



**Town of Stow**  
**BOARD OF APPEALS**  
380 Great Road  
Stow, Massachusetts 01775-2127  
978-897-5098

---

TO: Board of Health  
Building Inspector  
Conservation Commission  
Fire Chief  
Highway Superintendent (DPW)  
Planning Board  
Police Chief

Principal Assessor  
Select Board  
Tax Collector  
Town Administrator  
Town Clerk  
Treasurer

CC: Community Preservation Committee  
Council on Aging  
Finance Committee  
Green Advisory Committee

Housing Authority  
Municipal Affordable Housing Trust  
Recreation Director

FR: Michael Slagle, on behalf of the Board of Appeals

DATE: December 11, 2023

RE: The Residences at Stow Acres Comprehensive Permit – Request for Comments

---

The Board of Appeals (“Board”) has received a Comprehensive Permit application (“Application”) for the development of market rate and low-income housing units at 0 Randall Road, shown on the Assessor’s Property Map R11 as Parcel 25G-2. The Application was submitted by Mark O’Hagan of MCO Housing Services, LLC, and is referred to as “The Residences at Stow Acres.” The Application was received by the Board on December 8, 2023.

Comprehensive Permits are established under Massachusetts General Laws Chapter 40B Sections 20-23. Under the legislation, the Board has the authority to grant an all-encompassing permit that would otherwise require separate applications. The Board additionally has the authority to grant waivers from local bylaws, rules, and regulations; the Board cannot waive state requirements (i.e., Wetlands Protection Act & Title V of the Environmental Code).

The Application consists of 189 housing units: 40 rental cottage dwellings, 124 for-sale single-family dwellings, and 25 age restricted apartments (in one multi-family building). In total, 46 of these units will be deeded affordable, while 96 units are intended to be eligible for inclusion on the Town’s Subsidized Housing Inventory (SHI). To achieve the proposed development, the applicant has requested waivers from the Stow Zoning Bylaw, see attached Waiver List.

For the Board to make an informed decision, the Board is requesting comments from other boards, committees, and departments involved in the development review process. Should your board, committee, or department have any comments, please submit them to the Zoning Board

of Appeals, in writing, at your earliest convenience. Comments may be emailed to or delivered to the Board's mailbox in Stow Town Building.

The Board will be hosting a Public Hearing on **January 25, 2024, at 7:00pm** for the consideration of the Application. The Board encourages that all interested parties attend the Public Hearing in addition to receiving written comments. The Public Hearing will be held in person at **Stow Town Building, 380 Great Road**, in the 3<sup>rd</sup> Floor Conference Room, and virtually through **Zoom Web Conferencing**. A link to the virtual broadcast will be provided on the Public Hearing Notice and the January 25, 2024, meeting agenda. The meeting will be recorded and posted to the StowTV YouTube channel following the meeting's adjournment.

An electronic version of the application and submittals (listed below) can be found at <https://www.stow-ma.gov/zoning-board-appeals/pages/residences-stow-acres-comprehensive-permit-application>. Paper copies of the plan can be provided upon request or viewed at the Planning Department, 380 Great Road, 3<sup>rd</sup> Floor, during normal business hours.

Any questions related to the Application can be directed to Michael Slagle via email at [planning2@Stow-MA.gov](mailto:planning2@Stow-MA.gov) or by visiting the Planning Department, 380 Great Road, 3<sup>rd</sup> Floor.

---

#### **Application and Submittals Contents:**

1. Executive Summary
2. Zoning Board of Appeals Application Form
3. Jurisdictional Requirements
4. Certified Abutters List
5. Site Development Plans
6. Landscape Plans
7. Tabulation of Proposed Buildings Summary
8. Drainage Summary Narrative
9. List of Requested Exceptions to Local Requirements
10. Building Designs and Floor Plans
11. Traffic Study