

*The Residences at Stow Acres*  
*Comprehensive Permit Application*

**9. List of Requested Exceptions to Local  
Requirements**

# *The Residences at Stow Acres*

## *Comprehensive Permit Application*

### **LIST OF REQUESTED EXEMPTIONS TO LOCAL REQUIREMENTS**

Stow Zoning Bylaw:

**Section 3.2 Residential District Uses** – Waiver requested to allow for the construction of Multifamily housing within a Residential Zone. *The Parcels are identified on the attached colored subdivision form.* This includes the proposed 25 Unit 62+ Multifamily apartment building proposed for Parcel A. This also includes the development of 40 rental cottages on Parcel C.

This waiver would also allow for the construction of accessory structures on the property; including the proposed clubhouse and related facilities, wastewater treatment structure and well water control building in a location to be determined. Lastly, an accessory storage building(s) will be located near the proposed community gardens. All these facilities will be located on Parcel D of the property.

**Section 4.1.2 Number of Buildings on lot** – Waiver requested to allow for more than one structure to be built on a lot. This request is related to Parcel C in which a single parcel will have 40 detached rental cottages on a single lot. For clarification purposes, we also request a waiver to allow for the use of detached garages throughout Parcels B & C.

**Section 4.4 Table of Dimensional Requirements.** We request the following adjustments to dimensional requirements for the various lot types in the proposed development. It is to be understood these standards shall survive the initial construction of the project and shall rule subsequent changes residents may seek on lots within Parcel B. We respectfully request a waiver to the section to allow for the project as proposed, with the minimum offsets as outlined and explained below.

- The minimum Lot size for the development shall be 3,000 square feet.
- The minimum frontage for the project would be 30 feet. For information purposes, within parcel B the interior lots generally have 50 feet of frontage on a way; the exterior lots generally have 75 feet of frontage on a way and the Village lots generally have 40 feet of frontage on a way.
- We seek a minimum side yard setback of 5 feet.
- We seek a minimum front hard setback of 5 feet.
- We seek a minimum rear yard setback of 3 feet. Although we generally have deeper back yards, we have detached garages along the rear property lines in many locations.

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**Section 5.2 Water Resource Protection District.** A small portion of the site is located within the District. We request a waiver of the section to allow for the proposed development as proposed.

**Section 6.3.5 Signs.** Request waiver to allow for the use of temporary sign by the entrance for project information for the duration of the project. Sign to be allowed to be up 32 square feet in size.

**Section 6.5 Earth Removal.** Request that permits will not need to be requested for the development of the project. It is estimated the site will require a small amount of materials to be *imported*. However, certain types of excess materials (loam) incidental to the development may need to be moved off site.

**Section 7.0 Parking.** We request a waiver to this section. We meet the standard of providing 2 spaces per dwelling unit on site. We request the parking plans be determined to be acceptable as proposed.

Waiver requested from the Stow Wetlands Protective Bylaws. We request to submit for an Order of Conditions under the Massachusetts State Wetlands Act only.

Waiver requested from the Stow Subdivision Rules & Regulations. The project is to be reviewed and permitted by the Stow Zoning Board of Appeals via a Comprehensive Permit.

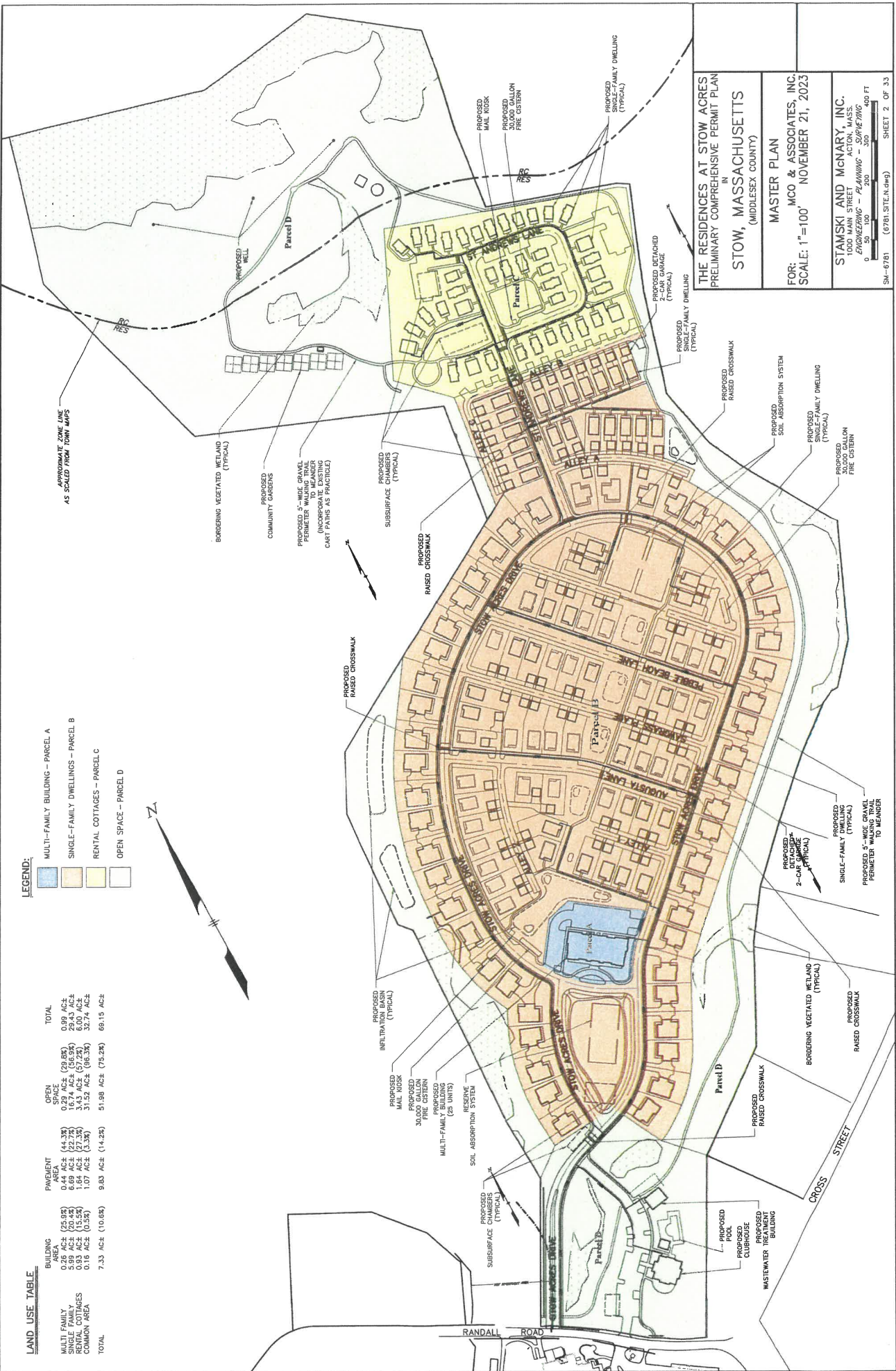
*The applicant reserves the right to add or modify a request based upon hearing comments or determinations.*

**LAND USE TABLE**

	BUILDING	PAVEMENT	OPEN SPACE	TOTAL
MULTI-FAMILY	0.26 AC± (25.9%)	0.44 AC± (44.3%)	0.29 AC± (29.8%)	0.99 AC±
SINGLE-FAMILY	5.89 AC± (58.9%)	6.69 AC± (66.9%)	16.74 AC± (167.4%)	29.43 AC±
RENTAL COTTAGES	0.93 AC± (9.3%)	1.64 AC± (16.4%)	3.43 AC± (34.3%)	6.00 AC±
COMMON AREA	0.10 AC± (1.0%)	1.07 AC± (10.7%)	5.18 AC± (51.8%)	6.35 AC±
<b>TOTAL</b>	<b>7.33 AC± (73.3%)</b>	<b>9.83 AC± (98.3%)</b>	<b>51.88 AC± (518.8%)</b>	<b>69.15 AC±</b>

**LEGEND:**

[Blue Box]	MULTI-FAMILY BUILDING - PARCEL A
[Orange Box]	SINGLE-FAMILY DWELLINGS - PARCEL B
[Yellow Box]	RENTAL COTTAGES - PARCEL C
[White Box]	OPEN SPACE - PARCEL D



**THE RESIDENCES AT STOW ACRES**  
 PRELIMINARY COMPREHENSIVE PERMIT PLAN  
 IN  
**STOW, MASSACHUSETTS**  
 (MIDDLESEX COUNTY)

**MASTER PLAN**

FOR: **MCO & ASSOCIATES, INC.**  
 SCALE: 1"=100'  
 NOVEMBER 21, 2023

**STAMSKI AND MCNARY, INC.**  
 1000 MAIN STREET  
 ACTON, MASS.  
 ENGINEERING - PLANNING - SURVEYING  
 0 50 100 200 300 400 FT

SH-6761 (6761 SITE.N.dwg) SHEET 2 OF 33