



16 Gleasondale Rd., Suite 1-1  
Stow, Massachusetts 01775  
Phone: (978) 461-2350  
Fax: (978) 841-4102  
[www.foresite1.com](http://www.foresite1.com)

# **ZBA SPECIAL PERMIT APPLICATION**

## **LOT 3 PACKARD ROAD MAP R-17 PARCEL 20D**

**PREPARED FOR:  
THE METACOM REALTY TRUST**

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PLOT PLAN

## **NARRATIVE**

Lot 3 Packard Road (Stow Assessor's Map R-17 Parcel 20D) is a 2.77-acre lot located on the west side of Packard Road abutting and north of house number 36 Packard Road. The land is currently developed and utilized for agricultural purposes (an apple orchard). There are no structures currently on the tract. A special permit is sought for non-conforming frontage on Lot 3 under provisions contained in Zoning Bylaw Section 4.1.6.

## **LOT HISTORY**

**Lot 3** was created by Planning Board endorsed Approval Not Required (ANR) plan of land of Ethel A. Herrick dated **August 9, 1965** that created 2 lots, Lot 3 & Lot 4. This plan was recorded at Middlesex South District Registry of Deeds as **Plan No. 1194 of 1965 (on 9/22/65)**.

**Lot 4** on this plan was conveyed from **Herrick to Fisher** on **September 10, 1965**, by deed recorded in Book 10936 Page 149.

**Lot 3** on this plan was conveyed from **Herrick to Field** on **August 11, 1976**, by deed recorded in Book 13058 Page 328.

**Lot 3** on this plan was conveyed from **Field to Metacom Realty Trust** on **June 25, 2020**, by deed recorded in Book 74973 Page 207.

**Lot 3** conformed to the minimum frontage requirement in the Zoning Bylaw for a lot in the Residential District of 150 feet until **May 2, 1978**, when the **minimum required frontage was increased from 150 feet to 200 feet** in the Residential District, making Lot 3 non-conforming for minimum frontage by 15.31 feet on that date.



**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.

<b>Received and Filed with Town Clerk</b>
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 <b>Jeffrey D. Smith, Trustee, Metacom Realty Trust</b>	PHONE # <b>(978) 857-8919</b> EMAIL: <b>jsmith@hhwarreninsurance.com</b>
MAILING ADDRESS: <b>P.O. BOX 331 STOW, MA 01775</b>	
LOCATION AND STREET ADDRESS OF SITE <b>LOT 3 PACKARD ROAD (PART OF MAP R-17 PARCEL 20D)</b>	
AREA OF SITE <u>2.77 AC</u> sq. ft./acres	FRONTAGE <u>184.69</u> linear feet
ZONING DISTRICT  <b>RESIDENTIAL</b>	TOWN OF STOW ASSESSOR'S  MAP Number(s) <u>R-17</u> Parcel Number(s) <u>20D</u>
SOUTH MIDDLESEX REGISTRY OF DEEDS BOOK AND PAGE NO.(s): <u>BK 74973 PG 207</u> or LAND COURT CERTIFICATE OF TITLE NO.(s): <u>NA</u>	
PROPERTY OWNER(S) NAME  <b>Jeffrey D. Smith, Trustee, Metacom Realty Trust</b>	PHONE NO. <u>(978) 857-8919</u>  EMAIL <u>jsmith@hhwarreninsurance.com</u>
APPLICATION FEE MADE PAYABLE TO TOWN OF STOW <b>\$250 + (15 abut x \$2) = \$280.00</b>	\$250.00 PLUS \$2.00 FOR EACH LISTED ABUTTER

**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)	<b>Required Setback – Current Zoning Bylaw</b>		<b>Existing Setback</b>	<b>Proposed Setback</b>	<b>Variance Requested</b>
	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.

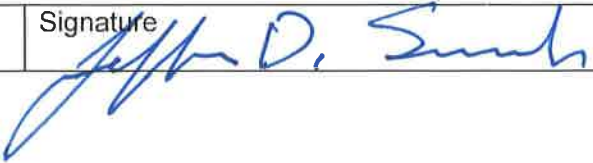
Any additional maps, plans, photographs, deeds, or documents which the Applicant wishes to submit should be enclosed with each copy of this Application.

=====

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: 12/2/2022	
Name: Jeffrey D. Smith, Trustee	Signature 

**OWNER'S KNOWLEDGE AND CONSENT**

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

Date: 12/2/2022	
Name: Jeffrey D. Smith, Trustee	Signature 

*for Metacom Realty Trust*

**TRUST, CORPORATION OR COMPANY KNOWLEDGE AND CONSENT**

Date: 12/2/2022	
Name: Jeffrey D. Smith, TrusteeP3	Signature 

**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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*for Metacom Realty Trust*

**TRUST, CORPORATION OR COMPANY KNOWLEDGE AND CONSENT**

Date: 12/2/2022	
Name: Jeffrey D. Smith, TrusteeP3	Signature 

## APPENDIX 5

### TOWN OF STOW ZONING BOARD OF APPEALS PRE-EXISTING NON-CONFORMING LOT JUSTIFICATION

The items listed in the checklist below shall be submitted with Special Permit Applications for Pre-existing Non-conforming lots.

<input type="checkbox"/>	<p><b>Recorded Transaction History</b></p> <p>For vacant lots, the applicant must provide a copy of all recorded transactions related to the lot from the last transaction that occurred prior to the lot becoming nonconforming to the most recent transaction. See attached history of Zoning Bylaw Amendments to determine when the lot became nonconforming)</p> <p>The applicant must provide verification that the lot was not held in common with abutting properties beyond 5-years from a zoning change rendering the lot non-conforming (see MGL Chapter 40A, Section 6).</p>	
	DATE	SELLER
	10/11/1948 - LT 3&4 ORIG TRCT	FISHER K RICE
	9/10/1965 (LOT 4)	ETHEL A HERRICK
	8/11/1976 (LOT 3)	ETHEL A HERRICK
	6/26/2020 (LOT 3)	PEDER O & FAITH B FIELD
		J SMITH, METACOM REALTY TR
	<b>REF PLANS:</b>	
	PLAN NO. 1194 OF 1965	PLAN NO. 413 OF 2020
<input type="checkbox"/>	<p><i>Assessor's Map</i></p>	<p>Town of Stow Assessor's Map Number(s) <u>    <b>R-17</b>    </u> Parcel Numbers (s) <u>    <b>20D (formerly 20)</b>    </u></p> <p>Provide a copy of the portion of the Town of Stow Assessor's Map that shows the property.</p>

History of Zoning Bylaw Amendments – Dimensional Requirements  
 (See Zoning Bylaw for more detailed information)

Appendix 5A

Date/District	Minimum Lot Area in square feet	Minimum Frontage in feet	Minimum Front Yard in feet	Minimum Side Yard in feet	Minimum Rear Yard in feet	Maximum Height In feet	Minimum Open Space Maximum Building Coverage	Maximum Floor Area in sq. ft.
<b>Residential District</b>								
11/13/1968	40,000	150	30	25	40	35	25% Maximum Building Coverage	768 plus 600 for each additional dwelling
05/02/1978	65,340	200	30	25	40	35	25% Maximum Building Coverage	none
June 1996	65,340	200	30	25	40	35	10% Minimum Open Space	--
<b>Business District</b>								
11/13/1968	40,000 Plus 5,000 for each additional business in a shopping center or building housing more than one business	150 Plus 50 for every additional business in a shopping center or building housing more than one business	50	none 50 where abuts Recreation-Conservation District	50	35	30% Maximum Building Coverage	--
05/02/1978	40,000	150	50	None 50 where abuts Recreation-Conservation or Residential District	50	35	30% Maximum Building Coverage	--
June 1996	40,000	150 200 on Route 117 (Great Road)	50	None 50 where abuts Recreation-Conservation or Residential District	50	35 ft.	20% Minimum Open Space	.30





**ABUTTERS LIST**  
Packard Road  
MAP R-17 PARCEL 20D

MAP/PARCEL	PROPERTY LOCATION	OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CTY	STATE	ZIP CODE	DEED BOOK	DEED PAGE
000R-9 000080	0 HARVARD/TAYLOR RDS	TOWN OF STOW	CONSERVATION COMMISSION	380 GREAT RD	STOW	MA	01775	12800	175
000U-9 000025	23 HILLCREST AV	SMITH JEFFREY D	USA WEIGHT-SMITH	PO BOX 331	STOW	MA	01775	19071	594
000U-9 000034	36 PACKARD RD	ANGELIDES TESSA	ANGELIDES GREGORY M	36 PACKARD RD	STOW	MA	01775	67542	565
000U-9 000035	37 PACKARD RD	CAROL EHRLICH		37 PACKARD RD	STOW	MA	01775	73076	196
000U-9 000036	29 PACKARD RD	HAMBLIN, MICHAEL W & MARY A HAMBLIN T	HAMBLIN, MICHAEL W AND MARY A TTEES	29 PACKARD ROAD	STOW	MA	01775	70490	369
000U-9 00031C	0 PACKARD RD	DEBORAH A. WOODS AND THOMAS E. RYAN,		453 GREAT ROAD	STOW	MA	01775	74973	242
000U-9 00036B	0 PACKARD RD	ANDERSON WARREN D	ANDERSON ANN L	PO BOX 46	STOW	MA	01775	30222	330
000U-9 0033-2	0 PACKARD RD	DEBORAH A. WOODS AND THOMAS E. RYAN I		453 GREAT RD	STOW	MA	01775	74973	242
00R-17 000016	53 PACKARD RD	HARTNAGEL DAVID	SERAFIM AMALIA	53 PACKARD RD	STOW	MA	01775	71223	484
00R-17 000017	45 PACKARD RD	ANDERSON ERIC A	ANDERSON JOANN T	45 PACKARD RD	STOW	MA	01775	44214	529
00R-17 000018	41 PACKARD RD	ANDERSON WARREN D	ANDERSON ANN L	PO BOX 46	STOW	MA	01775	30222	330
00R-17 000021	0 PACKARD RD	SONNICHSEN DOROTHY G		101 PACKARD RD	STOW	MA	01775	43747	511
00R-17 000022	54 PACKARD RD	BENEDICK ANDREW J	BENEDICK ERICA D	54 PACKARD RD	STOW	MA	01775	61581	577
00R-17 000023	66 PACKARD RD	BARRETT ELIZABETH A	BARRETT DANIEL M	66 PACKARD ROAD	STOW	MA	01775	35680	122
00R-17 000029	0 PACKARD RD	CACCIATORE RAYMOND J	TR CACCIATORE REALTY TRUST	96 PACKARD RD	STOW	MA	01775	10742	117
00R-17 00020D	0 GREAT RD	SMITH, JEFFREY D. (TRUSTEE)	THE METACOM REALTY TRUST	23 HILLCREST AVE	STOW	MA	01775	74973	207

Certified by the Stow Board of Assessors:



Stuart Carter, MAA

Date Certified or Re-Certified:

11/14/22

FR:

300

# 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 : 100665  
Document Type : DEED  
Recorded Date : June 26, 2020  
Recorded Time : 10:09:30 AM  
  
Recorded Book and Page : 74973 / 207  
Number of Pages(including cover sheet) : 3  
Receipt Number : 2480649  
Recording Fee (including excise) : \$839.00

\*\*\*\*\*  
MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 06/26/2020 10:09 AM  
Ctrl# 319679 05262 Doc# 00100665  
Fee: \$684.00 Cons: \$150,000.00  
\*\*\*\*\*

**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**

We, **PEDER O. FIELD and FAITH B. FIELD**, being married to each other, of Stow, Massachusetts

For consideration paid and in full consideration of ONE HUNDRED FIFTY THOUSAND AND 00/100 (\$150,000.00) DOLLARS,

Grant to **JEFFREY D. SMITH, TRUSTEE OF THE METACOM REALTY TRUST u/d/t June 25, 2020**, as evidenced by a Certificate of Trust pursuant to M.G.L. c. 184, §35, recorded with the Middlesex South District Registry of Deeds herewith, PO Box 331, Stow, MA 01775

with **QUITCLAIM COVENANTS**,

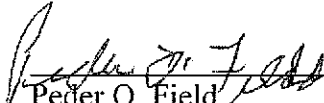
A parcel of land consisting of 11.34 acres +/- and shown as Parcel D on a plan dated February 17, 2020, entitled "Plan of Land on Great Road & Packard Road in Stow, Massachusetts" prepared by Foresite Engineering and recorded with Middlesex South Registry of Deeds as Plan No. 413 of 2020.

Meaning and intending to convey a portion of the premises conveyed to the Peder O. Field and Faith B. Field dated August 11, 1976 recorded with the Middlesex South District Registry of Deeds in Book 13058, Page 328. Also being a portion the premises described in a deed conveyed to Faith B. Field dated July 30, 1969 recorded in Book 11718, Page 69.

The premises being conveyed are not homestead property of the Grantors.

Property Address: Parcel D Packard Road, Stow, MA

WITNESS our hands and seals this 25<sup>th</sup> day of June, 2020.

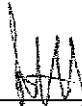
  
Peder O. Field

  
Faith B. Field

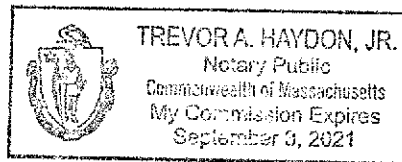
**COMMONWEALTH OF MASSACHUSETTS**

Middlesex, ss.

On this 25<sup>th</sup> day of June, 2020, before me, the undersigned notary public, personally appeared Peder O. Field and Faith B. Field, proved to me through satisfactory evidence of identification which were MASS DRIVERS LICENSE, to be the person whose name is signed on the preceding or attached document and acknowledged to me that they signed it voluntarily for its stated purpose as their free act and deed.



Notary Public:  
My Commission Expires:



Formerly Walter Lewis

N29°-02'-12"E  
336.18

N82°-07'-40"E  
90.15

N83°-55'-09"E  
72.96

Stow Planning Board  
Approval under the Subdivision  
Control Law not required  
Date: 8/14/65  
*Harlan E. Tuttle*

Walter M. Bird, Jr.  
N67°-49'-45"W  
458.00

6.00  
BY P.

Middlesex Registry of Deeds, So. Dist.  
CAMBRIDGE, MASS.  
Plan Number: 1194 of 1965  
Rec'd SEPT 22 1965 at 11:55 A.M.  
With DEED Doc. No. 141  
ETHEL A. HERRICK  
ROBERT A. FISHER ETUX  
Recorded, Book 10936 Page 149  
REGISTER  
Attest: *Harlan E. Tuttle*

LOT 3  
120,741±S.F.  
(2.77±Acres)

Center Line of Brook

S49°-12'-27"E  
479.00

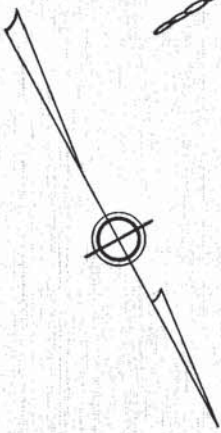
LOT 4  
56,638±S.F.  
(1.30±Acres)

Orrin E. Benjamin et ux.  
S51°-47'-49"E  
329.49

94.25  
S36°-16'-46"W  
532-38-59W S27°-54'-56W  
DACKARD ROAD

129.70  
S28°-57'-30"W  
ROAD To Boxborough

N20°-12'-02"W  
15100



Plan of Land in  
STOW, MASS

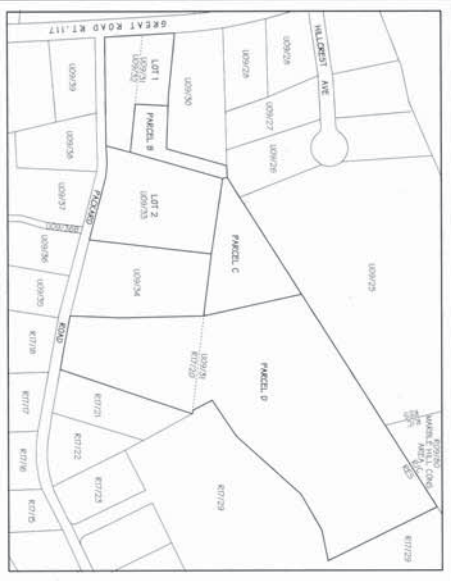
Owned by

Ethel A. Herrick

Scale 1 inch = 40 feet

August 9, 1965

Harlan E. Tuttle, Surveyor



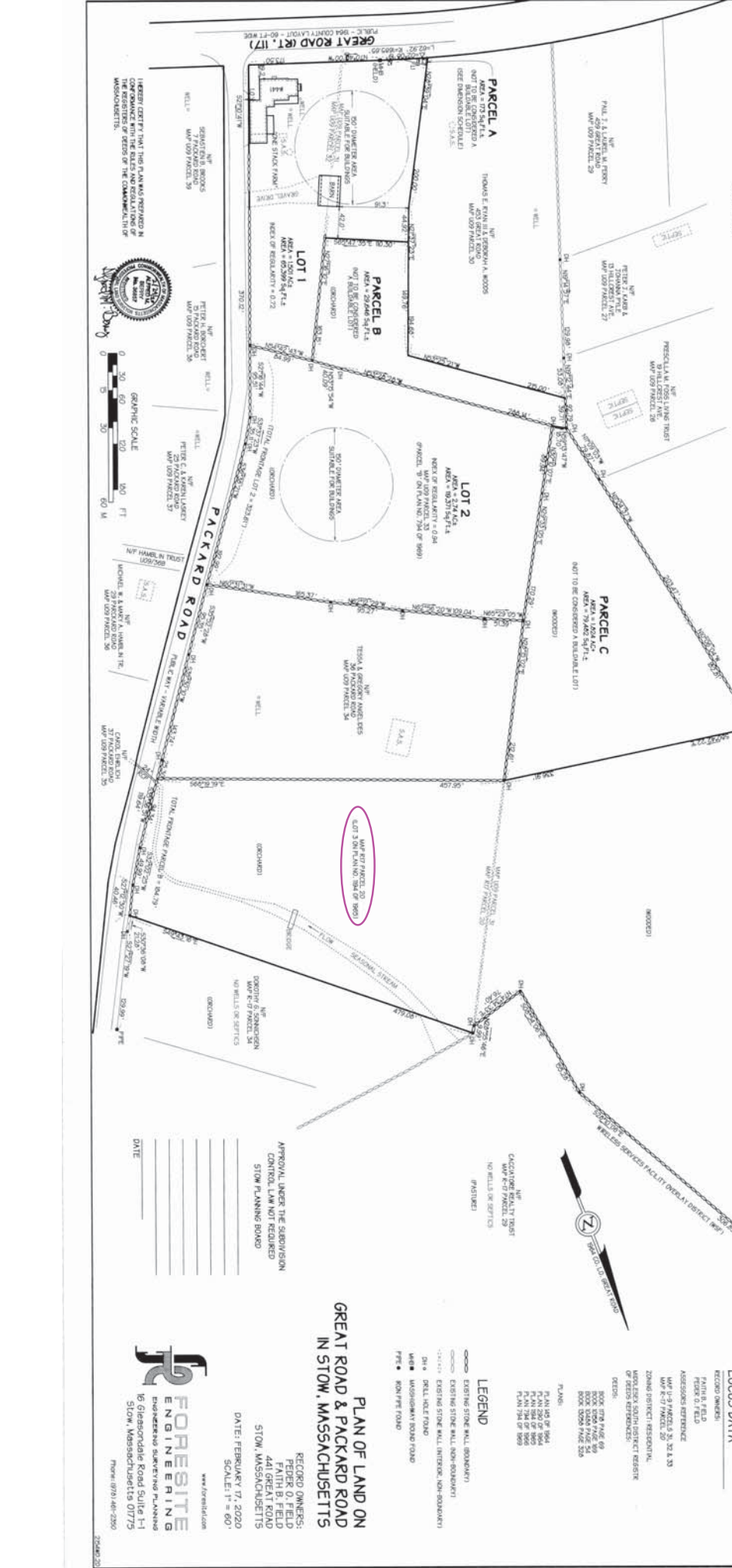
LOCUST  
SCALE 1" = 200'

**NOTES**

1. THIS PLAN IS THE RESULT OF A PLAN ON THE BOARD SUBMITTED IN DECEMBER 2019 AND JANUARY 2020.
2. THIS PLAN IS MEANT AND INTENDED TO SUPERSEDE ALL PLANS WHICH REQUIRE THIS IMPROVEMENT.
3. NO DECISIONS OF THE ZONING BOARD OR APPEALS PERTAINING TO THE LOTS TRACTS HEREIN SHALL BE RECORDED.
4. ANY FURTHER DEVELOPMENT OR DIVISION OF LAND WHICH WILL RESULT IN THE CREATION OF A TOTAL OF SIX (6) OR MORE DWELLING UNITS ON THE PROPERTY SHOWN ON THIS PLAN, SHALL REQUIRE A SPECIAL PERMIT FROM THE ZONING BOARD.
5. THE LAND INTEREST OF THE PROPOSED AREAS SHALL NOT BE CONSIDERED AS PART OF THIS IMPROVEMENT.
6. PLANNING BOARD APPROVEMENT OF THIS PLAN INDICATES ONLY THAT THE PLAN IS NOT IN CONFLICT WITH ANY APPLICABLE ZONING REGULATIONS AND DOES NOT VIOLATE ANY APPLICABLE ZONING REGULATIONS. THE PLAN IS NOT GUARANTEED TO BE APPROVED BY THE ZONING BOARD. THE ZONING BOARD'S DECISION IS FINAL AND NOT SUBJECT TO APPEAL.
7. SEASONAL STREAM SHOWING HEREON LOCATED BY SURVEY, IS A BOUNDARY BETWEEN PARCELS AND IS NOT TO BE CONSIDERED AS A BOUNDARY OF ANY PARCEL.
8. THIS PLAN IS A DIVISION OF PARCELS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AND IS NOT TO BE CONSIDERED AS A BOUNDARY OF ANY PARCEL AT THE RECORD DATE OF THIS PLAN.

**DIMENSION SCHEDULE (PARCEL A)**

L1	NORTH 25° 30' 00" W	24.50'
L2	NORTH 25° 30' 00" W	24.50'
L3	NORTH 25° 30' 00" W	24.50'
L4	NORTH 25° 30' 00" W	24.50'
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L79	NORTH 25° 30' 00" W	24.50'
L80	NORTH 25° 30' 00" W	24.50'
L81	NORTH 25° 30' 00" W	24.50'
L82	NORTH 25° 30' 00" W	24.50'
L83	NORTH 25° 30' 00" W	24.50'
L84	NORTH 25° 30' 00" W	24.50'
L85	NORTH 25° 30' 00" W	24.50'
L86	NORTH 25° 30' 00" W	24.50'
L87	NORTH 25° 30' 00" W	24.50'
L88	NORTH 25° 30' 00" W	24.50'
L89	NORTH 25° 30' 00" W	24.50'
L90	NORTH 25° 30' 00" W	24.50'
L91	NORTH 25° 30' 00" W	24.50'
L92	NORTH 25° 30' 00" W	24.50'
L93	NORTH 25° 30' 00" W	24.50'
L94	NORTH 25° 30' 00" W	24.50'
L95	NORTH 25° 30' 00" W	24.50'
L96	NORTH 25° 30' 00" W	24.50'
L97	NORTH 25° 30' 00" W	24.50'
L98	NORTH 25° 30' 00" W	24.50'
L99	NORTH 25° 30' 00" W	24.50'
L100	NORTH 25° 30' 00" W	24.50'



- LEGEND**
- EXISTING STONE WALL, BOUNDARY
  - EXISTING STONE WALL, NON-BOUNDARY
  - EXISTING STONE WALL, INTERIOR, NON-BOUNDARY
  - DRILL HOLE FOUND
  - MASSACHUSETTS ROAD ROAD
  - NON-FIRE ROAD

**PLAN OF LAND ON GREAT ROAD & PACKARD ROAD IN STOW, MASSACHUSETTS**

RECORD OWNERS:  
FERRELL O. FIELD  
FAITH B. FIELD  
441 GREAT ROAD  
STOW, MASSACHUSETTS  
DATE: FEBRUARY 17, 2020  
SCALE: 1" = 60'

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED  
STOW PLANNING BOARD



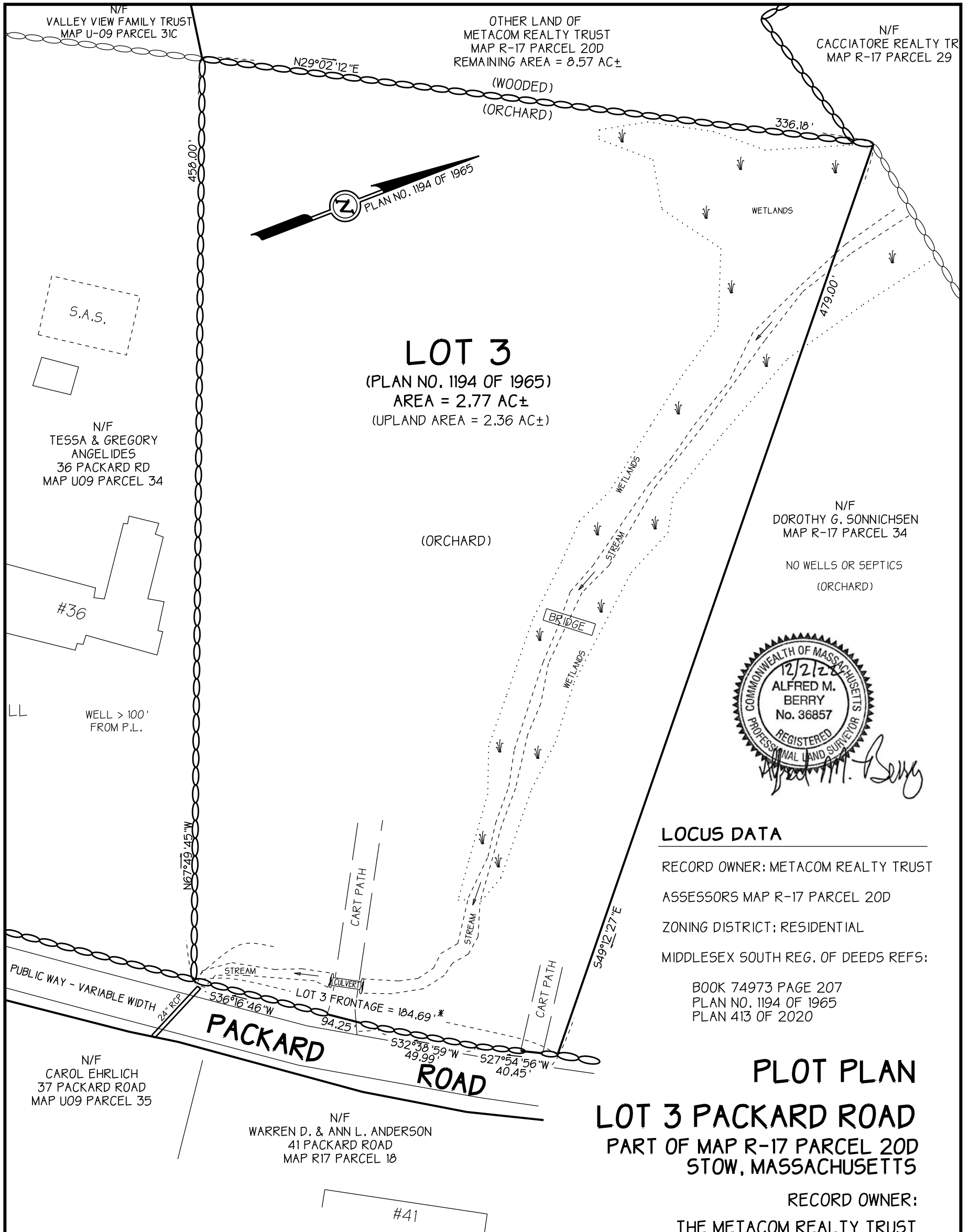
FORESITE  
ENGINEERING  
ENGINEERING SURVEYING PLANNING  
16 Grassendale Road Suite 1-1  
Stow, Massachusetts 01775  
Phone: 978-314-61230

Madeline Ruggieri of Oade  
Southern District  
Cambridge, Massachusetts  
Plan No. 415 of 2020  
Map No. 6-7-11-20-20  
Sub. 1-1-11-11-11

Abstract  
Register

**LOCUS DATA**

- RECORD OWNERS:  
FERRELL O. FIELD  
FAITH B. FIELD  
441 GREAT ROAD  
STOW, MASSACHUSETTS
- ASSASSON'S REFERENCE:  
MAP 11-9 PARCELS 31, 32, 33  
MAP 6-7 PARCEL 20  
ZONING DISTRICT: RESIDENTIAL  
WORLDWIDE SOUTH STREET RESERVE  
OF DEEDS REFERENCE:  
DEEDS:  
BOOK 578 PAGE 69  
BOOK 578 PAGE 70  
BOOK 578 PAGE 71  
BOOK 578 PAGE 72  
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BOOK 578 PAGE 99  
BOOK 578 PAGE 100



**LOT 3**  
 (PLAN NO. 1194 OF 1965)  
 AREA = 2.77 AC±  
 (UPLAND AREA = 2.36 AC±)



**LOCUS DATA**

RECORD OWNER: METACOM REALTY TRUST  
 ASSESSORS MAP R-17 PARCEL 20D  
 ZONING DISTRICT: RESIDENTIAL  
 MIDDLESEX SOUTH REG. OF DEEDS REFS:  
 BOOK 74973 PAGE 207  
 PLAN NO. 1194 OF 1965  
 PLAN 413 OF 2020

**PLOT PLAN**  
**LOT 3 PACKARD ROAD**  
 PART OF MAP R-17 PARCEL 20D  
 STOW, MASSACHUSETTS

RECORD OWNER:  
 THE METACOM REALTY TRUST  
 P.O. BOX 331  
 STOW, MASSACHUSETTS 01775

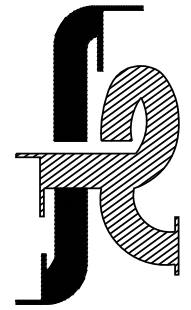
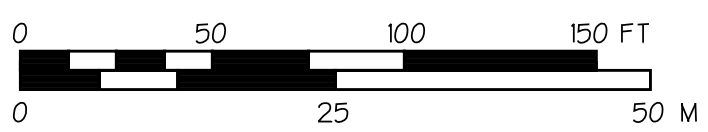
DATE: DEC. 2, 2022  
 SCALE: 1"=50'

**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 FRONTAGE UNDER ZBL SEC. 4.1.6

**GRAPHIC SCALE**



**FORESITE**  
**ENGINEERING**  
 ENGINEERING & SITE PLANNING

16 Gleasondale Road Suite 1-1  
 Stow, Massachusetts 01775

Phone: (978) 461-2350