

From Jan, 4/2/10

Stow ATM 2010

Article 41:

To see if the Town will vote to authorize the Board of Selectmen, following any necessary actions required by law, to convey in fee or less than fee, at a price to be determined by the Board of Selectmen, if any, to the First Parish Church of Stow & Acton, a parcel of land containing approximately (three thousand) 3,000 +/- square feet and at the junction of Great Road and Common Road, identified as within Parcel U-10-69 as shown on the Stow Assessor's Map and to further authorize the Board of Selectmen to enter into certain agreements to convey said parcel in fee or less than fee, on terms deemed by the Board of Selectmen to be in the best interests of the Town and to further authorize the Board of Selectmen to retain by easement or otherwise, a portion of said 3,000 square feet for sidewalk purposes, said sidewalk layout to be determined by the Board of Selectmen, or take any other action relative thereto.

Article 47:

To see if the Town will vote to raise and appropriate or transfer from available funds, a sum of money to be utilized for the costs related to purchasing and the purchase of a parcel of land to be used for any lawful municipal purpose, consisting of 4.98 acres +/- on South Acton Road, identified as Parcel R-21-39 on the Stow Assessor's Map, said funds to be expended by the Board of Selectmen, and to further authorize the Board of Selectmen to solicit grants or receive gifts for said purchase and to further authorize the Board of Selectmen to enter into certain agreements to purchase said parcel on terms deemed by the Board of Selectmen to be in the best interests of the Town or take any other action relative thereto.

rec'd 3/1/10

First Parish Church of Stow & Acton
Unitarian Universalist

353 Great Road
Stow, MA. 01775
(978) 897-8149
Office @fpc-stow-acton.org

10 January 2010

Mr. William Wrigley
Administrator, Town of Stow
Stow, MA 01775

Dear Bill,

You may recall meeting with a group from the First Parish Church this past November. We shared with you some concepts and possibilities for our campus as we create a plan to meet our growing needs.

One specific topic we discussed was the small triangle of land (approximately 3000 square feet) at the junction of Great Road and Common Road which is owned by the Town of Stow and which includes a portion of the driveway into the 'parsonage'. We are interested in acquiring that land and the associated frontage so as to integrate it into our complex.

Your suggestion was that we meet with the Highway superintendent, Michael Clayton to get his opinion on the value of that parcel to the Town. We did meet with Michael at the site and reviewed the request with him. You can confirm with Michael that he sees no significance of that land to the Town.

This is a formal request that you conduct a process for the First Parish Church to obtain the subject parcel from the Town. I suspect that this process will include a Town meeting Vote and thus will take some time.

Thank you in Advance,



Roy W. Miller
On behalf of the First Parish Church
Board of Trustees.

Stow Selectmen's Office

From: Stow Selectmen's Office [selectmen@stow-ma.gov]
Sent: Monday, March 01, 2010 1:16 PM
To: Karen Kelleher; Pat Perry; Dotty Wilbur; Terri Cole
Subject: First Parish request for 3,000 sf parcel

Hi,
Bill received the attached letter from the First Parish Church regarding a small triangle of property (3,000 sq ft) at the junction of Common and Great roads. The land is presently owned by the Town and the church would like to acquire it.

As soon as feasible, please let me know if your boards have an opinion on this. It will likely be an article for May Town Meeting and on the Selectmen's March 16 agenda.

Many thanks.
Susan

Susan McLaughlin
Phoebe Haberkorn
Selectmen's Office
Town of Stow
978-897-4515

3/17

DoH - ok

Common - ok

Amman - ok

PB - ok

Planning Board
380 Great Road
Stow, MA 01775
Tel: 978-897-5098
Fax: 978-897-2321

**Town of Stow
Planning Board**

Memo

To: Board of Selectmen
From: Karen Kelleher *Karen*
CC:
Date: March 16, 2010
Re: Letter from the First Parish Church, dated January 10, 2010 re: Town Land at the junction of Great Road and Common Road

As requested, the Planning Board discussed the above reference letter at its meeting of March 9, 2010. The Planning Board voted to support the proposal for the First Parish Church to obtain a 3,000 sq. ft. triangle shaped town-owned parcel of land, located at the junction of Great Road and Common Road, provided that the Town of Stow maintains a sidewalk easement.

Stow Selectmen's Office

From: Karen Kelleher [planning@stow-ma.gov]
Sent: Tuesday, March 16, 2010 12:30 PM
To: Susan McLaughlin
Subject: PB position on proposal from First Parish Church



2010-03-16 Ltr
o BoS re propo..

See attached.

Karen Kelleher
Planning Coordinator
Town of Stow
380 Great Road
Stow, MA 01775
978-897-5098
978-897-2321 (Fax)
www.stow-ma.gov

Stow Selectmen's Office

From: Mike Clayton [highway@stow-ma.gov]
Sent: Wednesday, March 10, 2010 7:22 AM
To: selectmen@stow-ma.gov
Subject: RE: First Parish request for 3,000 sf parcel
 Susan,

My only concern is that the Town Byway may run through the southeast corner of the triangle before ending at the intersection of Common Road and Great Road. I'll see if I can figure that out. If it does, than maybe we could create a small easement through the parcel in question. Other than that, i'm fine with it.

I'll let you know about the byway issue. Thanks for thinkin of me.

Michael Clayton
 Superintendent of Streets

-----Original Message-----

From: Stow Selectmen's Office [mailto:selectmen@stow-ma.gov]
Sent: Tuesday, March 09, 2010 3:37 PM
To: Mike Clayton
Subject: FW: First Parish request for 3,000 sf parcel

Hi Mike,

The selectmen need your advice on whether to sell/give the First Parish Church the small Town-owned land piece that abuts their property.

Dotty Wilbur says that the triangle is part of the bigger parcel that includes all of the common. The parcel ID is U-10/69.

The Board will decide this at their next meeting, March 16. I asked the assessors, conservation, planning, and board of health but neglected to ask you! Pat Perry says Conservation is ok with it and I'm waiting to hear from the others.

Do you have an opinion or preference on this?

Thanks a lot.
 Susan

Susan McLaughlin
 Phoebe Haberkorn
 Selectmen's Office
 Town of Stow
 978-897-4515

-----Original Message-----

From: Stow Selectmen's Office [mailto:selectmen@stow-ma.gov]
Sent: Monday, March 01, 2010 1:16 PM
To: Karen Kelleher; Pat Perry; Dotty Wilbur; Terri Cole
Subject: First Parish request for 3,000 sf parcel

Hi,

Bill received the attached letter from the First Parish Church regarding a small triangle of property

3/10/2010

Stow Selectmen's Office

From: Dotty Wilbur [assessors@stow-ma.gov]
Sent: Wednesday, March 10, 2010 10:21 AM
To: selectmen@stow-ma.gov
Subject: RE: First Parish request for 3,000 sf parcel

The BOA isn't meeting until the 15th and it is on their agenda. However, I can't see that they would have a problem with it.

Dotty

Dotty Wilbur MAA
Principal Assessor
Town of Stow
978 897-4597

-----Original Message-----

From: Stow Selectmen's Office [mailto:selectmen@stow-ma.gov]
Sent: Tuesday, March 09, 2010 3:30 PM
To: Dotty Wilbur; Karen Kelleher; Terri Cole
Subject: FW: First Parish request for 3,000 sf parcel

Hi, folks.

This is a follow-up to the selectmen's question on the First Parish request for the small Town-owned parcel that abuts its property. Your board's advice will help with the decision, which needs to be made on March 16. Pat has replied that Conservation has no problem with selling/gifting the land.

Can you give me a sense of whether your board will have a problem with this? Have they made similar recommendations before? And will it be on your agenda before the selectmen meet on March 16?

Thanks.
The Pushy One

Susan McLaughlin
Phoebe Haberkorn
Selectmen's Office
Town of Stow
978-897-4515

-----Original Message-----

From: Stow Selectmen's Office [mailto:selectmen@stow-ma.gov]
Sent: Monday, March 01, 2010 1:16 PM
To: Karen Kelleher; Pat Perry; Dotty Wilbur; Terri Cole
Subject: First Parish request for 3,000 sf parcel

Hi,

Bill received the attached letter from the First Parish Church regarding a small triangle of property (3,000 sq ft) at the junction of Common and Great roads. The land is presently owned by the Town and the church would like to acquire it.

3/10/2010

Stow Selectmen's Office

From: Conservation Commission [Conservation@Stow-MA.gov]
Sent: Monday, March 08, 2010 11:07 AM
To: selectmen@stow-ma.gov; Karen Kelleher; Dotty Wilbur; Terri Cole
Subject: RE: First Parish request for 3,000 sf parcel

Hi Susan,

The Conservation Commission has no objection to the First Parish Church purchasing the property as described in their letter dated January 10, 2010.

Pat

Patricia R. Perry
Stow Conservation Commission
380 Great Road
Stow, Massachusetts 01775
978-897-8615
978-897-4534 fax
conservation@stow-ma.gov
www.stow-ma.gov

-----Original Message-----

From: Stow Selectmen's Office [mailto:selectmen@stow-ma.gov]
Sent: Monday, March 01, 2010 1:16 PM
To: Karen Kelleher; Pat Perry; Dotty Wilbur; Terri Cole
Subject: First Parish request for 3,000 sf parcel

Hi,
Bill received the attached letter from the First Parish Church regarding a small triangle of property (3,000 sq ft) at the junction of Common and Great roads. The land is presently owned by the Town and the church would like to acquire it.

As soon as feasible, please let me know if your boards have an opinion on this. It will likely be an article for May Town Meeting and on the Selectmen's March 16 agenda.

Many thanks.
Susan

Susan McLaughlin
Phoebe Haberkorn
Selectmen's Office
Town of Stow
978-897-4515

3/8/2010

GREAT RD Parcel ID: 00U-10 000069 ROUTING # U10-0690 Living Units: Class: E 931 Zoning: R Card # 1 of 1

CURRENT OWNER/ADDRESS

TOWN OF STOW
CENTER COMMON
TOWN HALL
STOW

MA 01775

Neighborhood ID: 102.00 Census Tract:

LAND DATA: TYPE SIZE
PRIMARY 0.480
LAND INFLUENCE(S) FACTOR LAND VALUE
183,300
ASSESSMENT INFORMATION:
LAND BUILDING 183,300 183,300
TOTAL 2,300 2,300
PRIOR 185,600 185,600
CURRENT

DEED BOOK: 000000
DEED PAGE: 00000
DEED DATE: 19330707
LAST UPDATE: 20090521

TOTAL ACREAGE: 0.480 TOTAL LAND VALUE: 183,300

SALES DATA: TYPE PRICE CODE

COST APPROACH DETAIL:

LEVELS	USE	HEATING	A/C	AREA	SF RATE	RCN	% GOOD	RCNLD
TO		NONE	NONE					
TO		NONE	NONE					
TO		NONE	NONE					
TO		NONE	NONE					
TO		NONE	NONE					
TO		NONE	NONE					
TO		NONE	NONE					
TO		NONE	NONE					

BUILDING #
YEAR BUILT
UNITS
QUALITY GRADE
EFFICIENCIES
1-BEDROOMS
2-BEDROOMS
3-BEDROOMS

TOTAL UNADJ. RCNLD
AVE % GOOD
GRADE FACTOR
IDENT UNITS
FUNC/ECON FACTOR
RCNLD

OUTBUILDING/YARD ITEM DETAIL:

DESCRIPTION	WIDTH	LENGTH OR SIZE	QUAN.	YEAR BUILT	PHYS. COND.	FUNC. UTIL.	VALUE
RS3		210	1	1930	NORMAL	NORMAL	2,300
						NONE	
						NONE	
						NONE	
						NONE	

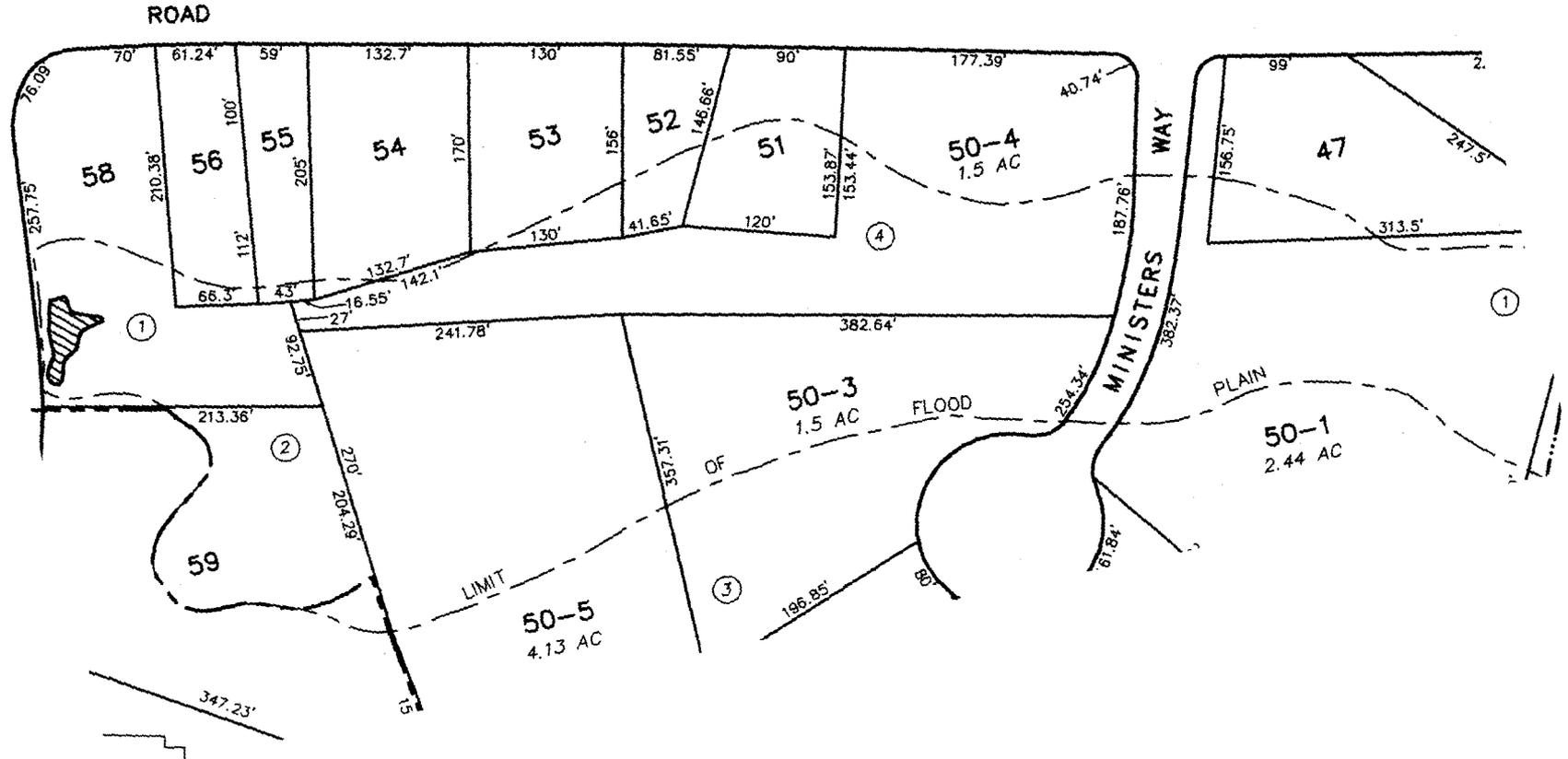
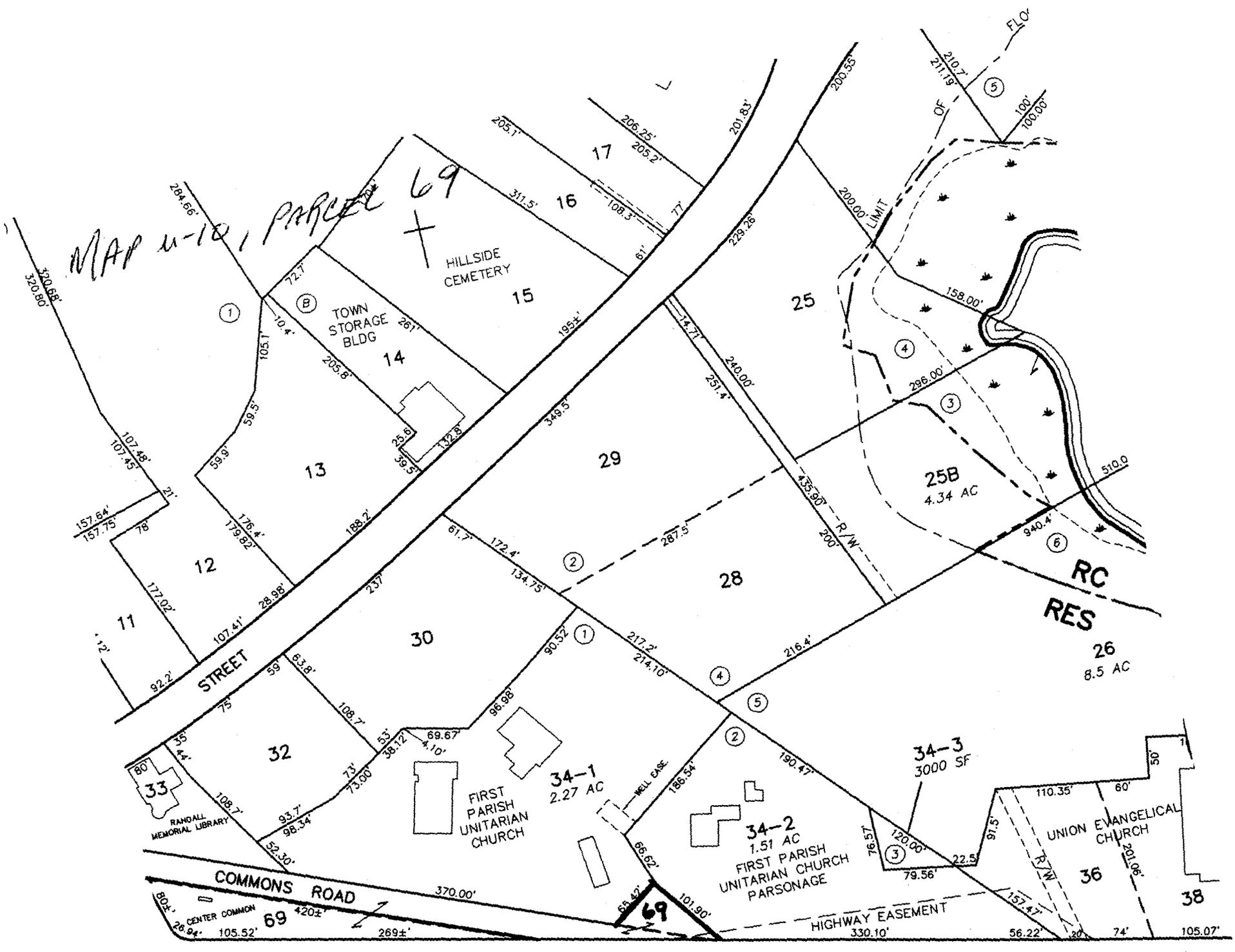
OTHER IMPROV

PERMIT DATA: DATE # PURPOSE PRICE
TOTAL OBY/YARD VALUE: 2,300

INCOME APPROACH SUMMARY:

TOTAL RENTABLE SQUARE FEET:
MARKET RENT/SQUARE FOOT:
POTENTIAL GROSS INCOME:
TOTAL EXPENSES (INCL. MNGMT.):
TOTAL NET OPERATING INCOME:
OVERALL RATE:
INCOME INDICATED VALUE:

.000



Stow Selectmen's Office

From: ramort@aol.com
Sent: Monday, October 26, 2009 7:33 PM
To: highway@stow-ma.gov; mike.busch@comcast.net; eric.bachtell@comcast.net;
townadministrator@stow-ma.gov; selectmen@stow-ma.gov; Supt_Bruce@nirvana_.com;
Planning@stow-ma.gov
Subject: Stow should buy this lot

My name is Dick Mortenson. I have lived in Stow for 50 years and have served the town in many capacities over the years. I am a real estate agent and currently represent John Jokinen regarding the sale of his 5 acre parcel of land. This land abuts the Stow Highway Department property on South Acton Road. This property is land locked and would be attractive to only the town or a West Acton Road abutter. The property is listed at \$65,000 and the low price is because it is land locked. It is priced similiar to other land locked parcels in town that have sold recently.

I feel that the town should purchase this land. It is a natural when and if the Highway Department needs to expand. Of the 5 acres, approximately half of it is high and dry. The balance is wet. Why couldn't the two tennis courts that are being eliminated for the Center School expansion project be situated on this land? Is 2 1/2 acres enough to add another soccer field?

I'm surprised that the committee charged with seeking out properties that the town should consider for future use did not identify this lot as a great potential.

The selectmen know of this available parcel and hopefully they will consider it for inclusion in the annual town meeting warrant.

I have directed this e-mail to those that I think could help to promote purchasing the land.

I would be pleased to discuss this land with any of you and to walk it for your further information. I did walk the land with Bruce Fletcher and Kathleen Willis of the planning board several months ago. A letter from Willis with results of that walk is available.

I have plot plans available; call me at 978/897-5773 or my cell at 617/281-9163 if you would like one. Also call me if you have any questions.

Please forward this to others who might be interested in having the Town own this property.

Thank you,

Dick Mortenson
22 Heather Lane
Stow, MA 01775

<!--[if !supportEmptyParas]--> <!--[endif]-->

2/17/2010

Town of Stow
380 Great Road
Stow, MA 01775

Sept 28, 2009

William Wrigley
Town Administrator

Board of Selectmen

RECEIVED

FEB 25 2010

TOWN OF STOW
PLANNING BOARD

RECEIVED

FEB 26 2010

Town of Stow
BOARD OF SELECTMEN

As a member of the Land Use Task Force, I was contacted by Richard Mortenson, a local realtor, regarding a parcel of land in Stow.

This land locked parcel consisting of 4.98 acres abuts the Municipal Garage property on South Acton Road. I recently walked this parcel with resident Bruce Fletcher, realtor Dick Mortenson and property owner, Mr. Jokinen.

The property is heavily wooded and contains significant wetlands, however, there are approximately 2-21/2 acres that are dry and usable. The property is offered for sale at \$65,000.00; the assessed value is \$32,400.00.

Mike Clayton, Superintendent of Streets, advised the Land Use Task Force that future expansion needs for his department could likely occur on the existing Municipal Garage site.

As the Land Use Task Force has been disbanded and Mr. Mortenson contacted me after our Committee had completed its land evaluations, I am forwarding this on to you for follow-up. This land could allow for additional expansion of the Municipal Garage site or other Municipal uses.

Enclosed are documents given to me by Mr. Mortenson; they include:

- MLS listing report
- residential property record card from Assessor's Office
- copy of plot plan recorded at the Registry of Deeds
- aerial survey photo
- Quitclaim Deed from May 1994

Sincerely,
Kathleen Willis
45 Walcott St.
Stow, MA 01775

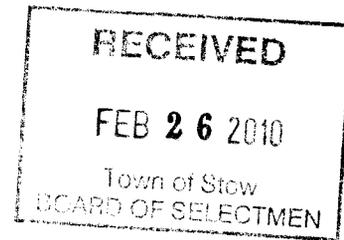
cc. Richard Mortenson

Planning Board
380 Great Road
Stow, MA 01775
Tel: 978-897-5098
Fax: 978-897-2321

**Town of Stow
Planning Board**

Memo

To: Board of Selectmen
From: Karen Kelleher, Planning Coordinator *Karen*
Date: February 25, 2010
Re: South Acton Road Property (Map Sheet R-21, Parcel 39)



At its meeting of November 10, 2009, the Planning Board discussed a certain parcel of land located off of Hudson Road adjacent to the municipal garage.

Planning Board Chairman Kathleen Willis visited the site with Real Estate Agent Richard Mortenson and found that 2½ acres of the 5-acre parcel are potentially developable and access is available from the municipal garage site.

The Planning Board feels that parcel, currently assessed at \$32,400.00, is worthy of consideration for purchase for to be added to the municipal garage site.

Stow Selectmen's Office

From: Weathers, Pamela [weathers@wpi.edu]
Sent: Friday, March 12, 2010 3:03 PM
To: Selectmen@stow-ma.gov
Subject: for Mar 16 Selectmen's meeting
Importance: High

Hi Susan,

I understand that the Jokinen land is being offered to the Town and that this is being discussed at the 3/16/10 Selectmen's meeting. I recently sent the following message to Dick Mortensen in response to learning about that possibility. As an abutter, Dick had earlier also notified me that the land was for sale. I never got around to replying, but did in the case of its possible sale to the Town. My message is copied below for the benefit of the Selectmen. I thought that they should be aware of some issues related to that piece of property when deciding about any possible purchase.

Regards,
Pam

Pam Weathers
89 West Acton Rd
Stow, MA 01775

-----Original Message-----

From: Weathers, Pamela [mailto:weathers@WPI.EDU]
Sent: Saturday, February 20, 2010 10:21 AM
To: ramort@aol.com
Subject: about Jokinen land

Hi Dick,

As you know I have been here in Stow for decades...since 1974. I hear that you are trying to help sell, John Jokinen's land to Stow; he is my neighbor.

You also had approached me by mail last year about it. I never got around to replying. We locals are very aware of this property and the major troubles it represents. Let me enumerate those for you and then offer 2 alternative suggestions:

- 1) The land is very wet in a large portion as you mention. The Heath Hen Meadow Brook wetlands abuts it on one side, nearest the Town Barn, and a very large wetlands is on the S. Acton Rd side.
- 2) The wetlands and part of the drier area are heavily contaminated with trash (plastic wastes, bricks and concrete blocks, old furniture, etc.) . It would require major clean-up for anyone who buys it.
- 3) Some of the waste is likely hazardous in nature: old cars have rusted away on the site (oil), old appliances (CFC leakage??), and worst of all, an old oil storage tank (oil leakage)...possibly from Jokinen's home; we routinely see him transporting and dumping trash from his main lot to the wetlands.

Neighbors in the area have been aware of the problems for years. Jokinen has been observed carting the material with his small tractor and dumping in the wetlands,

3/12/2010

on the shores of the wetlands, and in the surrounding upland areas. Having spent many terms on the Stow Con Com, I am fully aware that Jokinen is in gross violation of wetlands laws. I have told town board representatives in the past, but nothing was done. I have not made a more formal complaint because John is my neighbor and, although I don't really know him personally, I don't want problems. Plus he is getting on in his years and I didn't want to see him stressed out health-wise about this. However, if he is now trying to sell this land for what I am sure is an inflated price per its true value, and for some supposedly useful purpose, I would fight that. No way anyone should pay anything significant for this property unless the price also included more than adequate funds (via price reduction) for the required clean-up. To do otherwise would be unethical and probably illegal because a buyer was not appraised of the condition of the land.

To suggest that it be used for tennis courts is also naive. The property would probably require significant blasting to level it for use, and thus the cost to build would be very high. This area has major amounts of ledge...we had to do considerable blasting to enable building a foundation under our master bedroom! I also suspect our neighbors would not want a public use of the property which would encroach on what are otherwise rather small lots off of South Acton Rd. In short there is not a lot of space between their lots and this back land.

Two alternatives:

- 1) I suggest that if Jokinen needs some major financial benefit, he donate the land to the Town. In that way he will get a major tax benefit that he could spread over several years. The Town could use CPC funds to clean it up.
- 2) Sell to a private individual, but with full awareness of the contamination on the site and accordingly a fair price reduction to enable the buyer to do the required clean-up.

Regardless of the end game, after purchase, clean-up should subsequently be required by Stow BOH/CC to insure that the contaminated site will not affect local ground water quality.

Kind regards,
Pam

Pamela J. Weathers
89 W Acton Rd
Stow, MA

3/12/2010

SOUTH ACTON RD PARCEL ID: 00R-21 000039 MAP/CODE/LOT # R21-0390 CLASS: R STATE CLASS: 132 CARD #: 1 OF 1

CURRENT OWNER/ADDRESS ZONING: R LAND DATA:

JOKINEN JOHN A
FLORA I JOKINEN
28 SOUTH ACTON ROAD
STOW MA 01775

NBHD ID: 101.00 LIVING UNITS:

INFLUENCE FACTORS % LAND VALUE
UNDEVELOPED 2,490
MARSHLAND 2,490
LAND BUILDING 32,400
TOTAL 32,400

ASSESSMENT INFORMATION -
PRIOR 32,400
CURRENT 32,400

DEED BOOK: 026521
DEED PAGE: 00560
DEED DATE: 19940509

TOTAL ACREAGE: 4.980 TOTAL LAND VALUE: 32,400

- DATA COLLECTION INFORMATION -
ESTIMATED ENTRY GAINED
ENTRY GAINED

PERMIT DATA:

Date Type Price Valid Date # Amount Purpose
19860701 86-76 5,000 PORCH

ADDITION DATA:

Lower Level First Floor Second Floor Third Floor Area Value
A B C D E F G H I
00 00 00 00 00 00 00 00 00

SALES DATA:

Date Type Price Valid Date # Amount Purpose

DWELLING DATA:

Story Ht.
Style:
Walls:
Bedrooms:
Total Rooms:
Basement:
Attic:
Full Baths:
Half Baths:
Add'l Fixtures:
Total Fixtures:
Heating System:
Type:
Fin. Bsmt. Living Area:
Basement Rec Room Area:
Total Fireplace:
Basement Garage (# Cars)
Ground Flr Area:
TOT LIVING AREA:
Quality Grade:
Condition:
Year Built:
Eff. Year Built:

COST APPROACH COMPUTATIONS

Base Price
Plumbing
Additions
Unfin. Area
Basement
Attic
Heat/AC Adj.
FBLA
Rec Rm
Fireplace
Bsmt. Gar.
SUBTOTAL
Grade Factor
C & D factor
TOTAL RCN
% Good
Market Adj.

OUTBUILDING DATA

Type Qty Yr Size1 Size2 Grd Cond Value

NOTES:

VALUE FLAG: 5

Outbuilding Total

BK 24521 PG 560

101
132

R-21 #39

S2 univers
MC

QUITCLAIM DEED

I, **John A. Jokinen**, of Stow, Middlesex County, Massachusetts,

for Consideration paid, and in full consideration of \$1.00

grant to **John A. Jokinen**, and **Flora I. Jokinen**, husband and wife, as tenants by the entirety, of 28 South Acton Road, Stow, MA 01775

with **QUITCLAIM COVENANTS**

Several parcels of land, with the buildings thereon, situated on the Northerly side of South Acton Road in Stow, Middlesex County, and being shown as Lots 2 and 3 and a parcel marked "Private Way" and an easement joining Lots 2 and 3 all as shown on a plan entitled "Land in Stow, owned by Toivo Jokinen and Viola A. Jokinen," by Harlan E. Tuttle, Surveyor, dated July 29, 1960, and recorded with Middlesex South District Deeds, in Book 9706, at Page 57 and bounded:

The parcel marked "Private Way" is bounded as follows:

- SOUTHERLY by South Acton Road, forty and 85/100 (40.85) feet;
- WESTERLY by Lot 1 and 2 on said plan, three hundred thirty (330) feet;
- NORTHERLY by said Lot 2, forty (40) feet; and
- EASTERLY by land now or formerly of David L. Brewer, three hundred twenty-one and 71/100 (321.71) feet.

Lot 2 being known and numbered as

28 South Acton Road, Stow, MA 01775

is described as follows:

- EASTERLY by the "Private Way" hereinbefore described, one hundred fifty (150) feet;
- SOUTHERLY by said Private Way, forty (40) feet;
- EASTERLY by land now or formerly of said Brewer, one hundred eighty and 79/100 (180.79) feet;
- NORTHERLY by land now or formerly of David Clemens, three hundred eighteen (318) feet;
- WESTERLY by land now or formerly of Egon R.H. Teodorson, two hundred fifty-eight and 70/100 (258.70) feet; and
- SOUTHERLY by Lot 1 on said plan, two hundred forty-six and 64/100 (246.64) feet.

Containing according to said plan, 1.80 acres, more or less.

MSD 05/09/94 01:56:07 706 25.00

Leslie Sleeper Mudge
Attorney at Law
36 Spartan Arrow Road
Littleson, MA 01460
(508) 486-9749

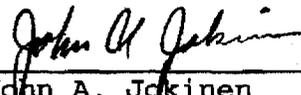
Lot 3 is described as follows:

WESTERLY by land now or formerly of John Cudhea, three hundred ten and 76/100 (310.76) feet;
 NORTHERLY by land now or formerly of said Clemens, seven hundred forty-two (742) feet;
 EASTERLY by land now or formerly of Dorothy T. Burbidge, two hundred eighty-one and 50/100 (281.50) feet;
 SOUTHERLY by land formerly of Toivo and Viola A. Jokinen, seven hundred eighty-four and 87/100 (784/87) feet.
 Containing according to said plan, 4.98 acres, more or less.

Together with the right to pass and repass over a strip of land twenty feet in width adjacent to the northerly line of said Brewer and Cudhea parcels as shown on said plan.

Being the same premises conveyed to me by deed of Toivo Jokinen and Viola A. Jokinen, dated October 31, 1960, and recorded with said Deeds in Book 9706, at Page 57.

Witness my hand and seal, this fifth day of May, 1994.



 John A. Jokinen

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss:

May 5, 1994

Then personally appeared the above-named John A. Jokinen, who acknowledged the foregoing instrument to be his free act and deed, before me



 Kate Downes, Notary Public
 My commission expires: 10/6/2000

Leslie Steger Mudge
 Attorney at Law
 36 Spartan Arrow Road
 Littleton, MA 01460
 (508) 486-9749

AGENDA
BOARD OF SELECTMEN
April 6, 2010
7:00 p.m.
Town Building

Public Input

Chairman's Comments

Meeting Minutes

Visitors

- 7:10 p.m. Medical Reserve Corps update – Health Agent Jack Wallace
- 7:15 p.m. Permit for annual SCT Run for the Woods, May 16 – Aims Coney
- 7:20 p.m. Permit for annual Stow Clean-up Day, May 1 – Marie Guiles
- 7:25 p.m. Community Park update – Bob Wilber and I-Team
- 7:45 p.m. Class II license application, continued – John Maione
- 8:00 p.m. Chapter 61 Quick Response Team report – Vin Antil, Betty Cormier, and Dwight Sipler
- 8:20 p.m. SpringFest Planning Committee appointment

Action/Discussion

- Board priorities update
- Approve Walkways Committee plan
- Town purchase of South Acton Road (Jokinen) land parcel
- Transfer of Town-owned parcel to First Parish Church
- Discuss/vote Town Meeting warrant articles
- Board's meeting dates for May
- Create Transportation Advisory Committee for regional shuttle service
- Innovative Water Systems report

Selectmen's Master Planning

Liaison Reports, if any

Correspondence

Adjournment

Posted 4/2/10

Correspondence

Town:

Citizens' petition for warrant article on preservation of Larsen stone apple barn, rec'd 3/12
CC of Historical Comm input to Planning Board hearing on preserving of stone barn, rec'd 3/15
CC of Agriculture Comm input to Planning Board hearing on preserving stone barn, rec'd 3/15
Letter from 108 residents on preserving Larsen stone apple barn and blacksmith shop, rec'd 3/16
Two letters of resignation from Historical Commission, rec'd 3/16 and 3/17
CC of resident input to Planning Board hearing, "Stone Building Non-Truths," rec'd 3/22
SCHC and SEHC proposals to DHCD funding for Pilot Grove II and Plantation II, rec'd 3/23
Letter of interest for Cultural Council associate position, rec'd 3/23 (forw to Cultural Council)
Two letters of interest for Pompo School Study Committee, rec'd 3/14 and 3/18 (six to date)
Tax Title Accounts report, as of 3/31/10, rec'd 4/1
Letter from Gov's Office on Ch 90 local transportation funding for FY 2011, rec'd 4/1

General:

Comcast notices of channel changes, feature upgrade, and price increase, rec'd 3/17-26
FEMA CD of flood insurance rate map, rec'd 3/24 (forw to Building Commissioner)
Verizon notice pf program changes, rec'd 4/1