

AGENDA
BOARD OF SELECTMEN
May 22, 2007
7:00 p.m.
Town Building

Welcome to New Board Members

Public Input

Meeting Minutes

Town Administrator's Report

Visitors, in order of appearance

- 7:10 p.m. Renewal of Modular Classrooms Note – Treasurer-Collector
- 7:20 p.m. Acceptance of Land Gifts – Conservation Commission
- 7:30 p.m. Impact of Residential Construction on Tax Bills – Bob Billups
- 8:00 p.m. Appointment to Council on Aging
- 8:10 p.m. Citizen Certificate of Appreciation

Action/Discussion

Approval of Arbor Glen Local Initiative Proposal (LIP) application (Housing Partnership and Pulte Homes)
Status of Snow Property

Selectmen's Master Planning

Land Use Planning

Liaison Reports, if any

Correspondence

Town:

Rep Pat Walrath request for capital project priorities, rec'd 5/1
Cc of Eldamar Development Corp letter to Building Inspector re Trefry Lane easement, rec'd 5/1
Cc of Planning Board meeting notice with Eldamar Development re Trefry Lane easement, rec'd 5/4
Planning Board notice re Gleasondale Rd accessory apt application, rec'd 5/2
Building Permits report for April, rec'd 5/10
Cc of Historical Commission letter to Mass Highway re Box Mill Road bridge, rec'd 5/15
Conservation Commission memo re three land gifts, rec'd 5/16
Letter of interest in Council of Aging membership, rec'd 5/16
Environmental Notification for Ridgewood housing project, Boxboro Rd, rec'd 5/16
Treasurer/Collector memo on foreclosed properties, 5/16
Cc of SBTF letter to K. Craven, MSBA director, re Town Meeting results, rec'd 5/17

General:

Comcast balance sheet for FY ending 12/31/06, rec'd 5/2
EOEA announcement of FY08 annual grant availability for conservation and recreation projects, rec'd 5/3
MAPC MBTA Advisory Board election info, rec'd 5/7
Verizon reply to Comcast letter re Mass video franchise laws, rec'd 5/10

Adjournment

Please note: Visitors will be seen at their scheduled time, and agenda items will be taken in the order listed, before or after visits.

Posted 5/18/07



Town of Stow Conservation Commission

380 Great Road
Stow, Massachusetts 01775
(978) 897-8615
FAX (978) 897-4534

RECEIVED

MAY 16 2007

Town of Stow
BOARD OF SELECTMEN

May 16, 2007

TO: Board of Selectmen
FR: Conservation Commission
RE: Acceptance of Gifts of Land

The Conservation Commission requests approval by the Board of Selectmen for the following gifts of land and interests in land to the Conservation Commission pursuant to Chapter 40, Section 8C. All of the relevant legal documents have been reviewed by Town Counsel. We plan to be in attendance at your meeting on May 22, 2007 in the event that you have any questions.

Arbor Glen Active Adult Neighborhood Development

Pulte Homes of New England, LLC has been required by a Special Permit issued by the Stow Planning Board on May 1, 2006 and an Order of Conditions issued by the Stow Conservation Commission dated April 11, 2006 to donate a Conservation Restriction on 20.8 acres of land on Hudson Road, and to donate 20.2 acres of land at the rear of the development to the Conservation Commission. The Conservation Restriction has been reviewed and approved by the Massachusetts Executive Office of Environmental Affairs and will be signed by the Secretary subsequent to the Selectmen's approval. Pursuant to the terms of the Planning Board's decision, state MEPA requirements, and deed restrictions placed by Pulte Homes, the land will be managed for continuing agricultural use and conservation purposes.

Trefry Lane Open Space

Eldamar Development Company, LLC was required by a Special Permit and Certificate of Action issued by the Stow Planning Board on June 25, 2003 and an Order of Conditions issued by the Stow Conservation Commission dated April 15, 2003 to convey 2 parcels of land (Parcel 1, 2.77 acres and Parcel 2, 29.52 acres) off Trefry Lane to the Conservation Commission. The land includes trails connecting to Flagg Hill and a vernal pool.

Maguire Lane Access Strip

As noted on the October 4, 1993 ANR Plan and approved by the Planning Board on October 6, 2003, Lot 7B is not a separate building lot. A requirement of the approved plan was to convey Lot 7B, a small parcel of land totaling 10,000 sq. ft., to the Conservation Commission to remain as open space in perpetuity. Lot 7B was created in response to an Order of Conditions issued on August 17, 1993 by the Conservation Commission to provide pedestrian access from Maguire Lane to Elizabeth Brook as a benefit to the town.

Please contact Pat Perry in the Conservation Commission office if you have any questions prior to the meeting.



Town of Stow
BOARD OF SELECTMEN

Stow Town Building
380 Great Road
Stow, Massachusetts 01775
(978) 897-4515 selectmen@stow-ma.gov Fax (978) 897-4534

NOTICE OF VACANCY

COUNCIL ON AGING
1 member

Duties: To coordinate and carry out programs designed to meet the needs of the senior population in coordination with programs of the Massachusetts Department of Elder Affairs as established under the Massachusetts General Laws.

Qualifications: Registered voter of Stow. A sincere interest in the welfare, health and well being of senior citizens. A willingness to accept and carry out assignments in that regard. A commitment of time and attendance at monthly meetings held the second Thursday at 9:00 A.M.

Term: Appointment by Board of Selectmen to fill an indefinite term.

Application: The Board of Selectmen will accept letters of application until 5:00 pm on Thursday, May 17, 2007.

Posted April 19, 2007



*Scheduled for 5/22/07 mtg.
Forw electronically to Housing
Authority
Partnership*

RECEIVED
APR 17 2007
Town of Stow
BOARD OF SELECTMEN

April 13, 2007

Town of Stow Board of Selectmen
c/o Susan McLaughlin
Stow Town Hall
380 Great Road
Stow, MA 01775-1122

Re: Arbor Glen
LIP Application

Dear Members of the Board:

Pulte Homes is pleased to submit the enclosed *Local Initiative Program (LIP) Application for Local Action Units*, for the acceptance into the Department of Housing and Community Development's (DHCD) subsidized housing inventory of the 4 Low and Moderate income restricted housing units required to be constructed on site as per §7.16 of the *Arbor Glen Active Adult Neighborhood & Erosion Control Special Permit*, dated May 1, 2006 (the "Special Permit"). The LIP Application package includes the following attached documents as required:

1. Affordable Housing Deed Rider
2. Selection Criteria, including an affirmative action plan
3. Affordable Sales Price Calculation
4. Copy of the Special Permit
5. Copy of §8.8 of the Zoning By-Law for Active Adult Neighborhood

We have worked with the Stow Planning Board in their review of the LIP Application package and have addressed their comments accordingly. The LIP guidelines require that the application be submitted by the Town's Chief Elected Official along with endorsement by the Chair of the Local Housing Partnership as applicable. Therefore, we respectfully request that this item be placed on the next available agenda for endorsement by the Board of Selectmen and Stow Housing Partnership so that we may submit the LIP Application to the DHCD.

Please feel free to call me directly at (508) 621-0866 if you have any questions or require additional information.

Sincerely,

Timothy Dorman
Land Entitlement Associate

Cc: Karen Kelleher, Stow Planning Board
Mike Kopczynski, Stow Housing Partnership
Ted Gowdy
Reid Blute/File

LOCAL INITIATIVE PROGRAM APPLICATION FOR LOCAL ACTION UNITS

Introduction

The Local Initiative Program (LIP) is a state housing initiative administered by the Department of Housing and Community Development (DHCD) to encourage communities to produce low- and moderate-income housing. The program provides technical and other non-financial assistance to cities or towns seeking to increase the supply of housing for households at or below 80% of the area median income. LIP-approved units are entered into the subsidized housing inventory pursuant to Chapter 40B.

In accordance with 760 CMR 45.03, the Department shall certify units submitted as Local Action Units if they meet the following requirements:

- (1) the units serve Low- and Moderate-Income households;
- (2) the units are not developed with a comprehensive permit;
- (3) the units are subject to use restrictions which result from city or town action or approval, as a condition of new construction, building conversion, adaptive re-use, or substantial rehabilitation, or as a result of other local regulatory or inclusionary zoning provision;
- (4) the initial period of such use restrictions should be the longest period permitted by law. In all cases, the term shall be no less than the term specified in the special permit issued for the project.
- (5) the owner(s) of the units will sell/lease the units in accordance with an affirmative fair marketing plan approved by the Department.

To apply, a community must submit a complete copy of this application to:

**Department of Housing and Community Development
100 Cambridge Street, Suite 300
Boston, MA 02114**

**Attention: Erin O'Brien Bettez, LIP Program
(617) 573-1309
(Erin.Bettez@state.ma.us)**

*Attachments available
at the office
EMC*

Community Support Narrative, Project Description, and Documentation

Please provide a description of the project, including a summary of the project's history and the ways in which the community fulfilled the Local Action requirement.

Arbor Glen is a 66 unit Active Adult Neighborhood authorized by Special Permit dated May 1, 2006. Each dwelling unit shall be occupied by at least one person age 55 or older. The Community will consist of 66 two bedroom townhouse style units arranged in duplex and triplex configurations.

Housing shall be provided for occupants earning a broad range of incomes, as defined by the Commonwealth of Massachusetts, Department of Housing and Community Development (DHCD) as required by the Town of Stow Bylaw §8.8.9. The Bylaw requires 10% of the units to sell at a price affordable to low income and/or moderate income QUALIFIED AFFORDABLE HOUSING PURCHASERS (10% = 6.6 units rounded up to 7 units). The Bylaw requires an additional 5% of the units built to sell at a price affordable to middle income households, as defined by Executive order 418 (5% = 3.3 units rounded to 3 units). Executive Order 418 establishes the maximum annual income at eighty percent (80%) of the Area Median Income for the low income and/or moderate income affordable units and one hundred fifty percent (150%) of the Area Median Income for the middle income affordable units. Maximum annual income is determined as a household of 3, based on DHCD rules, which are established by the number of bedrooms plus 1. The petitioner proposes to provide a cash payment in lieu of dwelling units, as authorized in Section 8.8.9.ii of the Bylaw. At least half of the required 10% affordable units shall be constructed on site (1/2 of the 7 affordable units = 4) and 150% of the remaining three (3) affordable units can be a cash payment (150% of the remaining 3 units = 4.5). Section 8.8.9.ii.c of the Bylaw states "Cash Payment = the number of required off-site units times 35% of the average sale price of new construction AFFORDABLE DWELLING UNITS." Income limits and selling prices shall be determined by the latest available data from DHCD.

The petitioner is seeking acceptance into the DHCD subsidized housing inventory of only the four (4) low and/or moderate income qualified affordable housing units required to be constructed on site and as further detailed in the Unit Composition table below.

Signatures of Support for the Local Initiative Units-Only Application

Chief Elected Official:

Signature: _____

Print Name: _____

Date: _____

Chair, Local Housing Partnership:
(as applicable)

Signature _____

Print Name: _____

Date: _____

Municipal Contact Information

Chief Elected Official:

Name Stephen Dungan, C/o Board of Selectmen

Address 380 Great Road

Stow, MA 01775

Phone (978) 897-4515

Email selectmen@stow-ma.gov

Town Administrator/Manager:

Name William Wrigley

Address 380 Great Road

Stow, MA 01775

Phone (978) 897-2927

Email townadministrator@stow-ma.gov

City/Town Planner (if any):

Name Karen Kelleher, C/o Planning Board

Address 380 Great Road

Stow, MA 01775

Phone (978) 897-5098

Email planning@stow-ma.gov

Town Counsel:

Name John Witten, Esq

Address 156 Duck Hill Road

Duxbury, MA 02332

Phone (781) 934-0084

Email _____

Chairman, Local Housing
Partnership (if any):

Name Mike Kopczynski

Address 380 Great Road

Stow, MA 01775

Phone (978) 897-6831

Email kop01775@gmail.com

Community Contact Person
for this project:

Name Karen Kelleher, C/o Planning Board

Address 380 Great Road

Stow, MA 01775

Phone (978) 897-5098

Email planning@stow-ma.gov

The Project

Project Site: Arbor Glen

Address: 79 Hudson Road

Stow, MA 01775

Site Characteristics: proposed or existing buildings by design, ownership type, and size.

<u>Project Style</u>	<u>Total Number of Units</u>	<u>Number of Units Proposed for LIP Units-Only Certification</u>
Single-family detached	_____	_____
Attached	<u>66</u> _____	<u>4</u> _____
Low-rise (less than 35 feet)	_____	_____
Mid-Rise (35-70 feet)	_____	_____
Other _____	_____	_____

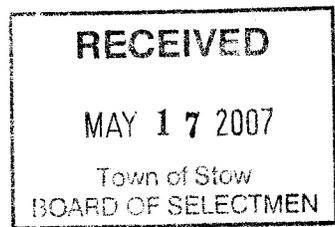
Unit Composition

Type of Unit:	# of Units	# of BRs	# of Baths	Gross Square Feet	Livable Square Feet	Sale Prices/Rent	Condo Fee
Condo Ownership Fee Simple Ownership Rental							
Condo Ownership	2	2	2.5	3,490	2,100	\$153,000	\$110
Condo Ownership	1	2	2	3,600	2,150	\$153,000	\$110
Condo Ownership	1	2	2.5	3,700	1,900	\$153,000	\$110

Local tax rate per thousand \$13.82 For Fiscal Year 2006

Attachments:

1. Long-Term Use Restriction
For ownership projects, please attach the LIP model deed rider
For rental projects, please attach the LIP model Regulatory Agreement for Rental Developments, redlined to reflect any proposed changes.
2. Affirmative Fair Marketing Plan. See LIP Guidelines for more information.
3. Documentation of Town Action. (e.g. copy of special permit)
4. For Ownership Projects Only: The Schedule of Beneficial Interest from the condominium master deed.



Board Of Selectmen
Town of Stow
Town Building
380 Great Road
Stow, MA 01775

May 17, 2007

Revision to Addendum to Land Purchase Proposal Letter of Application, Dated 9/8/06

This letter to the Board of Selectman of the town of Stow, MA is written to serve as a revision to the addendum to the Land Purchase Proposal Letter of Application, I submitted to the selectmen, dated 9/8/06. It is written to clarify the intent of the letter of application. Succinctly, my sister, Deborah A. Snow, and myself, William J. Snow, Jr., do offer to sell to the town of Stow, MA a parcel of land located on Old Bolton Road (Parcel ID: R-3-18; Book 35699: Page 135) for the purchase price of one million, three-hundred thousand dollars (\$1,300,000).

A handwritten signature in cursive script that reads "William J. Snow, Jr." The signature is written in dark ink and is positioned above the printed name.

William J. Snow, Jr.



The Commonwealth of Massachusetts

HOUSE OF REPRESENTATIVES
STATE HOUSE, BOSTON 02133-1054

RECEIVED
MAY 1 2007
Town of Stow
BOARD OF SELECTMEN

REP. PATRICIA A. WALRATH
3RD MIDDLESEX DISTRICT
BOLTON - HUDSON
MAYNARD - STOW
DISTRICT OFFICE:
TEL. (978) 897-9088

House Chairman
Joint Committee on
Health Care Financing
ROOM 236, STATE HOUSE
TEL. (617) 722-2430
FAX (617) 722-2346

April 30, 2007

Board of Selectmen
Town Administrator
Town of Stow
380 Great Road
Stow, MA 01775

Dear Mr. Wrigley and Selectmen:

Governor Patrick has asked for information identifying capital project priorities for our district, which will be taken into consideration in the development of a five-year capital spending plan. I propose to take advantage of this opportunity and will submit a letter to the Governor.

To that end I would appreciate your sending information on the town of Stow's capital project priorities to my office by Tuesday May 8th. While it is clear that not all projects will be funded, it is hoped that the most needed projects will be addressed promptly.

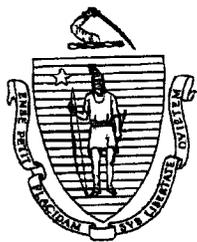
In order to make the most compelling argument for your projects, please include the information asked for in paragraph 5, items (a) through (e) of the Governor's letter, which is enclosed, and be sure to rank your priorities.

Thank you for your assistance - please feel free to contact me if you have any questions.

Sincerely,

PATRICIA A. WALRATH
State Representative

Enc.



THE COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE FOR
ADMINISTRATION AND FINANCE
STATE HOUSE • ROOM 373
BOSTON, MA 02133

DEVAL L. PATRICK
GOVERNOR

TIMOTHY P. MURRAY
LIEUTENANT GOVERNOR

LESLIE A. KIRWAN
SECRETARY

TEL: (617) 727-2040
FAX: (617) 727-2779
www.mass.gov/eoaf

April 25, 2007

Representative Patricia A. Walrath
State House, Room 236
Boston, MA 02133

Re: Capital Project Planning Process

Dear Representative Walrath:

As you know, the Patrick-Murray Administration is in the process of developing a five-year capital spending plan. The Administration intends to complete this plan by June 30, 2007, and it intends to file bond bills by July 31, 2007 to seek the bond authorizations needed to fund the five-year capital spending plan.

As a part of this capital planning process, the Administration intends to establish a new "bond cap" to limit the total amount of bond-funded capital spending. This new bond cap will be based on a rational and transparent assessment of affordable debt levels for the Commonwealth.

In light of the fiscal constraints on our ability to issue debt to fund capital needs, the Administration is engaging in a comprehensive and thorough review of the state's capital spending needs in order to ensure that the highest priority projects are funded. In part, this review and evaluation will be based on detailed information that has been requested from state agencies regarding their capital project needs. As the people closest to the day-to-day delivery of state services, the capital project managers at the state agencies are uniquely positioned to assess and prioritize our capital project needs.

In addition, we recognize that you are uniquely familiar with capital project needs in your district. Consequently, we are interested in your view as to capital project

priorities in your district. I and others in the Administration have already benefited from information provided by certain members of the General Court regarding their capital project priorities. We are now formally inviting you and every other member of the General Court to submit a letter to the Administration identifying capital project needs and priorities in your districts so that we can take them into consideration in developing our five-year capital spending plan.

If you are interested in submitting such a letter, please send it to Jay Gonzalez, Assistant Secretary for Capital Finance, by May 11, 2007. In the letter, please provide the following information with respect to each project: (a) describe the project; (b) state the total estimated project costs and any other funding sources available for the project; (c) state the current status of the project (i.e., has it been studied? designed?); (d) indicate whether bond authorization currently exists for the project; and (e) explain why the project is deserving of funding. Please send any additional information regarding particular projects that you think would be helpful for us to consider. In addition, please rank all of the projects described in the letter in order of priority.

As you know, there is a significant backlog of capital investment needs and only limited resources to address these needs. Through the capital planning process, the Administration will evaluate and balance all of the competing capital needs and allocate the limited resources available to fund only the highest priority projects. Although the Administration will do everything it can to leverage the state's limited resources and to effectively and efficiently use those resources to maximize the number of projects that are funded, there will be many needed and worthy projects that will not receive funding in fiscal year 2008.

With your input, however, we will ensure that we are taking all needed and worthy capital project needs into account in developing the capital spending plan. We look forward to receiving your input and to working with you to address the Commonwealth's capital investment priorities.

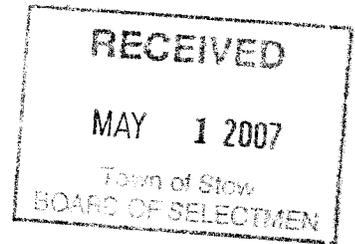
Sincerely,



Leslie A. Kirwan
Secretary

Eldamar Development Company, LLC

43 Richardson Road
Boxboro, MA 01719
(978) 263-1893
fax: (978) 263-6273
email: kkaulbach@comcast.net



April 25, 2007

Building Inspector
Town of Stow
380 Great Road
Stow, MA 01775

Fax: 978.897.4534

Re: Emergency Access off of Trefry Lane

Dear Mr. Roggeveen:

Thank you for your letter of April 18, 2007 lifting the temporary Cease & Desist Order issued by your office April 5, 2007. For the record, please note that we have not agreed not to work on our easement and right of way "until after approval by Planning Board", as stated in your letter. For our part, we have agreed to meet with the Planning Board to discuss the details of our planned access construction, provided the meeting can be scheduled approximately within a month. We have further agreed that we will discontinue construction activities on our property until such meeting. Please be aware, however, that we are still at a loss to understand the legal basis for your office's issuance of the Cease & Desist Order in the first instance (as we have pointed out, no violation of any Town bylaw or other regulation has ever been cited to us) and do not believe there is or would be any basis for any further such action.

We look forward to meeting with the Planning Board and trust it will moot any further correspondence or action related to this matter.

Very truly yours

A handwritten signature in black ink, appearing to read "K. Kaulbach".

Kenneth G. Kaulbach

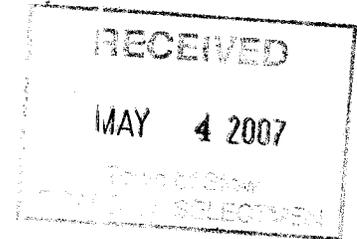
Cc: Town Counsel
Michael Fee, Esq.
Stow Planning Board
Board of Selectman



Town of Stow
PLANNING BOARD

380 Great Road
Stow, Massachusetts 01775

(978) 897-5098
FAX (978) 897-4534



May 4, 2007

Mr. Kenneth Kaulbach
Eldamar Development Co., LLC
43 Richardson Road
Boxborough, MA 01719

Re: Meadowbrook Estates (Trefry Lane) PCD/Subdivision

Dear Mr. Kaulbach:

This letter is meant to confirm your appointment to meet with the Planning Board, on **Tuesday, May 22, 2007 at 7:30 p. m.**, to discuss your plans for an emergency access way to the Cricket Hollow Subdivision in the Town of Boxborough.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Karen Kelleher
Planning Coordinator

cc: Town Counsel
Susan C. Sullivan, P. E.
Board of Selectmen
Town of Boxborough Planning Board
Trefry Lane Residents



Town of Stow
PLANNING BOARD

380 Great Road
Stow, Massachusetts 01775
(978) 897-5098
FAX (978) 897-4534

April 30, 2007

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Stow Planning Board will hold a public hearing on May 22, 2007 at 8:00 P.M. in the Stow Town Building, 380 Great Road, Stow, Massachusetts on the application of Diane Mills, 566 Gleasondale Road, Stow, MA 01775 for property located off of 566 Gleasondale Road, owned by Diane Mills, for a Site Plan Approval decision pursuant to Sections 8.1 and 9.3 of the Stow Zoning Bylaw in order to permit an Accessory Apartment. The land is further identified and shown as Parcel 23 on Assessor's Map Sheet U-07. All interested persons should attend the hearing. A copy of the application is available for review at the Office of the Planning Board or the Office of the Town Clerk during posted business hours.

Ernest E. Dodd
Chairman

2X The Stow Independent , May 02, 2007, May 09, 2007



Building Department
380 Great Road
Stow, MA 01775

RECEIVED

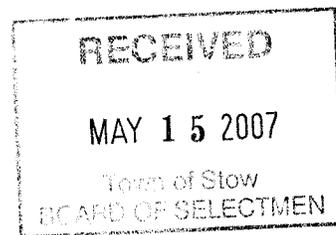
MAY 19 2007
TOWN OF STOW
BOARD OF SELECTMEN

Board of Assessors
Board of Health
Board of Selectmen
Conservation Commission
Fire Department
Historical Commission
Planning Board
Street Numbers

YEAR 2007 BUILDING PERMITS

Permit #	Date	Applicant	Work Scope	Value	Permit Fee
2007-43 R-15 #27	April 2	Don Anderson 36 Timberedge Road	Build 16 X 16 deck	\$ 6,000.00	\$ 30.00
2007-44 EUA 53	2	Villages @ Stow 42 Orchard Drive	Build 3 bedroom dwelling	\$ 125,000.00	\$ 1,000.00
2007-45 R-6 #58	4	Daniel & Elizabeth Muehl 128 Kirkland Drive	Strip & re-roof	\$ 5,300.00	\$ 30.00
2007-46 U-1 #29	6	Manuel Bonitatibus 78 Pine Point Road	Strip & re-roof	\$ 6,200.00	\$ 30.00
2007-47 R-6 #123	6	Ed Morgan 353 Taylor Road	Finish existing 3 season porch	\$ 5,000.00	\$ 30.00
2007-48 R-8 #6A	9	William & Josephine Avery 50 Dunster Drive	Install barn/shop foundation only	\$ 11,000.00	\$ 55.00
2007-49 R-6 #143	10	William Desimone 25 Peabody Drive	Renovation of master bath	\$ 9,000.00	\$ 45.00
2007-50 R-11 #39	13	Michael Kelly 41 Edson Street	Strip & re-roof	\$ 12,935.00	\$ 65.00
2007-51 R-14 #6A-70	18	Kevin & Diane O'Neill 17 Apple Blossom Lane	Temporary tent 6/15/-6/17/07		\$ 30.00
2007-52 R-24 #8-13	18	Anthony Pacileo 17 Thicket Circle	Replace existing deck with porch	\$ 40,000.00	\$ 200.00
2007-53 R-7 #30-5	18	William & Susan Guerin 6 Maura Drive	Install 27' above ground pool	\$ 3,000.00	\$ 30.00

2007-54 R-5 #96	18	Mark Douglas 93 Kirkland Drive	Remodel kitchen, new ceiling dining & living room	\$	15,500.00	\$	75.00
2007-55 R-3 #23B-2	18	Charles & Heather Mahall Lot #2 Maple Street	Build 3 bedroom dwelling and garage loft	\$	285,000.00	\$	1,425.00
2007-56 EUA #28	19	Villages @ Stow 13 Orchard Drive	Build 3 bedroom dwelling with playroom	\$	200,000.00	\$	1,000.00
2007-57 R-10 #56-1A	19	Pulte Homes of N.E. LLC Off Arbor Glen Drive	Build water pump house	\$	5,000.00	\$	30.00
2007-58 Unit 7	19	Pulte Homes of N.E. LLC 26 Arbor Glen Drive	Build 2 bedroom dwelling and loft Unit 7 (Milton)	\$	200,000.00	\$	1,000.00
2007-59 Unit 8	19	Pulte Homes of N.E. LLC 28 Arbor Glen Drive	Build 2 bedroom dwelling and loft (Morgan)	\$	200,000.00	\$	1,000.00
2007-60 Unit 9	19	Pulte Homes of N.E. LLC 30 Arbor Glen Drive	Build 2 bedroom and loft (Milton)	\$	200,000.00	\$	1,000.00
2007-61 U-2 #61	24	William Conley 109 Barton Road	Build 24 X 28 garage bedroom addition	\$	64,000.00	\$	320.00
2007-62 R-29 #58	24	Wayne & Victoria Fletcher 10 White Pond Road	Add rear porch/re-construct roof line	\$	20,000.00	\$	100.00
2007-63 EUA #48	24	Villages @ Stow 54 Orchard Drive	3 bedroom dwelling	\$	200,000.00	\$	1,000.00
2007-64 EUA #46	24	Villages @ Stow 58 Orchard Drive	3 bedroom dwelling	\$	200,000.00	\$	1,000.00
2007-65 R-31 #32	25	Greg Straface 306 Red Acre Road	Strip & re-roof	\$	5,000.00	\$	30.00
2007-66 R-15 #99	26	Richard & Julie Connelly 40 Evelyn Road	Build 6 X 34 farmers porch	\$		\$	30.00
2007-67 R-29 #85-3	26	James Boucher 26 Heritage Lane	Remove existing deck, build 14 X 15 sunroom	\$	20,000.00	\$	100.00
2007-68 R-29 #85-7	26	Eric Lemieux 38 Heritage Lane	Finish basement playroom with bath	\$	30,000.00	\$	150.00
2007-69 EUA #38	27	Villages @ Stow 39 Orchard Drive	3 bedroom dwelling	\$	200,000.00	\$	1,000.00
2007-70 R-4 #20A-1	27	Box Mill Road Realty Lot #1 Cider Mill Road	4 bedroom dwelling	\$	280,600.00	\$	1,450.00



May 14, 2007

John Blundo, P.E., Chief Engineer
Massachusetts Highway Department
10 Park Plaza
Boston, MA 02116
Attn: Geoffrey Fulgione

Re: Stow: Replacement of Bridge No. S-29-011, Box Mill Rd. over Elizabeth Brook Mass Highway Project Number 604641

Dear Mr. Fulgione:

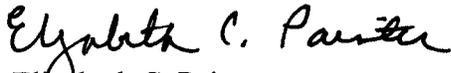
This letter responds to Christopher Jones' letter dated February 20, 2007 about the above referenced project. The Stow Historical Commission has reviewed your letter and a document entitled "Bridge Scope of Work for Consultant Design Services" dated October 2005 and provides the following comments thereto. First, there are a few factual errors in your letter concerning the 1966 structural repairs to the subject bridge. Mr. Makey, our chairman and the then Superintendent of the Stow Highway Department, notes as follows:

1. Your letter states, "In 1966 an estimated 12 inches of earth fill was placed over the clapper stones and a 15-inch thick concrete slab was poured over the fill. Approximately 7 inches of additional fill was placed over the slab and topped [with] a 3-inch hot mix asphalt wearing surface." In fact, there was no earth fill placed over the cap stones. Rather, the entire bridge was excavated and sealed with 4000 pound concrete with 2 layers of ½ inch steel rebar placed inside the fifteen inch thick cement slab. The bridge carried many ten wheeler loads of gravel over it after the 1966 repairs.
2. The October 2005 document notes a concern that the "clappers (cap stones) have cracked and continu[e] to settle" and "[t]here is a loss of fill below the slab" and that part of the bridge has been "shored with timber posts." The post has been there since before the 1966 repairs and is not supporting the structure, nor are the cap stones. The concrete slab carries the weight across the bridge with 2 layers of 1/2 inch rebar inside of the concrete and a steel mesh placed on top of the fifteen inch concrete pour.

3. The October 2005 document concludes that "All existing stonework should remain, but will be considered to be cosmetic." In fact, the stonework is cosmetic and has been since the 1966 repair.

Secondly, in light of the foregoing, the Stow Historical Commission believes the project should be re-evaluated and possibly reconsidered. It is the last remaining stone bridge in Stow and we would like to see it preserved in its current state.

Sincerely,



Elizabeth C. Painter

Corresponding Secretary, Stow Historical Commission

c: Massachusetts Historical Commission

Mike Clayton, Superintendent of Streets, Town of Stow

Board of Selectmen, Town of Stow

ENVIRONMENTAL NOTIFICATION FORM

IN ACCORDANCE WITH 301 CMR 11.00
THE MASSACHUSETTS ENVIRONMENTAL POLICY ACT

FOR

RIDGEWOOD

BOXBORO ROAD

STOW, MASSACHUSETTS

MAY, 2007

RECEIVED

MAY 16 2007

Town of Stow
BOARD OF SELECTMEN

Prepared For: RIDGEWOOD, LLC
P.O. Box 596
West Acton, MA 01720

Prepared By: DUCHARME & DILLIS CIVIL DESIGN GROUP, INC
1092 MAIN STREET
BOLTON, MA 01740

PUBLIC NOTICE OF ENVIRONMENTAL REVIEW

PROJECT: Ridgewood

LOCATION: Boxboro Road, Stow, Massachusetts

PROPONENT: Ridgewood, LLC

The undersigned is submitting an Environmental Notification Form ("ENF") to the Secretary of Environmental Affairs on or before May 15, 2007

This will initiate review of the above project pursuant to the Massachusetts Environmental Policy Act ("MEPA", M.G.L. c. 30, s.s. 61, 62 62H). Copies of the ENF may be obtained from:

Ducharme and Dillis Civil Design Group, Inc
1092 Main Street
Bolton, MA 01740
(978) 779-609

Copies of the ENF are also being sent to the Conservation Commission and Planning Board of Stow where they may be inspected.

The Secretary of Environmental Affairs will publish notice of the ENF in the Environmental Monitor, will receive public comments on the project for 20 days, and will then decide, within ten days, if an environmental Impact Report is needed. A site visit and consultation session on the project may also be scheduled. All persons wishing to comment on the project, or to be notified of a site visit or consultation session, should write to the Secretary of Environmental Affairs, 100 Cambridge St., Suite 900, Boston, Massachusetts 02114, Attention: MEPA Office, referencing the above project.

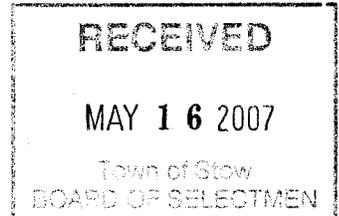
By Ridgewood, LLC

*One copy of
large report w/
maps available
at Stow office.
JMA*



Town of Stow
TREASURER-COLLECTOR

380 Great Road
Stow, Massachusetts 01775
(978) 897-2834
FAX (978) 897-4534



Date: May 14, 2007

To: Board of Selectmen
Bill Wrigley

From: Pam Landry

Re: Foreclosed Property

I was recently notified that a Land Court decree on November 10, 2006 has granted title of the following property to the Town of Stow:

<u>Map/Parcel</u>	<u>Location</u>	<u>Assessed Owner</u>
U-9-21-1	472 Great Rd	Estate of William R. Kelley

This property will be available for town use or for sale at a public auction after the one year period in which the prior owner has the right of redemption.

Attached is a portion of the town map showing the location of this property. This parcel does contain a small garage. The Town may wish to take steps to secure and insure the property .



Town of Stow
School Building Task Force
380 Great Road.
Stow, Massachusetts 01775

May 17, 2007

Katherine Craven, Executive Director
Massachusetts School Building Authority
3 Center Plaza, Suite 430
Boston MA 02108

Dear Ms. Craven:

Thank you for taking the time to speak with me on May 8th regarding Stow's elementary schools. I wanted to follow up on news regarding the proposal that was brought to our annual Town meeting.

As I mentioned to you, our proposal was to raise up to \$2.2 million for design and engineering costs for a proposed addition and renovation to our current Center School. Our Task Force has been working on this problem for about fourteen months, replacing the previous school building committee which had toiled for nearly three years to find a solution to our elementary school needs, only to have their proposal (a new school on a new site) voted down at Town Meeting in December 2005. In fact, there have been three proposals over the last ten years that have not met the needs of the community, whether due to location, cost or both. After a process that was very inclusive of town residents and varying points of view, we were able to find a solution that had the support of our Task Force and many Boards in town. I would be happy to share the details of this process and proposal at some later date, as I think we hit on an innovative strategy to address a common challenge in small towns.

Thanks to your clarification, we added the phrase "in compliance with Mass School Building Authority regulations" to both articles to underscore our understanding that, even if the Town approved our request for design funds, no action would be taken until we meet with the MSBA (I have attached the full article language for your review). With this information in hand, and confidence as a result of our conversation that day, the Town Meeting was nearly unanimous in its support of our proposals! This past Tuesday, we had nearly 75% approval of the voters at the required ballot vote, which confirmed

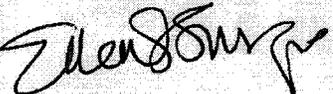
this decision. As you stated, the momentum is critical to moving school projects forward, and our Task Force was thrilled at this show of support.

As Representative Walrath had said, we look forward to having a meeting with your staff in the next two months or so. We look forward to putting that date on our calendar shortly! Our only action between now and then will be to dissolve our School Building Task Force and get the Selectmen up to speed on the MSBA regulations and guidelines. We hope that our meeting with MSBA staff to review the Statement of Interest will include the Superintendent and a member of the Board of Selectmen.

I would ask your guidance on the creation of the building committee. I am not clear if it would be appropriate for us to move to that next stage before we meet. I know that we will not move to hire a new design firm until we discuss the status of our application with you. The work with our previous conceptual designers is now complete and a final report from them will be in our hands this Monday.

Again, many thanks for taking the time to speak with me in advance of our Town Meeting discussion. I appreciate the huge job you and your staff are facing, but having spoken to you, I have no doubt that you will rise to that challenge and it will be a win-win for all of us.

Sincerely,

A handwritten signature in black ink, appearing to read "Ellen S. Sturgis", is written over a light gray rectangular background.

Ellen S. Sturgis
Chairman, School Building Task Force

Cc: Stow Board of Selectmen
Representative Pat Walrath
Nashoba Regional Schools Superintendent Michael Wood

Attached: Warrant Article 36