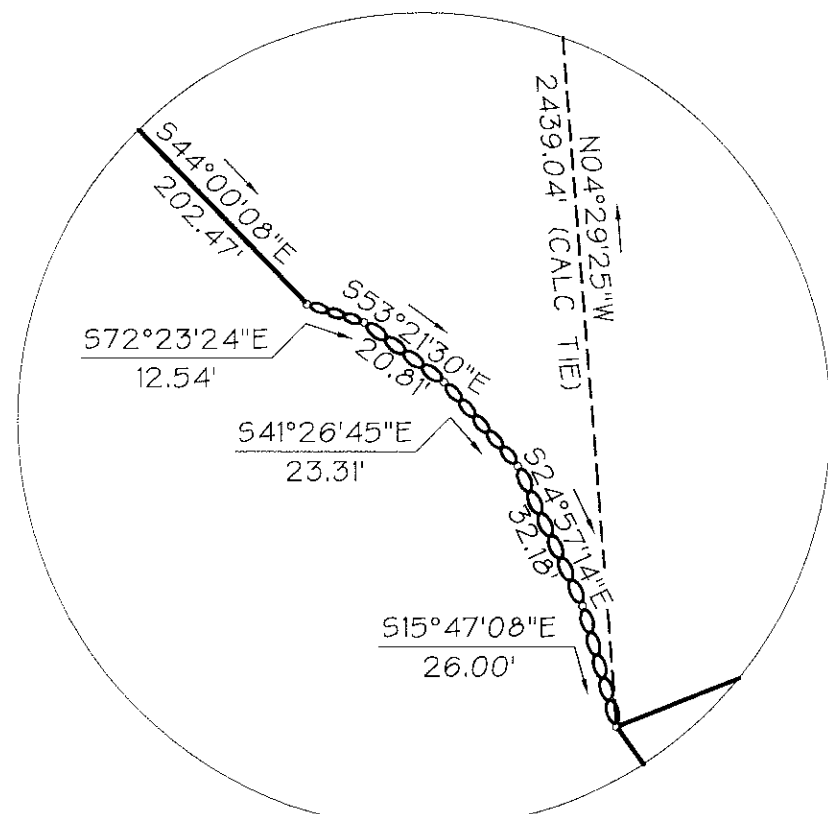
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RECORDED BOOK 3763 PAGE 33A

FOR REGISTRY OF DEEDS USE ONLY



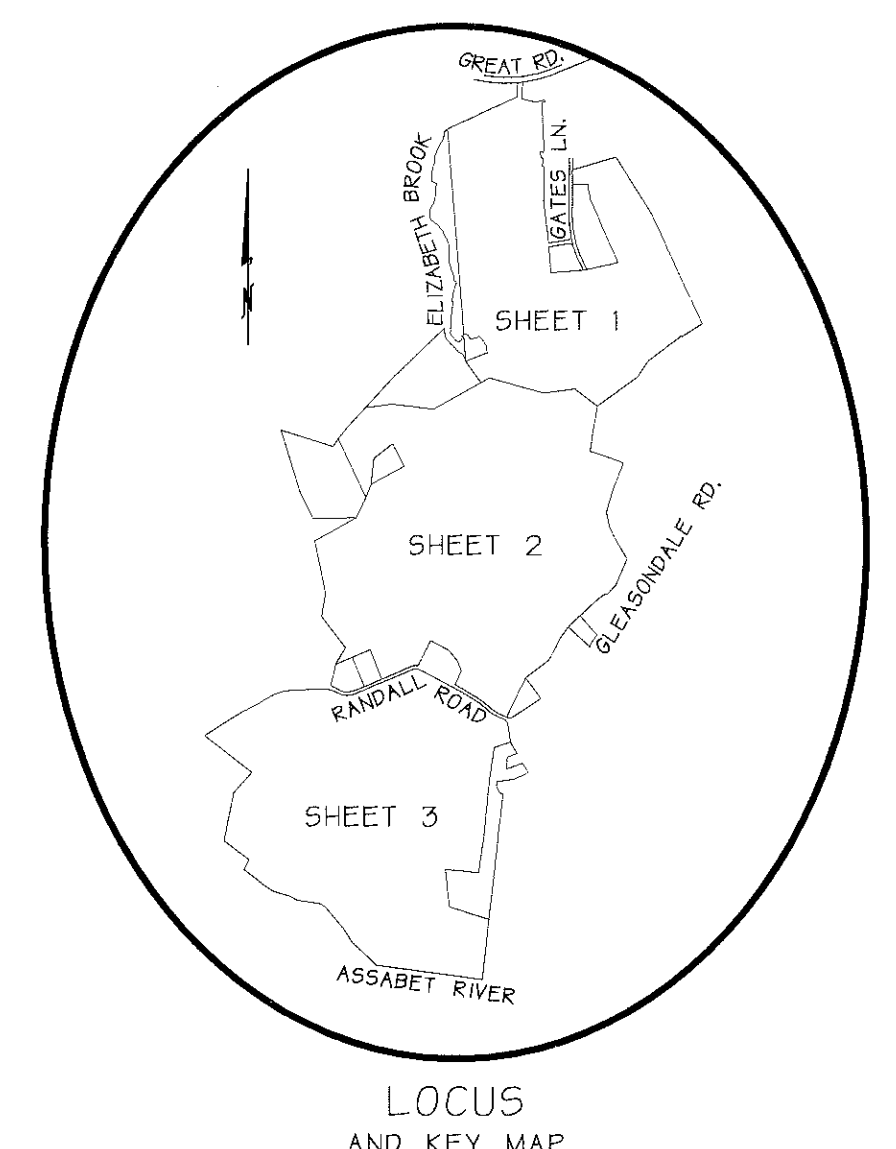
DETAIL A
SCALE: 1" = 40'



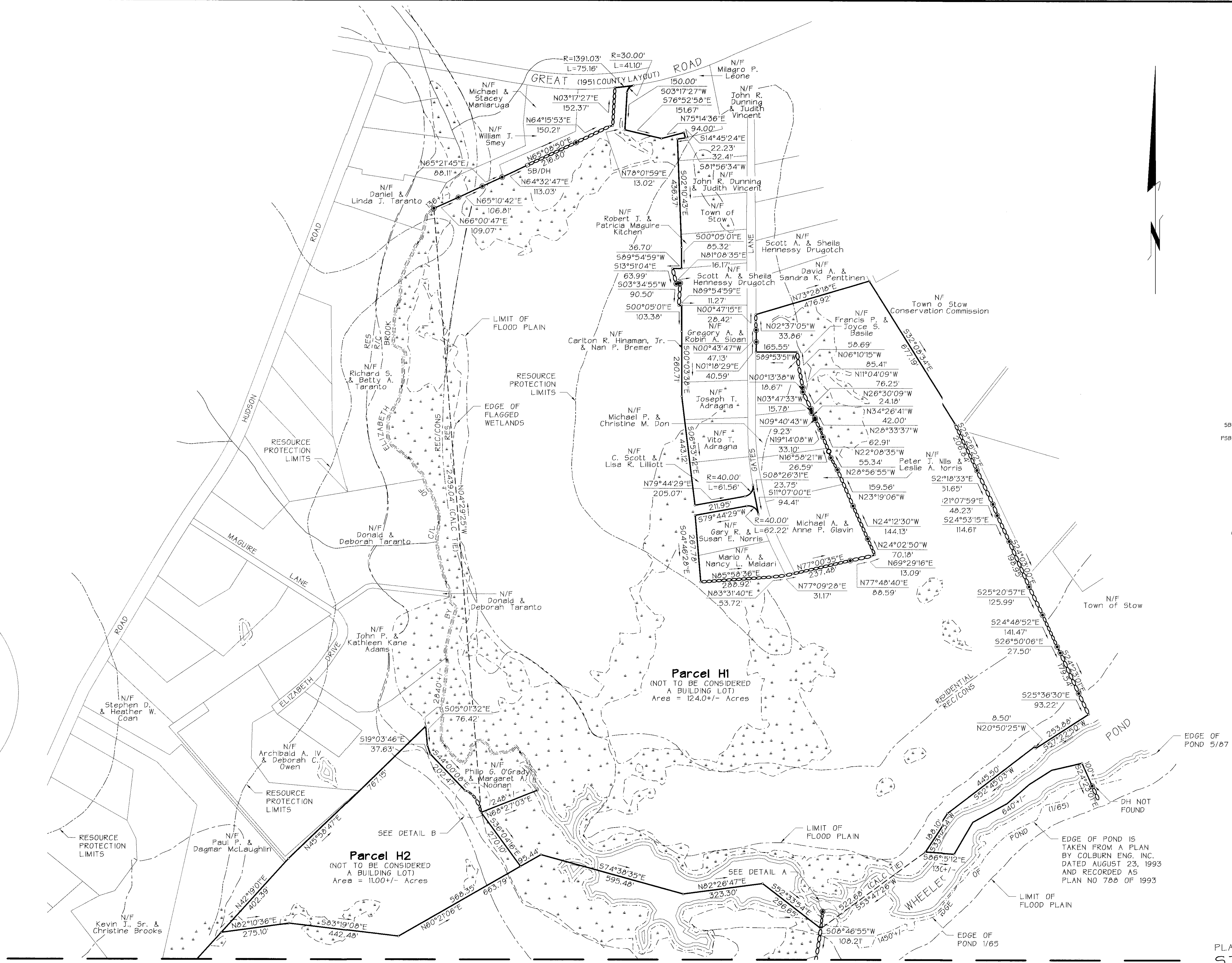
DETAIL B
SCALE: 1" = 40'

- PLAN REFERENCES**
- PLAN 700 OF 1993
 - PLAN ENTITLED "PLAN OF LAND IN STOW, MA" DATED FEBRUARY 3, 1998, AND PREPARED BY ACTON SURVEY & ENGINEERING, INC.
- DEED REFERENCE**
- BOOK 17734 PAGE 443
- NOTES**
1. ASSESSORS MAPS R-10 & R-11, PARCELS II & 25.
 2. ZONING: RESIDENTIAL & RECREATION CONSERVATION.
 3. THIS PLAN SUPERCEDES ALL PREVIOUS PLANS OF RECORD PERTAINING TO THIS LAND.
 4. PARCELS D, E, F, G, H, H2, J, & K ARE NOT TO BE CONSIDERED BUILDING LOTS.
 5. A LEVEL 2 SPECIAL PERMIT TO OPERATE A DRIVING RANGE WAS GRANTED BY THE BOARD OF APPEALS AND WAS FILED WITH THE TOWN CLERK ON APRIL 28, 1999. NO OTHER VARIANCE HAS BEEN GRANTED DURING THE PERIOD OF SCC ASSOCIATES, INC. OWNERSHIP.
 6. FIELD SURVEY DONE NOVEMBER 1997 AND AUGUST 2001.
 7. ALL STREETS ABUTTING THIS LAND ARE PUBLIC. ELIZABETH STREET, ALSO SHOWN ON THIS PLAN, IS PRIVATE.
 8. PROPERTY LINE INFORMATION TAKEN FROM A PLAN ENTITLED "PLAN OF LAND IN STOW, MASS. OWNED BY SCC ASSOCIATES, INC." DATED AUGUST 23, 1999 BY COLBURN ENGINEERING, INC. AND RECORDED IN THE MIDDLESEX REGISTRY OF DEEDS AS PLAN NUMBER 700 OF 1993, AND IS NOT THE RESULT OF A COMPLETE PERIMETER SURVEY BY ACTON SURVEY & ENGINEERING, INC.
 9. ALL WELLS AND SEPTIC SYSTEMS FOUND WITHIN 150 FEET OF ALL NEWLY CREATED LOTS (LOTS 8, 9, & 10) ARE SHOWN ON PLAN.

- LEGEND**
- FOUND DRILL HOLE (DH).
 - FOUND IRON PIPE (IP).
 - SB/DH ○ FOUND STONE BOUND/DRILL HOLE (SB/DH).
 - F5B/DH ○ FOUND FIELD STONE BOUND/DRILL HOLE (F5B/DH).
 - FOUND IRON PIPE (IP).
 - DENOTES STONE WALL.
 - APPROXIMATE SEPTIC SYSTEM LOCATION.
 - ⊙ FOUND WELL.
 - 150' DIAMETER BUILDING CIRCLE.
 - BODY OF WATER.



LOCUS AND KEY MAP



APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
STOW PLANNING BOARD

Karen Kelleys

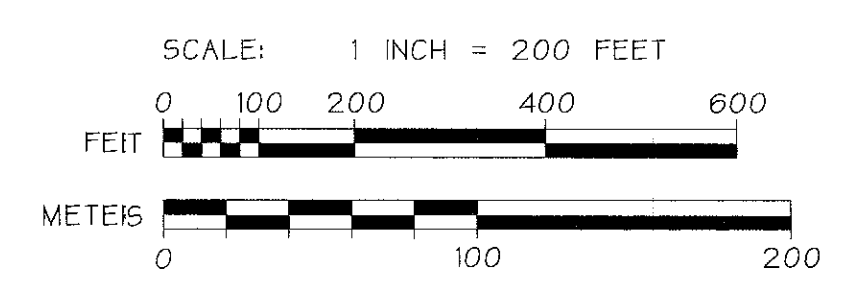
January 17, 2002
DATE

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Deanna W. Anderson 1/17/02
PROFESSIONAL LAND SURVEYOR DATE



SEE SHEET 2 FOR PARCELS D, E, G, & J AND LOTS 8, 9 & 10



PLAN OF LAND IN STOW, MASSACHUSETTS

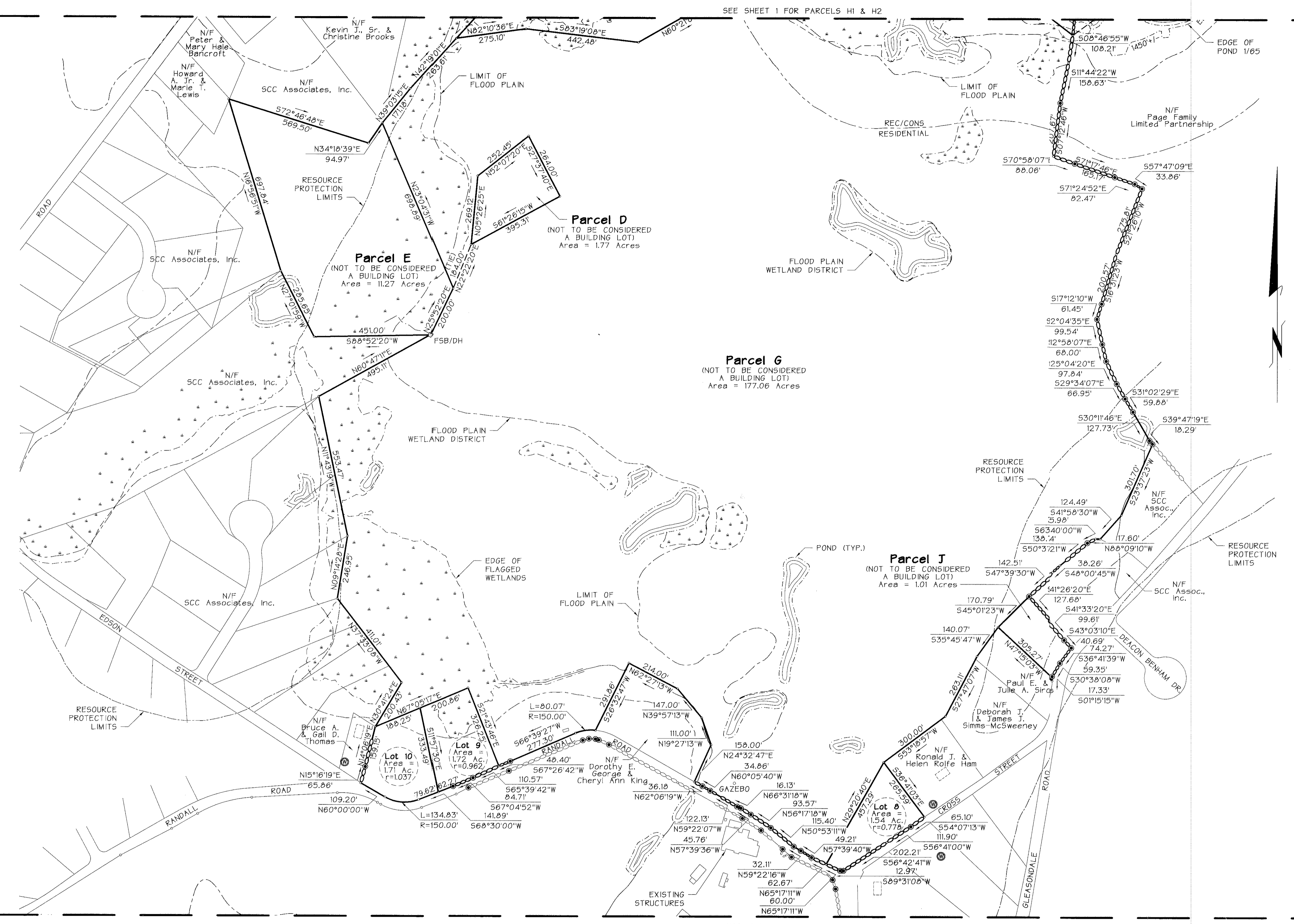
PREPARED FOR: SCC ASSOCIATES, INC.
58 RANDALL ROAD, STOW, MASSACHUSETTS 01775

SCALE: 1 INCH = 200 FEET DATE: JANUARY 2002

ACTON SURVEY & ENGINEERING, INC.
97 GREAT ROAD - P.O. BOX 666 - ACTON - MASS.
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76-2-4

76-2

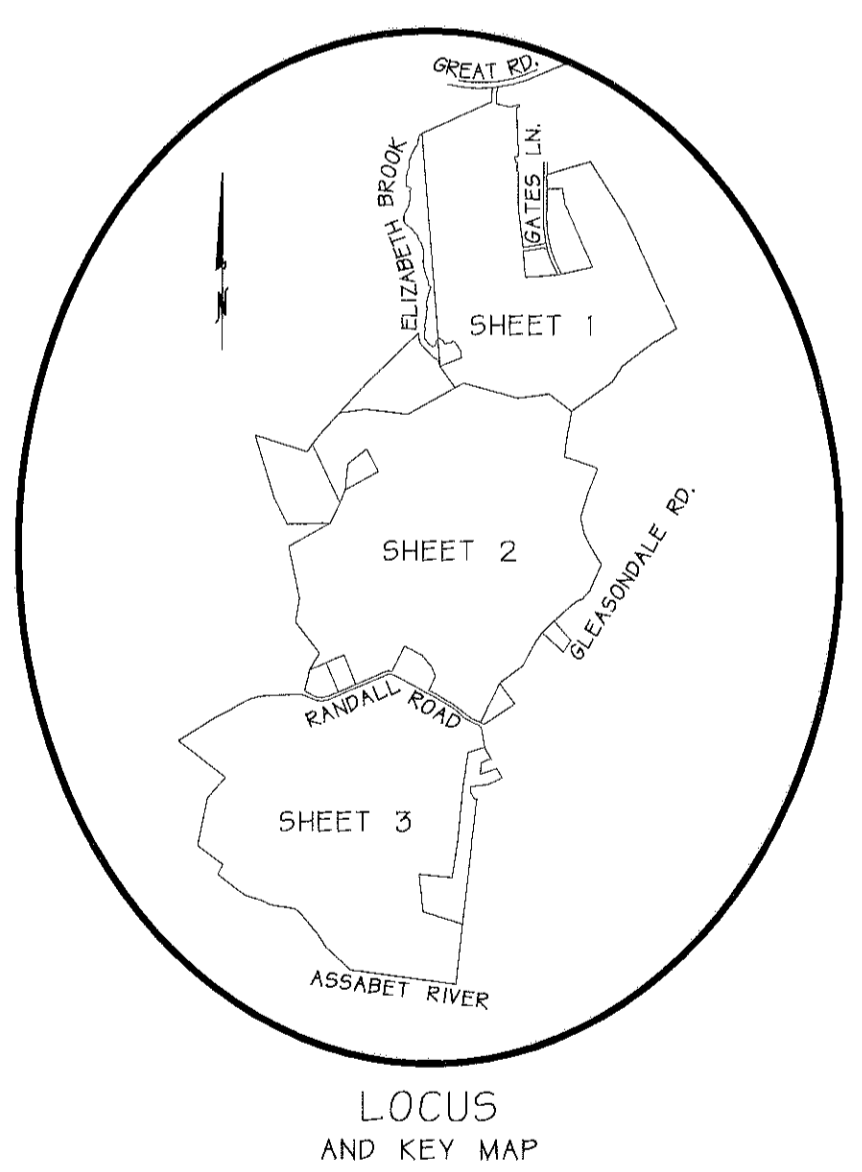


PLAN REFERENCES
 - PLAN 700 OF 1993
 - PLAN ENTITLED "PLAN OF LAND IN STOW, MA" DATED FEBRUARY 3, 1998, AND PREPARED BY ACTON SURVEY & ENGINEERING, INC.

DEED REFERENCE
 BOOK 17734 PAGE 443

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- LEGEND**
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 - FOUND IRON PIPE (IP).
 - SB/DH FOUND STONE BOUND/DRILL HOLE (SB/DH).
 - FSB/DH FOUND FIELD STONE BOUND/DRILL HOLE (FSB/DH).
 - FOUND IRON PIPE (IP).
 - DENOTES STONE WALL
 - APPROXIMATE SEPTIC SYSTEM LOCATION
 - ⊙ FOUND WELL
 - 150' DIAMETER BUILDING CIRCLE.
 - ⊖ BODY OF WATER



FOR REGISTRY OF DEEDS USE ONLY

PLAN NO. 76 (3 of 4) OF 02
 RECORDED BOOK 34653 PAGE 255

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

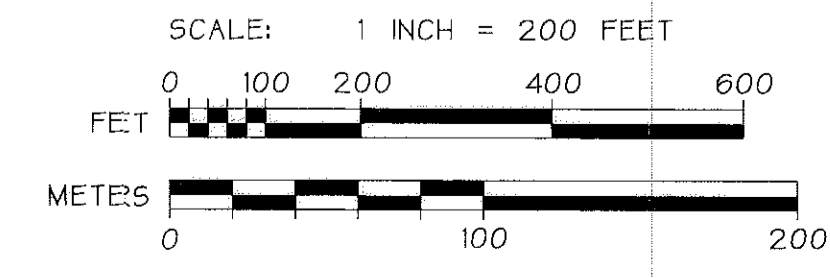
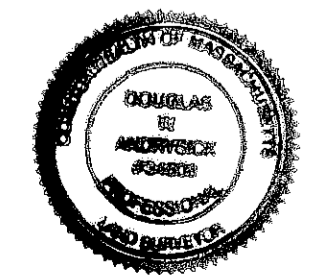
STOW PLANNING BOARD

Karen Kelleher

DATE: January 17, 2002

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Douglas W. Anderson 1/17/02
 PROFESSIONAL LAND SURVEYOR DATE



PLAN OF LAND IN STOW, MASSACHUSETTS

PREPARED FOR: SCC ASSOCIATES, INC.
 58 RANDALL ROAD, STOW, MASSACHUSETTS 01775

SCALE: 1 INCH = 200 FEET DATE: JANUARY 2002

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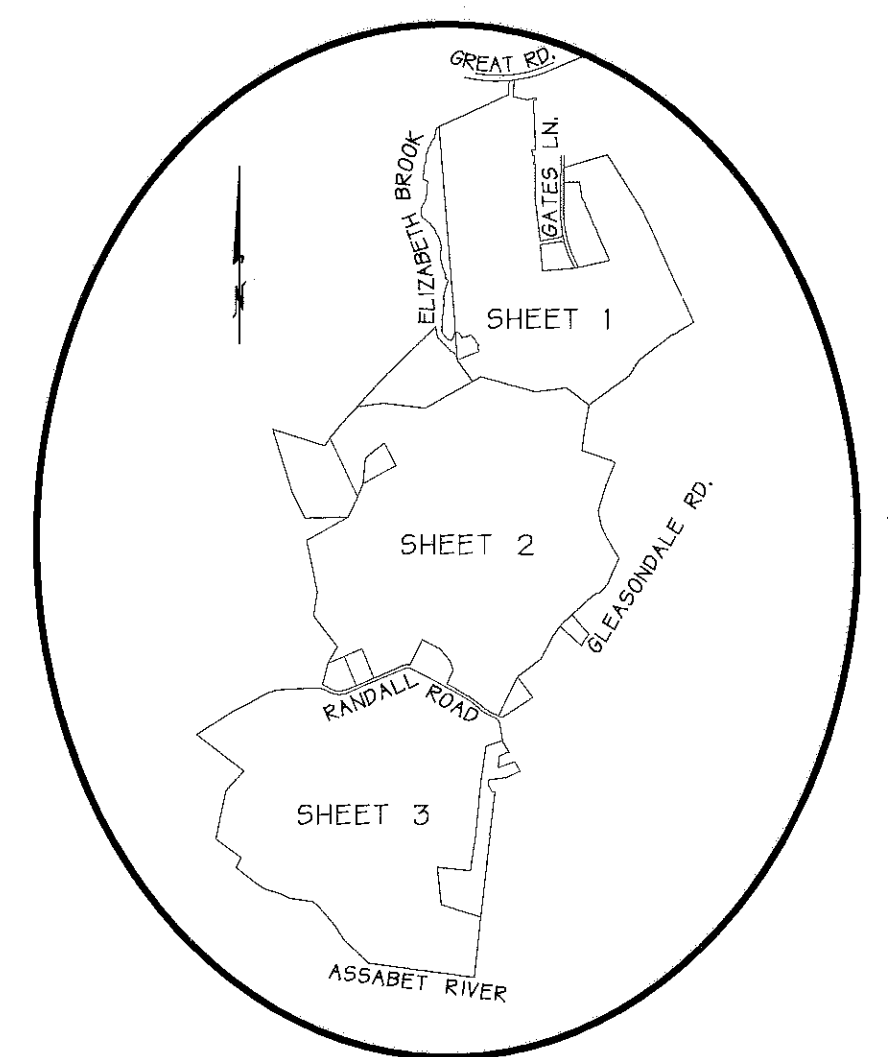
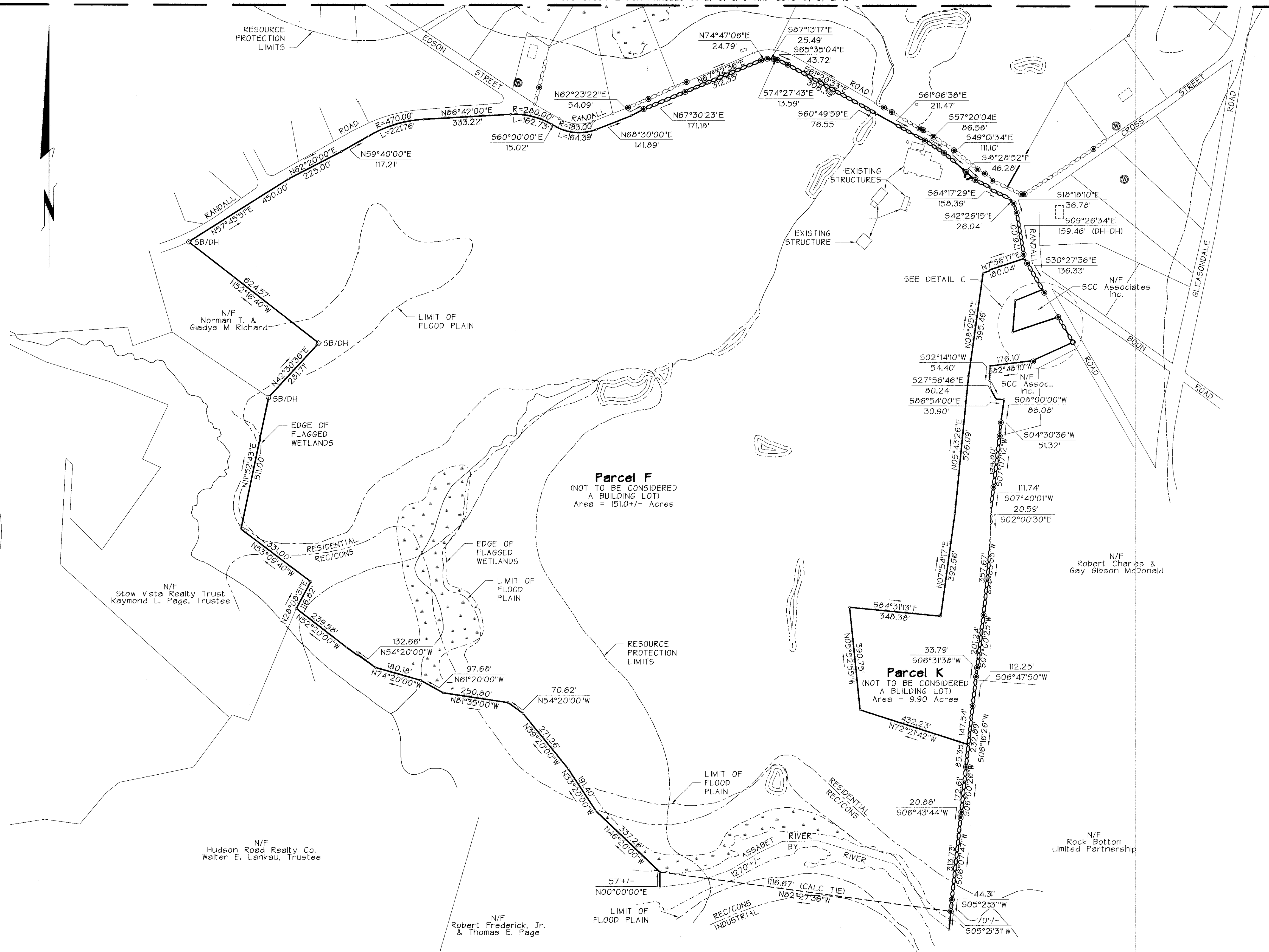
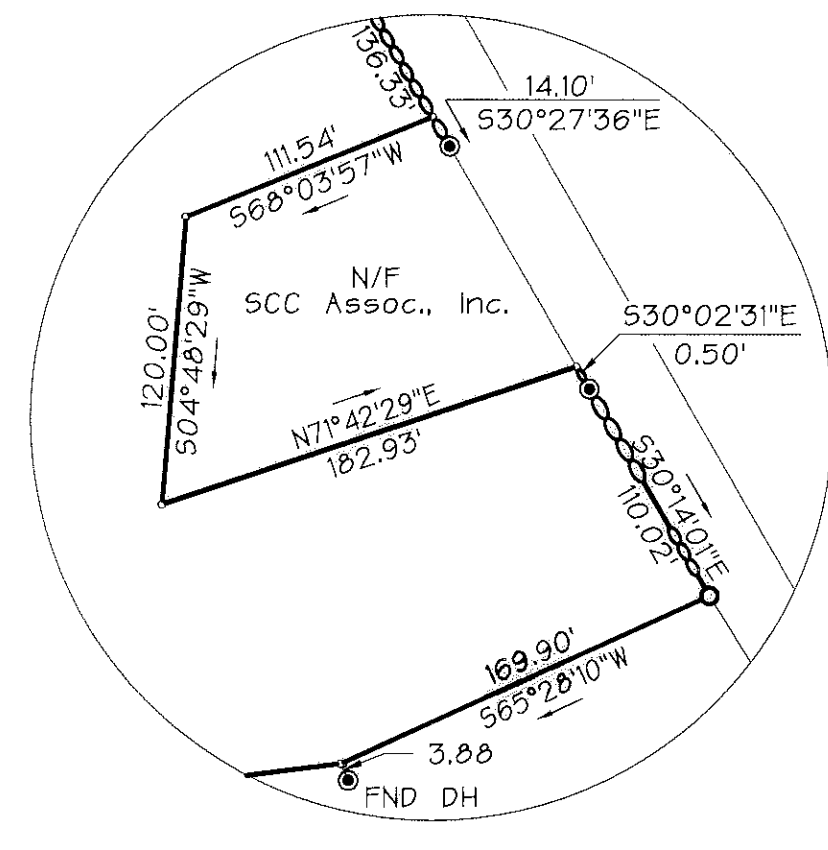
76-3-4

76-3

SEE SHEET 2 FOR PARCELS D, E, G, & J AND LOTS 8, 9, & 10

- PLAN REFERENCES
- PLAN 768 OF 1993
 - PLAN ENTITLED "PLAN OF LAND IN STOW, MA" DATED FEBRUARY 3, 1998, AND PREPARED BY ACTON SURVEY & ENGINEERING, INC.
- DEED REFERENCE
- BOOK 17734 PAGE 443
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- LEGEND
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 - FOUND IRON PIPE (IP).
 - SB/DH FOUND STONE BOUND/DRILL HOLE (SB/DH).
 - FSDH FOUND FIELD STONE BOUND/DRILL HOLE (FSDH).
 - FOUND IRON PIPE (IP).
 - DENOTES STONE WALL.
 - APPROXIMATE SEPTIC SYSTEM LOCATION.
 - ⊙ FOUND WELL.
 - 150' DIAMETER BUILDING CIRCLE.
 - ☾ BODY OF WATER.



FOR REGISTRY OF DEEDS USE ONLY

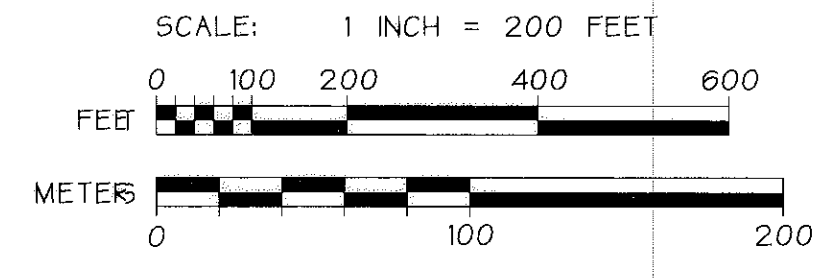
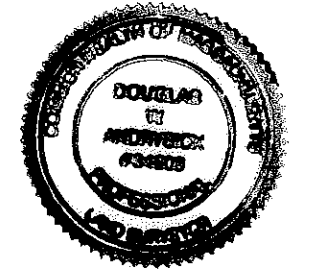
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
STOW PLANNING BOARD

Karen Kelleher

DATE January 17, 2002

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Douglas W. Anderson 1/17/02
PROFESSIONAL LAND SURVEYOR DATE



PLAN OF LAND IN STOW, MASSACHUSETTS

PREPARED FOR: SCC ASSOCIATES, INC.
58 RANDALL ROAD, STOW, MASSACHUSETTS 01775

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PLAN NO 76(4-4) OF 02
RECORDED BOOK 3163 PAGE 236

76-4-4

76-4

Development Impact Statement & Checklist

DEVELOPMENT IMPACT STATEMENT

Appendix 2 Checklist

Description of proposed or possible uses

The purpose of this project is to construct a maintenance building on the property, including an access drive. The 5,000 sf building is proposed along the parcel's eastern frontage on Randall Road, and a short length of 24' wide pavement is proposed to connect the existing paved area with Randall Road. The building is proposed on an existing paved area, and eight parking spaces will be lost, but still maintaining above the minimum required parking spaces for the use of the site. Portions of pavement around the proposed building are also proposed to be removed, resulting in a net reduction in impervious surfaces on the property.

Building Coverage, total coverage, and open space areas

The building is proposed within existing impervious areas (pavement), and there will be a net reduction of impervious surfaces on the site with the removal of extraneous pavement around the proposed building.

Drainage calculations

The project will result in less impervious areas on site, reducing the rate and volume of runoff.

Earth removal calculations

There will be minimal earth moving proposed for this project. The approximately 50' long, 24' wide access road will require some cut into the earth to slope the drive from the higher Randall Road to the lower existing parking area. The maintenance building will largely sit on the existing flat, paved area.

Traffic Study

There will be no change in anticipated traffic generation as a result of this project. No change in use of the site is proposed.

Variances and Special Permits previously issued by the Zoning Board of Appeals and any needed

1996: A Special Permit was granted to allow the enclosure of an existing porch to provide additional floor area for the pro-shop and lounge.

SPECIAL PERMIT DEVELOPMENT IMPACT STATEMENT

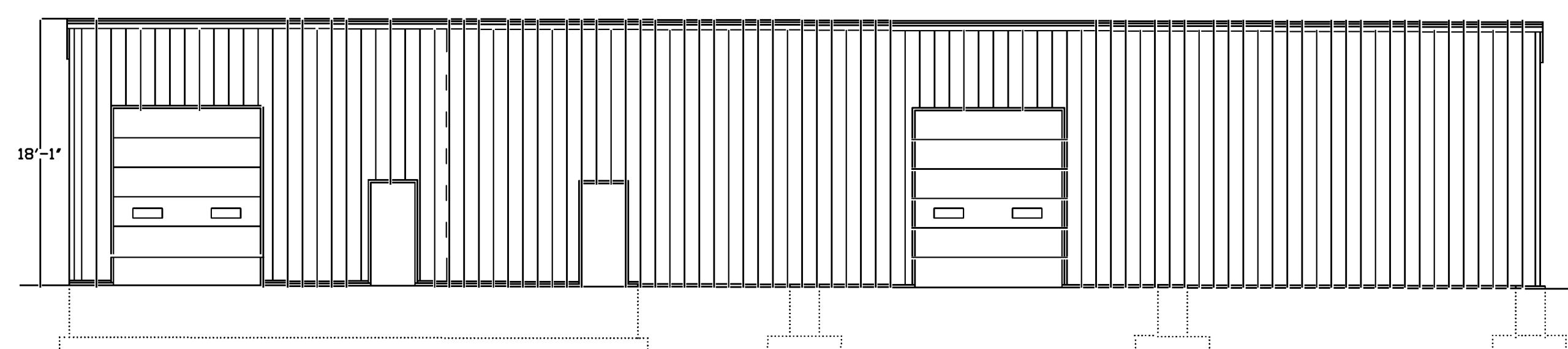
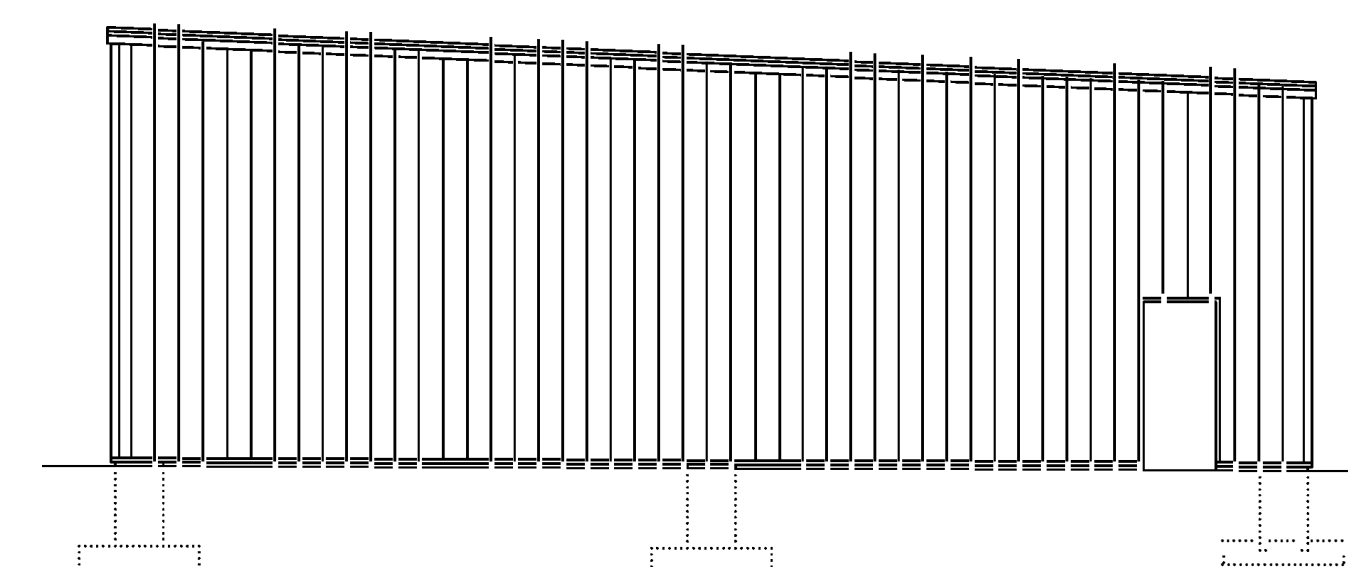
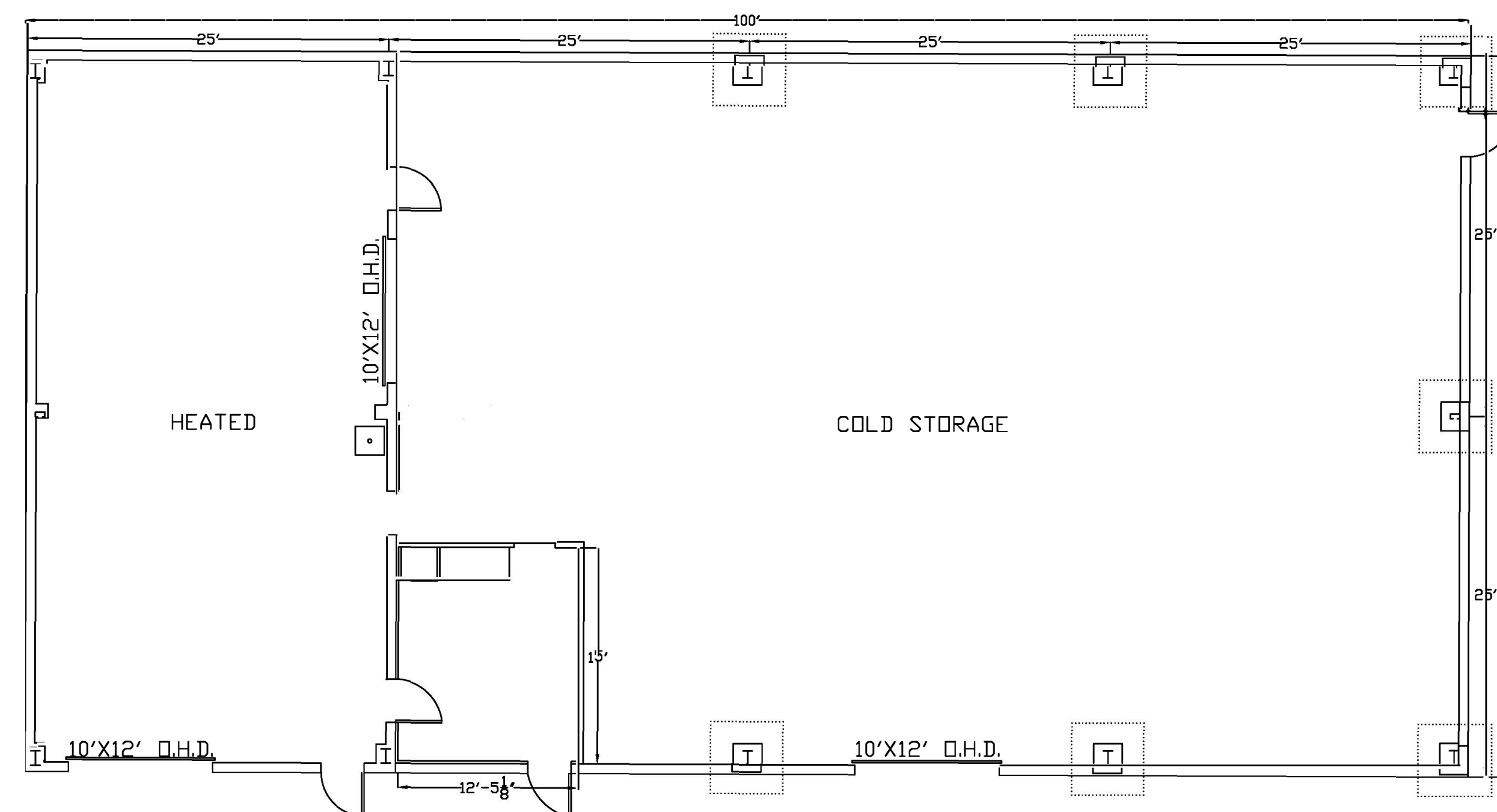
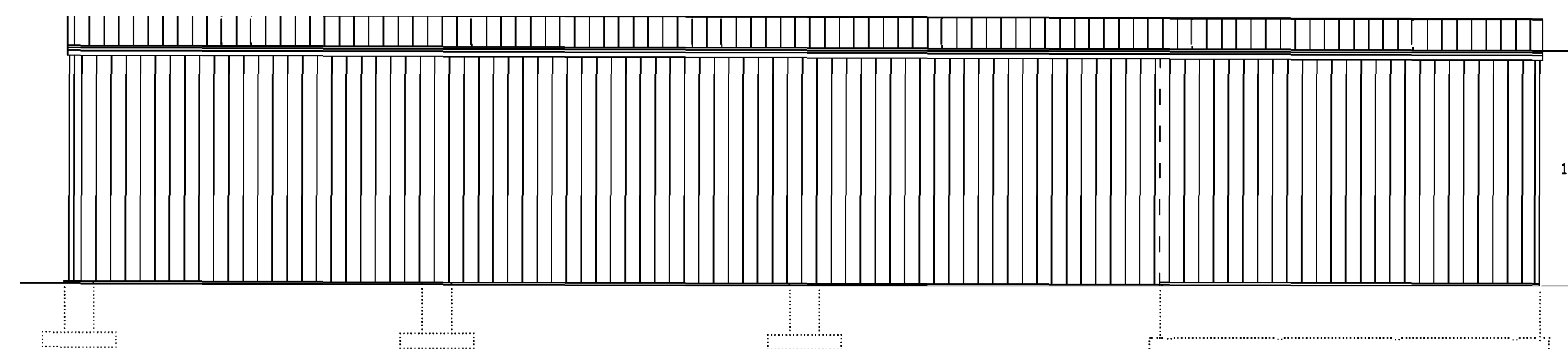
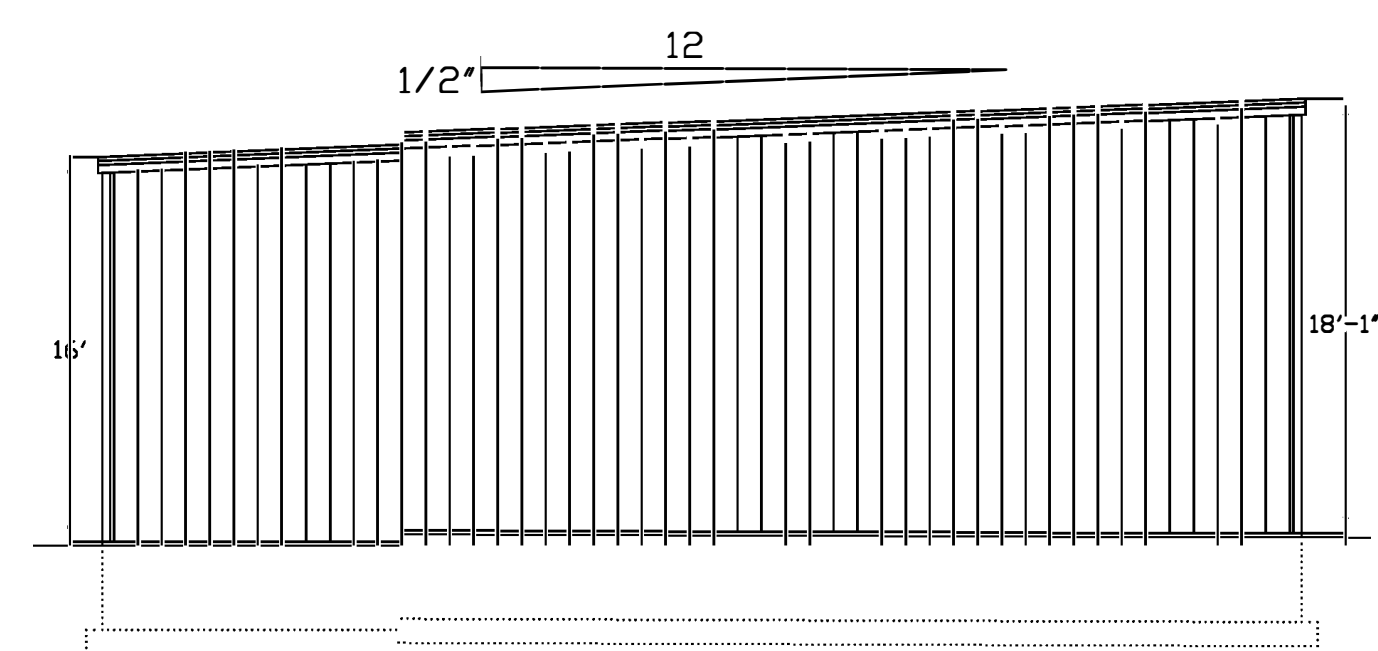
Please complete the following check list for your Application for Special Permit indicating with a check mark the information included. **If an item is not applicable to your Application, write “N/A” in the blank.** If any applicable items are missing attach additional sheets explaining the omission. 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 checked="" type="checkbox"/> | Description of proposed or possible uses |
| <input type="checkbox"/> | Building coverage, total coverage, and open space areas N/A |
| <input type="checkbox"/> | Drainage calculations N/A |
| <input type="checkbox"/> | Earth removal calculations (Article 17 of the General Bylaw) N/A |
| <input type="checkbox"/> | Traffic study (8 copies) N/A |
| <input checked="" type="checkbox"/> | List variances and Special Permits previously issued by the Zoning Board of Appeals and any needed for this proposal |
| <input checked="" type="checkbox"/> | Locus Plan |
| SITE COMPOSITE PLAN | |
| <input checked="" type="checkbox"/> | Design certifications |
| <input checked="" type="checkbox"/> | Legends |
| General site characteristics | |
| <input checked="" type="checkbox"/> | Existing and proposed buildings and structures |
| <input checked="" type="checkbox"/> | Driveway entrances for abutting properties and those across a public way with dimensions |
| <input checked="" type="checkbox"/> | All existing, proposed, or abandoned underground tanks/structures, wells, and septic systems |
| <input checked="" type="checkbox"/> | Zoning, Flood Plain, and Groundwater Protection District boundaries if applicable Yards/setbacks dimensioned |

| | |
|-------------------------------------|---|
| | Natural site characteristics |
| <input checked="" type="checkbox"/> | Waterways |
| <input type="checkbox"/> | Wetland boundaries and buffers |
| <input checked="" type="checkbox"/> | Existing and proposed contours |
| <input type="checkbox"/> | Open space with square footage calculations N/A |
| | Site Improvements |
| <input checked="" type="checkbox"/> | Dimensions of traffic lanes |
| <input checked="" type="checkbox"/> | Label all paved surfaces and note materials |
| <input checked="" type="checkbox"/> | Parking spaces and parking lot landscaping with dimensions |
| <input checked="" type="checkbox"/> | Building areas for each floor |
| <input type="checkbox"/> | Exterior lighting N/A |
| <input type="checkbox"/> | Existing and proposed signage N/A |
| | Site Utilities |
| <input type="checkbox"/> | Stormwater Drainage Facilities shown and dimensioned N/A |
| <input type="checkbox"/> | Underground storage containers with capacities and contents N/A |
| <input checked="" type="checkbox"/> | Water services |
| <input type="checkbox"/> | Fire hydrants on or off site N/A |
| <input checked="" type="checkbox"/> | Underground utilities |
| <input type="checkbox"/> | Fire alarm master box N/A |
| <input type="checkbox"/> | Sprinkler feed line N/A |
| <input type="checkbox"/> | Solid waste disposal facilities N/A |
| <input checked="" type="checkbox"/> | Sewage disposal system |
| <input type="checkbox"/> | Erosion and sedimentation controls N/A |
| <input checked="" type="checkbox"/> | Names of abutting property owners |
| <input checked="" type="checkbox"/> | Parking calculations |

| | |
|-------------------------------------|--|
| CONSTRUCTION DETAIL PLAN | |
| <input checked="" type="checkbox"/> | Detail of structures |
| <input type="checkbox"/> | Landscaping details N/A |
| <input checked="" type="checkbox"/> | Parking details in compliance with the Stow Zoning Bylaw |
| <input type="checkbox"/> | Tabulations of building coverage and open space N/A |
| <input type="checkbox"/> | Details of outdoor lighting N/A |
| LANDSCAPE PLAN N/A | |
| <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 checked="" type="checkbox"/> | Certifications |
| <input checked="" type="checkbox"/> | Scale |
| <input checked="" type="checkbox"/> | Front, rear, & side elevations with maximum height |
| FLOOR PLAN | |
| <input checked="" type="checkbox"/> | Certifications |
| <input checked="" type="checkbox"/> | Scale |
| <input checked="" type="checkbox"/> | Floor Area(s) |

Plans (separate cover)



| | | | |
|---|-----------------------------|------------------------|---------------------|
| PROPERTY OF D. R. POULIN CONSTRUCTION CO. INC. FOR REVIEW PURPOSES ONLY | | | |
| SCALE 1/8"=1' | | STOW ACRES GOLF COURSE | |
| DATE 8-16-22 | D.R. POULIN CONSTRUCTION | | REVISION 8-22-22 |
| ACCESSORY MAINTENANCE | | DRN BY SMP | |
| | | | A-1 |