

## Michael Slagle

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**From:** Frank Ramsbottom  
**Sent:** Monday, December 18, 2023 12:13 PM  
**To:** Michael Slagle  
**Subject:** RE: Memorandum - Zoning Board of Appeals - the Residences at Stow Acres Comprehensive Permit

Hi Michael

Please advise the developer of the following requirement.

### **R401.3 Drainage.**

Surface drainage shall be diverted to a storm sewer conveyance or other *approved* point of collection that does not create a hazard. *Lots* shall be graded to drain surface water away from foundation walls. The *grade* shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm).

**Exception:** Where *lot lines*, walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048 mm), drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building.

This is a building code requirement which does not often come up on site plans but becomes an issue on dense developments.

Respectfully

Frank Ramsbottom  
Stow MA  
Building Commissioner/  
Facilities Manager  
978-897-2193

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**From:** Michael Slagle <planning2@stow-ma.gov>  
**Sent:** Monday, December 11, 2023 11:55 AM  
**To:** Cyndie Colosi <health@stow-ma.gov>; Frank Ramsbottom <building@stow-ma.gov>; Kathy Sferra <conservation@stow-ma.gov>; Jacquie Goring <conservation2@stow-ma.gov>; JP Benoit <firechief@stow-ma.gov>; Highway2 <highway2@stow-ma.gov>; Valerie Oorthuys <planning@stow-ma.gov>; Chief Michael Sallse <policechief@stow-ma.gov>; Lieutenant Kellie Barhight <kbarhight@stow-ma.gov>; Kristen Fox <assessors@stow-ma.gov>; Joyce Sampson <jsampson@stow-ma.gov>; Brad Brightman <treasurer@stow-ma.gov>; Lani Criasia <treasurer3@stow-ma.gov>; Denise Demboski <townadministrator@stow-ma.gov>; Linda Hathaway <townclerk@stow-ma.gov>  
**Cc:** Nancy McManus <communitypreservation@stow-ma.gov>; Alyson Toole <coa@stow-ma.gov>; fincom

<fincom@stow-ma.gov>; Green Advisory Committee <greenadvisory@stow-ma.gov>; Mike Kopczynski (kop01775@gmail.com) <kop01775@gmail.com>; Laura Greenough <recreation@stow-ma.gov>  
**Subject:** Memorandum - Zoning Board of Appeals - the Residences at Stow Acres Comprehensive Permit

Hi everyone,

The Zoning Board of Appeals has received an [application](#) for a Comprehensive Permit for the Residences at Stow Acres on Friday, December 8, 2023. As part of the Comprehensive Permit process, the Board is required to inform several boards, committees, and departments within 7 days of receiving the application.

The Board is currently seeking comments from other boards, committees, and departments since the Board has the authority to waive local land use requirements pursuant to MGL Chapter 40B. For boards/committees/departments that regulate land use, it is strongly encouraged to review the application and let the Board know of any comments, questions, or concerns. If your board/committee/department does not have any comments, questions or concerns, a letter of support would be appreciated. Please have any correspondence to the Board by the first public hearing (January 25, 2024, at 7:00pm).

For more details, please review the attached memorandum. Paper copies of the memorandum will be provided in your mailbox at Town Building.

If you have any questions, please let me know.

Best,  
Michael

**Michael Slagle**  
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