TOWN OF STOW PLANNING BOARD

PETITION

FOR

SPECIAL PERMIT

File completed Petition with the Town Clerk and then present 14 separate copies of the Petition, folded to fit neatly within a letter-sized file folder, to the secretary for the Planning Board along with a Petition fee payable to "Town of Stow" in the amount required by the Rules and Regulations for Special Permits. Refer to the "Rules and Regulations for Special Permits" for details on the information required.

Please type or print this Petition.

PETITIONER'S NAME: Chris Franklin PHONE #: 978-421-7966

MAILING ADDRESS: 6 Wayne Rd, Westford MA 01886

LOCATION AND STREET ADDRESS OF SITE: 501 Gleason Dr

AREA OF SITE: 5 ACRES sq. ft. FRONTAGE: 165' linear feet

ZONING DISTRICT: _____ ASSessor's MAP NO.(s): 008 PARCEL NO.(s): 4

SOUTH MIDDLESEX REGISTRY OF DEEDS BOOK AND PAGE NO.(s): ________
or LAND COURT CERTIFICATE OF TITLE NO.(s): ________

PROPERTY OWNER: Stow Industries LLC PHONE #: 978-421-7966

MAILING ADDRESS: 6 Wayne Rd, Westford MA 01886

DETAILED DESCRIPTION OF THE PROPOSED SPECIAL PERMIT:

1. To allow 20 artist spaces covering approx 8,250 sqft.
2. To allow 20 manufacturing businesses to do business on site, 10 units

Please complete the following check list for your Petition indicating with a check mark the information included. If an item is not applicable to your Petition, write "N/A" in the blank. If any applicable items are missing attach additional sheets explaining the omission. Note that this list is not a complete description of the requirements for a complete Petition; it is each Petitioner's responsibility to prepare a complete Petition according to the "Rules and Regulations for Special Permits" as adopted by the Planning Board and available from the Planning Board's secretary. A Petition lacking any required information in the appropriate format may not be accepted or may be cause for denial of said Petition.

Petition for Special Permit
Appendix 1

If any Special Permits or variances have been filed previously for this site please attach copies of the decisions.

______ DEVELOPMENT IMPACT STATEMENT
   Description of proposed or possible uses
   Building coverage, total coverage, and open space areas
   Drainage calculations
   Earth removal calculations
   Traffic study (8 copies)
   List variances and Special Permits previously issued by the
   Planning Board of Appeals and any needed for this proposal
   Provide copies of any “approval not required” subdivisions
   List any Special Permits or Health Permits required and provide copies
   of any received
   Note if Conservation Commission approval needed and provide
   copy of approval if received

______ LOCUS PLAN

______ SITE COMPOSITE PLAN
   Design certifications
   Legends
   General site characteristics -
      Existing and proposed buildings and structures
      Driveway entrances for abutting properties and those across a public way with dimensions
      All underground tanks/structures existing or proposed or abandoned
      Zoning, Flood Plain, and Groundwater Protection District boundaries if applicable
      Yards/setbacks dimensioned

   Natural site characteristics -
      Waterways

   Wetland boundaries and buffers
      Existing and proposed contours
      Open space with square footage calculations

   Site improvements -
      Dimensions of traffic lanes
      Label all paved surfaces and note materials

   Parking spaces and parking lot landscaping with dimensions
      Building areas for each floor
      Exterior lighting
      Existing and proposed signage
      Outdoor storage areas labeled
Site utilities -
Stormwater drainage facilities shown & dimensioned
Underground storage containers with capacities and contents
Water services
Fire hydrants on or off site
Underground utilities
Fire alarm master box
Sprinkler feed line
Solid waste disposal facilities
Sewage disposal system
Erosion and sedimentation controls – citation?
Names of abutting property owners
Parking calculations

CONSTRUCTION DETAIL PLAN
Detail of structures
Landscaping details
Parking details in compliance with the Stow Zoning Bylaw
Tabulations of building coverage and open space
Details of outdoor lighting

LANDSCAPE PLAN
Certifications
Legend
Number, type, & size of trees and shrubs
Landscape buffers
Land contours
Site features
Limits of work
Perimeter of trees
Outdoor lighting structures

BUILDING ELEVATION PLAN
Certifications
Scale
Front, rear, & side elevations with maximum height

FLOOR PLAN
Certifications
Scale
Net floor area/s

Any additional maps, plans, photographs, deeds, or documents which the Petitioner wishes to submit should be enclosed with each copy of this Petition.
The undersigned hereby Petition the Planning Board for a public hearing and a Special Permit under the Town of Stow Zoning Bylaw approving the Special Permit Petition including the Site Plan described above.

The undersigned hereby certify that the information on this Petition 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.

\[ Signature \]

Date  
Signature of Petitioner

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**OWNER’S KNOWLEDGE AND CONSENT**

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

\[ Signature \]

Date  
Signature of Owner
1. Name of Proposed Subdivision: Stow Industrial Park
2. Location: 501 Gleasondale Rd
3. Name of Applicant(s): Stow Industrial LLC
4. Brief Description of the Proposed Project: Tennis Fit-ups
5. Name of Individual Preparing this DIS: Chris Franklin
   Address: 6 Waverly Rd Westford Ma
   Business Phone: 978-421-7866
6. Professional Credentials: Owner

### A. Site Description

7. Present permitted and actual land uses by percentage of the site.

   100% Industrial 0% Commercial 0% Residential 0% Forest 0% Agricultural 0% Other (specify)

8. Total acreage on the site: 5 acres.

<table>
<thead>
<tr>
<th>Approximate Acreage</th>
<th>Present</th>
<th>After Completion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Meadow or Brushland (non agriculture)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Forested</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Agricultural (includes orchards, cropland, pasture)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wetland</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water Surface Area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Flood Plain</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unvegetated (rock, earth, or fill)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Appendix 2

| Roads, buildings and other impervious surfaces | N/A |
| Other (indicate type) |   |

9. List the zoning districts in which the site is located and indicate the percentage of the site in each district.
Note: be sure to include overlay zoning districts.

<table>
<thead>
<tr>
<th>District</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wireless Overlay</td>
<td></td>
</tr>
<tr>
<td>Part of Flood Plain</td>
<td></td>
</tr>
</tbody>
</table>

10. Predominant soil type(s) on the site: N/A

Soil drainage (Use the U.S. Soil Conservation Service's definition)

Well drained: ___% of site
Moderately well drained ___% of site
Poorly drained ___% of site

11. Are there bedrock outcroppings on the site?  □ yes   □ no

12. Approximate percentage of proposed site with slopes between:

0-10% ___
10-15% ___
greater than 15% N/A

13. Does the project site contain any species of plant or animal life that is identified as rare or endangered?  □ yes   □ no

If yes, specify: N/A

14. Are there any unusual or unique features on the site such as trees larger than 30 inches D.B.H., bogs, kettle ponds, eskers, drumlins, quarries, distinctive rock formation or granite bridges?  □ yes   □ no

Development Impact Statement
15. Are there any established foot paths running through the site or railroad right of ways? □ yes ☒ no
   If yes, specify:
   ________________________________________________________________

16. Is the site adjacent to conservation land or a recreation area? □ yes ☒ no
   If yes, specify:
   ________________________________________________________________

17. Does the site include scenic views or will the proposed development cause any scenic vistas to be obstructed from view? □ yes ☒ no
   If yes, specify:
   ________________________________________________________________

18. Are there wetlands, lakes, ponds, streams, or rivers within or contiguous to the site? ☒ yes □ no
   If yes, specify: Assabet River Abuts property
   ________________________________________________________________

19. Is there any farmland or forest land on the site protected under Chapter 61A or 61B of the Massachusetts General Laws? □ yes ☒ no
   If yes, specify:
   ________________________________________________________________

20. Has the site ever been used for the disposal of hazardous waste? Has a 21E Study been conducted for the site? ☒ yes □ no
   If yes, specify results: PFAS and other materials
   ________________________________________________________________

21. Will the proposed activity require use and/or storage of hazardous materials, or generation of hazardous waste? □ yes ☒ no
   If yes, specify results:
   ________________________________________________________________
22. Does the project contain any buildings or sites of historic or archaeological significance?
   □ Yes  □ no
   If yes, please describe: Unknown

B. Circulation System

23. What is the average weekday traffic and peak hour traffic volumes generated by the proposed subdivision?
   a. Average weekday: 
   b. Average peak hour: morning  evening

24. Existing street(s) providing access to proposed subdivision:
   Name: N/A  Classification: 

25. Existing intersection(s): list intersections located within 1000 feet of any access to the proposed development:
   Name of ways: Rock Bottom Rd

26. Location of existing sidewalks within 1000 feet of the proposed site:
   N/A

27. Location of proposed new sidewalks and their connection to existing sidewalks: N/A

C. Utilities and Municipal Services

28. If dwelling units are to be constructed, what is the total number of bedrooms proposed? N/A

29. If the proposed use of the site is nonresidential, what will the site be specifically used for and how many feet of Gross floor area will be constructed? N/A

30. Storm Drainage
   a. Describe nature, location and surface water body receiving current surface water of the site: N/A
Appendix 2

b. Describe the proposed storm drainage system and how it will be altered by the proposed development: N/P

31. In the event of fire, estimate the response time of the fire department (consult with Fire Dept.) Sprinkler system 30 seconds Fire dept 4 minutes

32. Schools (if residential)
   a. Projected number of new school age children.

E. Measures to Mitigate Impacts

Attach brief descriptions of the measures that will be taken to:

33. Prevent surface water contamination.
34. Prevent groundwater contamination.
35. Maximize groundwater recharge.
36. Prevent erosion and sedimentation.
37. Maintain slope stability.
38. Design the project to conserve energy.
39. Preserve wildlife habitat.
40. Preserve wetlands.
41. Ensure compatibility with the surrounding land uses.
42. Control peak runoff from the site so that the post-development rate of runoff will be no greater than the predevelopment.
43. Preserve historically significant structure and features on the site.
44. To mitigate the impact of the traffic generated by the development.