

# The Residence at Stow Acres



# Zoning Board of Appeals (ZBA)

## Comprehensive Permit Application(s)

### 40 Rental Cottages

Three home styles offering 2 & 3 bedroom designs

Cottages range in size from 1,200 to 1,400 square feet

One Level Bungalow Options

Affordable Rents from \$2,325 per month

### 25 Apartments for 62+ Residents

1 Bedroom apartment homes for singles and couples 62+

No Children

Affordable Component at 50% of Median income

Affordable Rents of \$1,395 per month

### 124 Detached Homes for Sale

Fee Simple Lots with Homeowners Association

3 Styles of Homes in Distinct Areas

Home Designs with First Floor Master in All Areas.

Affordable prices approx \$268,000

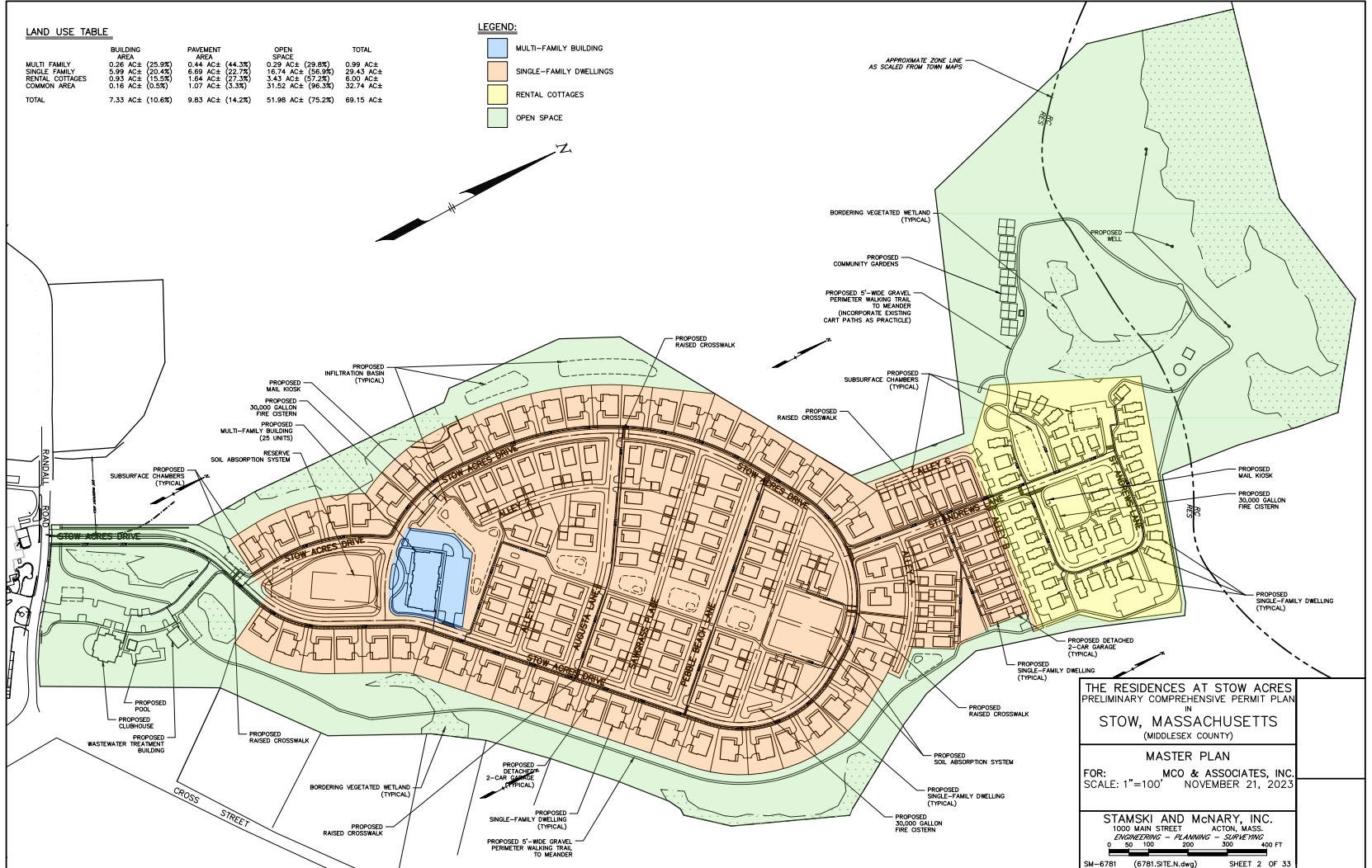
# Proposed Subdivision Plan

## LAND USE TABLE

	BUILDING AREA	PAVEMENT AREA	OPEN SPACE	TOTAL
MULTI FAMILY	0.26 AC± (25.9%)	0.44 AC± (44.3%)	0.29 AC± (28.8%)	0.99 AC±
SINGLE FAMILY	5.99 AC± (29.4%)	6.69 AC± (22.7%)	16.74 AC± (56.9%)	29.43 AC±
RENTAL COTTAGES	0.93 AC± (15.2%)	1.84 AC± (27.3%)	3.43 AC± (57.2%)	6.00 AC±
COMMON AREA	0.18 AC± (0.9%)	1.07 AC± (3.3%)	31.52 AC± (96.3%)	32.74 AC±
<b>TOTAL</b>	<b>7.33 AC± (10.6%)</b>	<b>9.83 AC± (14.2%)</b>	<b>51.98 AC± (75.2%)</b>	<b>69.15 AC±</b>

## LEGEND:

- MULTI-FAMILY BUILDING
- SINGLE-FAMILY DWELLINGS
- RENTAL COTTAGES
- OPEN SPACE



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 ACTION, MASS.  
 ENGINEERING - PLANNING - SURVEYING  
 0 50 100 200 300 400 FT

# MCO COTTAGE RENTALS - STOW

40 Dwellings: 20 3-Bedroom, 14 1-Bedroom, 6 Bungalows



North Scale: 1" = 60' Drawn by: Dodson & Flinker, Inc. 2/6/23



# Cottage Rentals

- 40 Cottages
- 3 Home Styles
  - Bungalow - One Level Design; 2 Bedrooms; 2 Baths; 1150 Sq Feet
  - 2 BR Cottage - 2 Levels; 2 Bedrooms; 1.5 Baths; 1298 Sq Feet
  - 3 Bedroom Cottage - 2 Levels; 1<sup>st</sup> Floor Primary Bedroom; 2 Baths;  
1400 sq feet
- Parking For 2 Cars Per Unit
- Central Greens for Open Space; Access to Trails
- Potential for Garaging at Rear of Parking Areas
- Market Rents from +/- \$3,250 per month
- Affordable Rents from +/- \$2,325 per month
- Currently Building this product in Lancaster, MA -  
[www.mcocottagerentals.com](http://www.mcocottagerentals.com)

## 2 BR Rental Bungalow





## 2 BR Rental Cottage









## 3 BR Rental Cottage







# Manor House – 62+ Rental Building



# 62+ Multi Family Rental Building

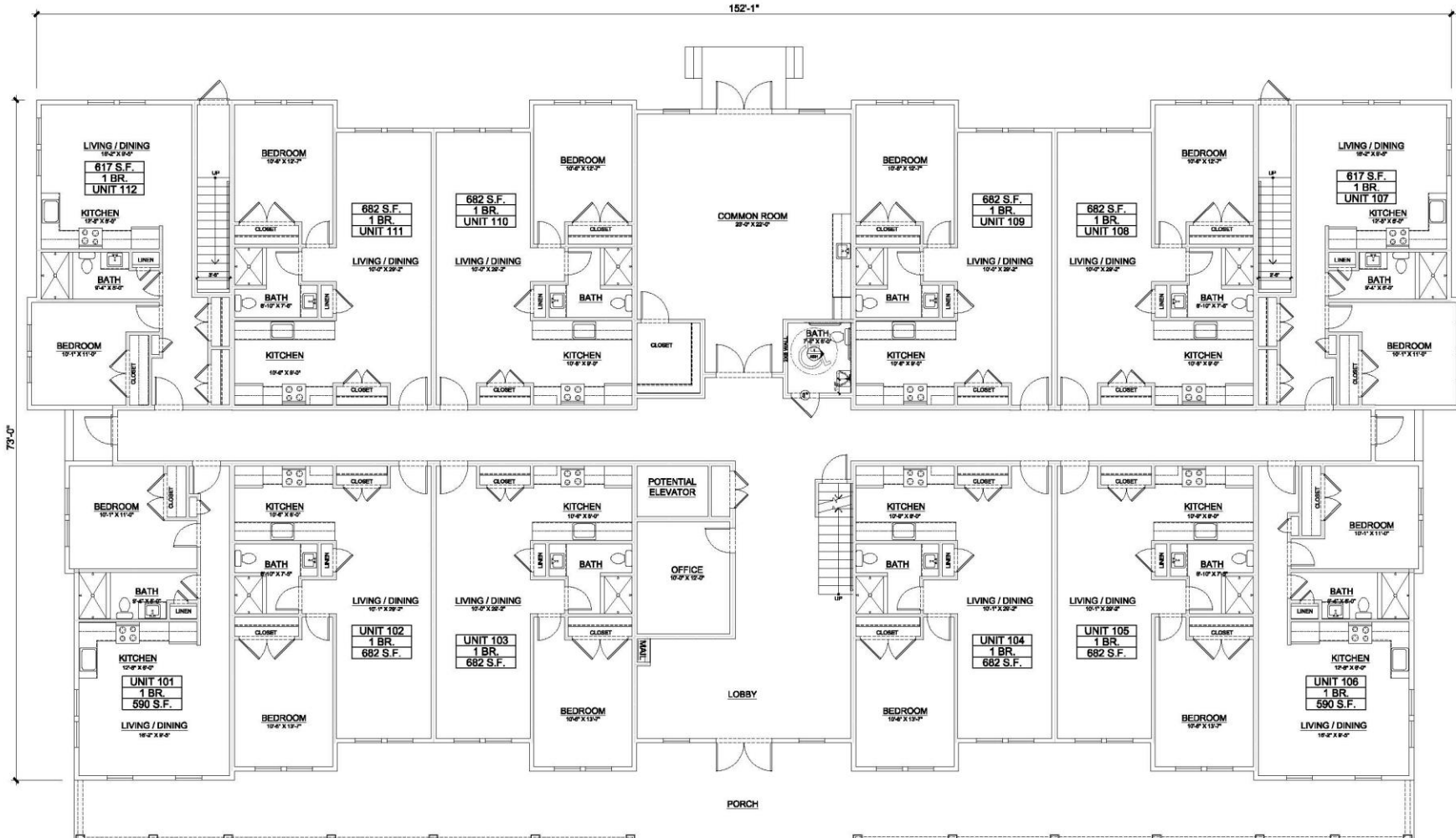
- 25-1 Bedroom; 1 Baths Apartments
- Restricted to Residents 62 years or older
- No Children allowed to reside at property
- Common Space for Recreation, Activities & Meetings
- Gracious Building with Broad front porch overlooking Green
- Homes from +/- 600 to 700 sq feet
- Affordable Rents for persons at 50% of Median Income
- Affordable Rents from +/- \$1,395 per month
- Market Rents from +/- \$2,000 per month

Manor House – 62+ Rental Building





# Stow Community Rentals, LLC 25 Age Restricted Rentals (62+)

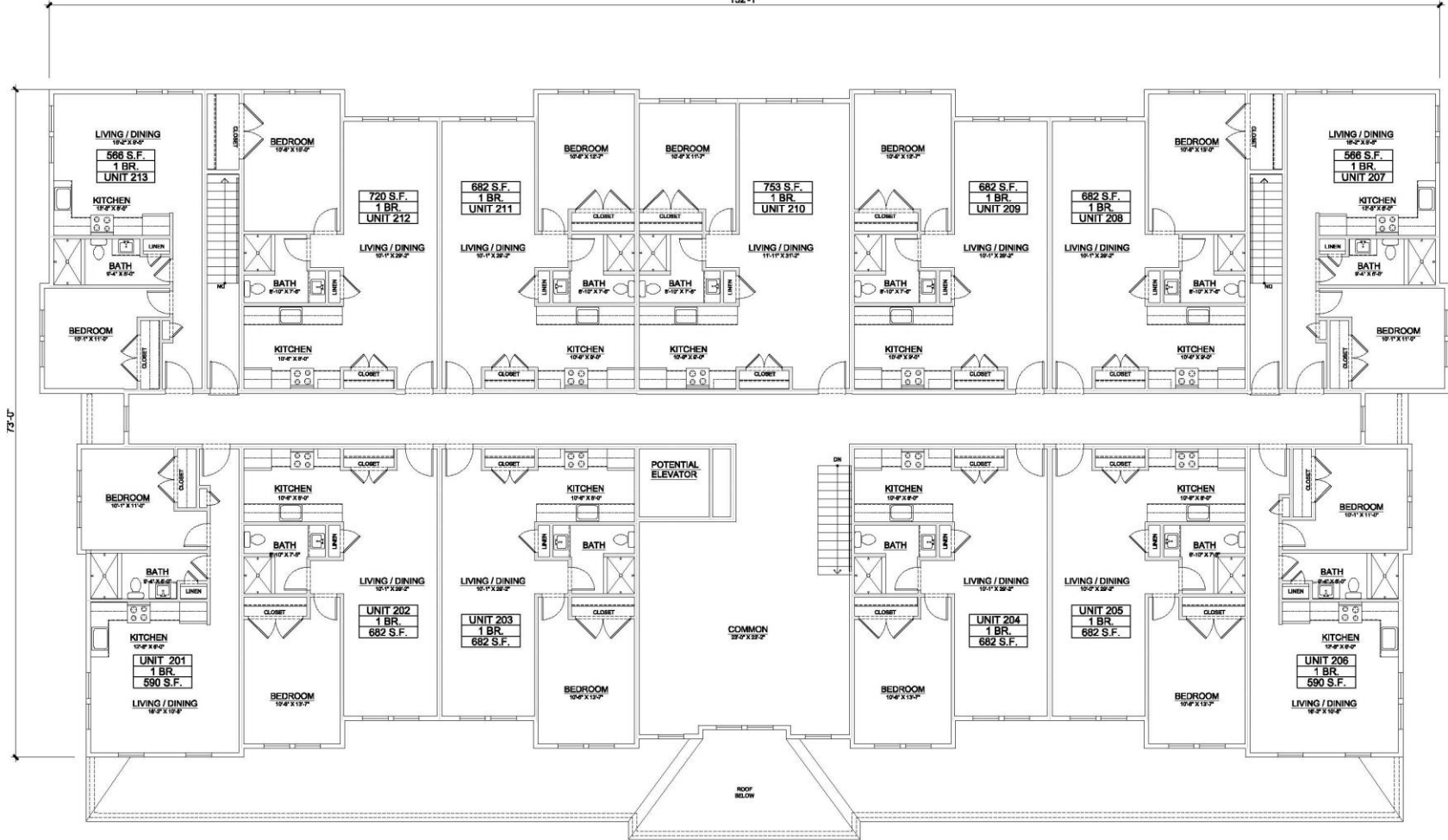


JOSEPH TATONE & ASSOCIATES, LLC  
ARCHITECTURE PLANNING INTERIOR DESIGN  
178 Park Street, Suite 102, North Andover, MA 01864  
VOICE: (978) 216-1960 FAX: (978) 216-1961

STOW COTTAGES  
STOW, MA  
FIRST FLOOR PLAN  
MANOR HOUSE DESIGN

# Stow Community Rentals, LLC 25 Age Restricted Rentals (62+)

152'-1"



SECOND FLOOR PLAN - SCHEME A  
10,389 S.F.



JOSEPH TATONE & ASSOCIATES, LLC  
ARCHITECTURE, PLANNING, INTERIOR DESIGN  
178 Red Street, Suite 103, North Andover, MA 01861  
VOICE: (978) 754-4400 FAX: (978) 754-4900

STOW COTTAGES  
STOW, MA  
SECOND FLOOR PLAN  
MANOR HOUSE DESIGN

20-036-PLAN  
1/1/2021  
1/8" = 1'-0"

A103

# Single Family Homes

- 124 Single Family Homes on Fee Simple Lots
- Homeowners Association with Private Ways
- Traditional Neighborhood Design Community
- Lots Range from +/- 4,000 sq feet to 9,000 sq feet
- Rear or Side Loading Garaging & Front Porches
- Designed to Utilize Entire Lot for Home & Active Space
- Establish parameters for Lot Offsets
- Pocket Parks and Unique Drainage Trail in Center
- Home Sizes from +/- 2,000 to 3,000 sq feet
- Home Styles with 1<sup>st</sup> Floor Primary Bedrooms
- 31 For Sale Affordable Homes from +/- \$268,000
- 93 Market Homes from +/- \$700,000 and up
- Representative Home Designs

124 Single Family Homes



# Interior Homes



Interior Homes



Interior Homes

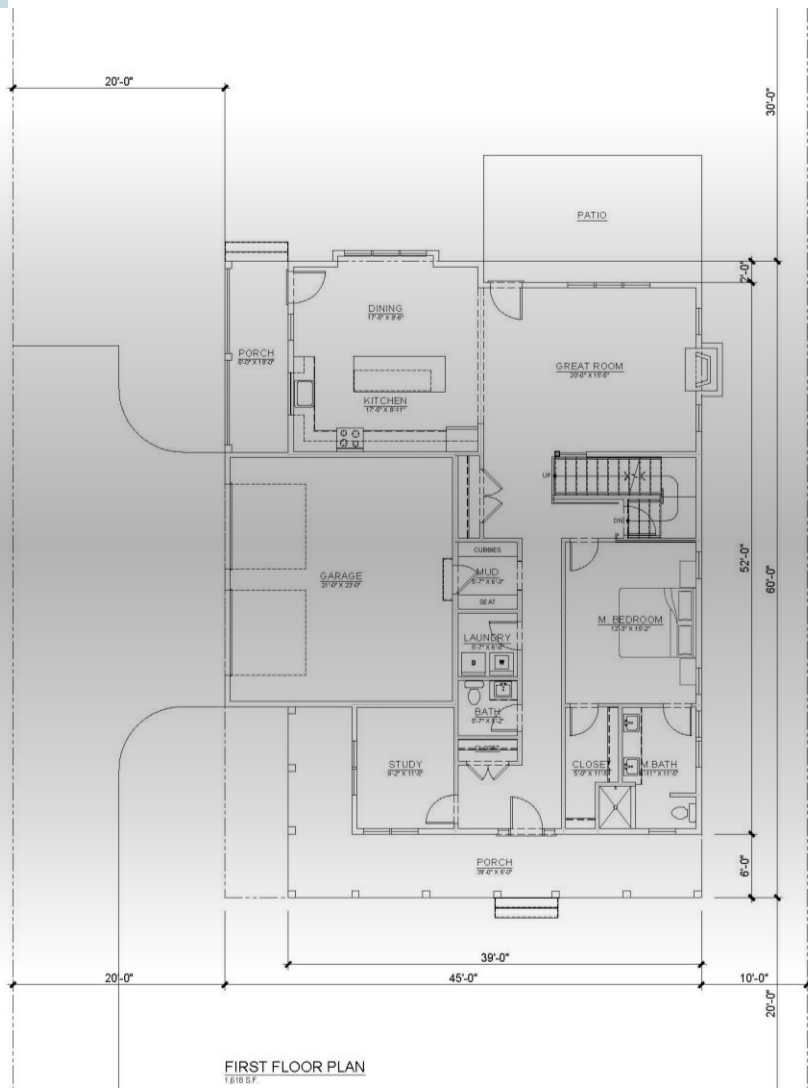




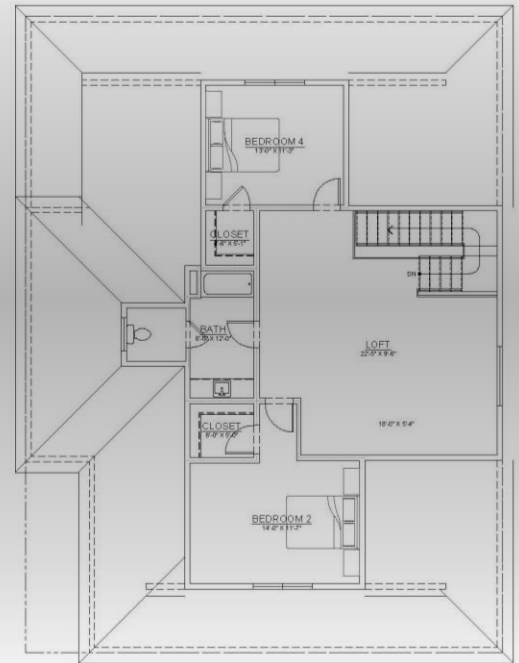


Parkland & Fairway Residences  
Exterior Homesites





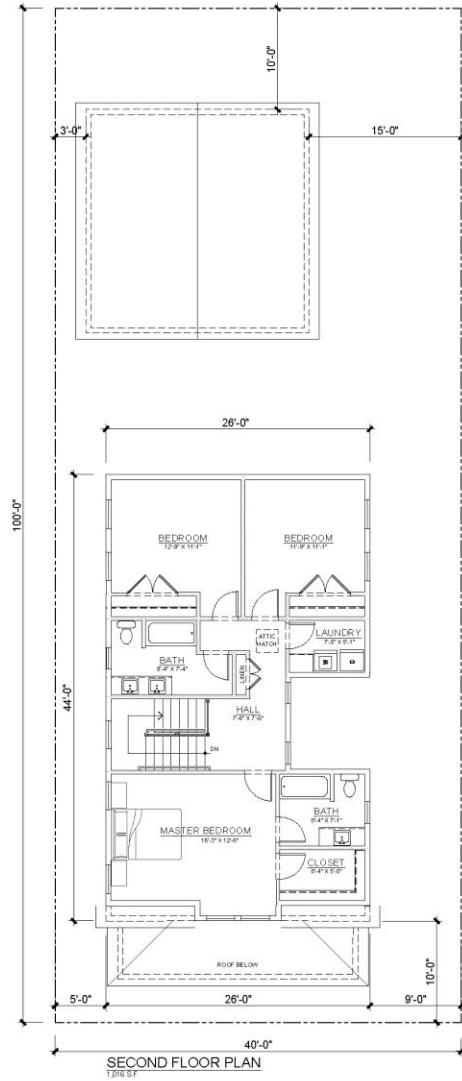
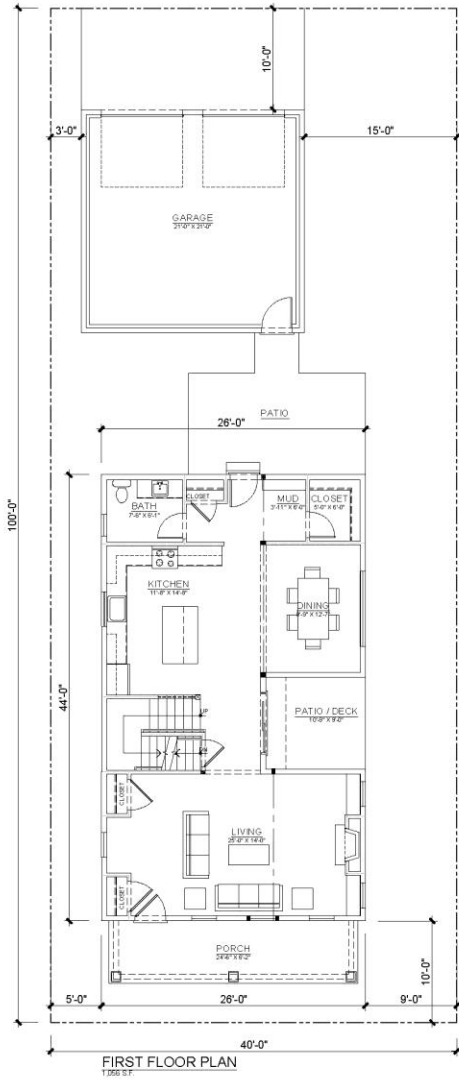
FIRST FLOOR PLAN  
1,616 SF.



SECOND FLOOR PLAN  
1,264 SF.

Village Homes





**JOSEPH TATONE & ASSOCIATES, LLC**  
ARCHITECTURAL PLANNING INTERIOR DESIGN  
128 New Street, Suite 102, North Andover, MA 01844  
PHONE: (978) 224-1988 FAX: (978) 224-1961

**STOW COTTAGES**  
STOW, MA  
**FLOOR PLANS**  
**40' LOT 3 BDR UP**

20-036-PLAN  
1/11/82Z  
3/32" = 1' - 0"

**A101**



Randall Road

Clubhouse

EV Charging

Bike Racks

Pool

Playground

Common Lawn

Bike Racks

Multi Family Housing

EV Charging

# Community

- Walking Trail around property to tie into Town Parcel
- Central Park Area for Community Activities
- Charging Stations & Bike Racks at Key Areas
- Community Gardens
- Modest Clubhouse & Recreation Center for Residents
- Mail Stations
- Visitor Parking Locations
- Co-ordinated yet Varied Home styles
- Broad Sidewalks & Extensive Street Trees
- Low level residential lighting throughout site
- Speed Control throughout site

# Infrastructure

- Public Water Supply Wells
- Wastewater Treatment Facilities
- Private Roadways
- Underground Utilities
- Drainage in Compliance with Stormwater Management Policy
  - Subsurface Infiltration Area on Lots
  - Some Larger Infiltration Areas on Site
  - Central Drainage Swale and Street Collections with outflow as currently draining
- Conservation Commission review - State Wetlands Act
- Green Initiatives - Drainage Infiltration; Solar Available for SFH's, All Electric for Rentals,
  - Potential All Electric for SFH's
- Common Area Maintenance
- 3 - 30 Gallon Fire Cisterns for Fire Protection per Fire Department
- Looping Roadways with Emergency Access near Clubhouse
- Community Umbrella Corporation for Overall Site Control
  - 75% Single Family Homes and Association Representation
  - 20% Cottage Rentals
  - 5% 62+ Multi Family Rentals

# Summary & Overview

- Total of 69 Acres
  - 29 Acres for Single Family Homes
  - 6 Acres for Cottage Rentals
  - 1 Acre for 62+ Multi Family
- Nearly 50% Open Space
- Community Walking Trail - overall to be nearly 5 miles with South Course
- 46 Deed Restricted Affordable Homes
- 96 Affordable Units - Town Reaches 10% Threshold
- Rear of Homes to - property line - of Cross Street Abutting Homes 125 feet to 200 feet. Further to actual residences
- Safe, Community Focused neighborhood with housing options for all market groups.



# The Residences at Stow Acres



**MCO**  
&  
ASSOCIATES, INC.