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Ernest Dodd

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Comments to "9 List of Requested Exceptions to Local Requirements

Town of Stow
Zoning Board of Appeals

Stow Zoning Bylaw

The waivers for Sections 3.2, 4.1.2 and 4.4 are required for the comprehensive permit.

The waiver request for 5.2 seems reasonable, but the WRPD is not indicated on your plans. I believe the boarder is along the east side of the development and contained wholly within Parcel D, which is an Open Space parcel, containing no development elements.

The waiver for 6.3.5 Signs is acceptable to me. Signs for traffic will be required for the development and indicated on the Site Plan.

For Section 6.5, I cannot support "no" accountability for the import or export of materials for the development. It is early in the design and this information is not known. I would support that when import or export of materials is required that a request be submitted to the Building Commissioner for their review and approval. All imported materials must be certified as free from any contaminants.

Section 7 is a requirement. The Board will review your parking plan along with your justification. I realize that some of the requirements are not possible to meet such as landscaping and access requirements around parking lots with confined areas, but the plan you present will be reviewed by the board.

Wetlands Bylaw

For the waiver from the Stow Wetlands Protective Bylaw we will request recommendations from the Stow CC. We will also request the Stow CC to support the Order of Conditions under the Massachusetts State Wetlands Act.

Subdivision Rules and Regulations

I expect that the application will address the same requirements as required by the Subdivision R&R. Specific requirements may be waived but the information is required to establish the design. The requirements of Sections 7 and 8 must be addressed in the design. Waivers can be approved based on the design and justification.

ZBA Comprehensive Rules and Regulations

It is expected that these will be followed.

Comments on Preliminary Design Presented.

Items that need to be addressed:

- Details of the street and sidewalk construction and materials

- Parking delineation

- Signs

- Lighting for building, parking lots

- Car/Truck access to gardens and wells

- Slab Foundations?

- Flood Plain

- Minimum Street and Alley width and turnarounds

- Names for all Alleys

- Build Plan/Schedule

Topics of concern:

- Dead end Alley turnarounds

- Trash Collection

- Snow Storage

- Toy Storage (RV's, Snow Mobiles (Apartment especially), trailers, mobile homes, etc.

- EV Charging stations, 240V 50A available in garages and for apartments

- Storage of trash barrels for apartments

- Water table through the development

- Covered Parking for apartments