

Section 5

Inventory of Lands of Conservation and Recreation Interest

This section of the Open Space and Recreation Plan contains an inventory of existing open space and recreation land in the Town of Stow – both publicly and privately owned – as well as land that has been identified as being of interest for future conservation and recreation purposes.

Why Conserve Land?

Land conservation is an increasingly important municipal activity to advance a wide array of priorities and objectives. The acquisition of land or rights can, particularly when done strategically, accomplish all of the following:

- protect important surface and ground water resources to promote public health and provide future economic expansion opportunities,
- keep productive agricultural soils in production to ensure continued local food production (with a small carbon footprint),
- provide passive or active recreation opportunities to encourage exercise and physical fitness,
- preserve open space in densely developed areas to provide a place where citizens can experience solitude and reduced congestion and stress,
- provide habitat for native species of animals and plants, and for humans to experience the wonders of nature first hand,
- maintaining the often overlooked green infrastructure - preserving natural system functions and ecosystem services such as providing clean air and water.

These are some of the many community priorities that can be accomplished through ongoing municipal land conservation efforts. Unfortunately, many communities fully appreciate what land conservation could do for their community until it is too late, and opportunities disappear forever. The challenge is to see the tremendous potential of this tool, and to use it wisely while you still can. *Stow Forever Green* is a roadmap to do just that.

5A. Inventory of Protected Land in Stow

Town Land managed by Conservation Commission

All land acquired by the Town and placed under the control of the Conservation Commission is protected by Article 97 of the Amendments to the State Constitution or simply “Article 97”. This provision protects lands acquired for natural resource purposes, meaning “conservation, development and utilization of the agricultural, mineral, forest, water, air or other natural resources.” Lands acquired for these uses cannot be converted to any other use without the following actions: 1) the local conservation commission must vote that the land is surplus to its needs... 3) the matter must be taken up at Town Meeting and pass by a 2/3 vote, 4) the town must file an Environmental Notification Form with EOEA’s MEPA Unit, and 5) the matter must pass by a 2/3 vote of the Massachusetts Legislature. If the property was either acquired or developed with grant assistance from EOEA’s

Division of Conservation Services (i.e. Self Help, Urban Self Help, Land and Water Conservation Fund) the converted land must be replaced with land of equal monetary value and conservation utility. Lands protected by Article 97 are often owned by the municipal conservation commission, recreation commission, water department, or state and federal agencies. Lands acquired for general municipal purposes and under the control of the Board of Selectmen are generally not protected by Article 97. Additional information about Article 97 is contained in the Appendices to this Plan.

The table on the following pages contains information about land under the control of the Conservation Commission and Recreation Commission. In some cases, additional research is needed to determine the level of protection of specific parcels. However, where that information is known it is included in the table.

Inventory of Lands Under the Care, Custody and Control of the Stow Conservation Commission and Stow Recreation Commission

Area/Parcel Name	Location	Map/Parcel	Area	Owner/Manager	Date	Book/Page	How?	Funding	Protection	Uses	Zoning	SCORP/Notes
							P=Purchase; B=Bargain Sale; T=Transfer G=Gift;	To the extent known at publication; 1=State/Federal Funds; 2=Stow Cons Fund; 3=CPA; 4=Other Municipal; 5=Gifts	(to the extent known at publication) 1=Article 97; 2=SH Agreement; 3=3rd Party CR; 4=Permit Conditions; 5=Deed Restrictions; 6=Reverter	1=Conservation & Passive Recreation; 2=Trails; 3=Agriculture & Community Gardens; 4=Playing Fields; 5=Fitness Course; 6=Parking		
Northeastern Stow												
Flagg Hill Conservation Area/SVT	Boxboro/W. Acton Rd.	R20#6 A	95.0	SCC	Feb-99	29793/396	P	1	1,2	1,2,6	RC & R	Plan at 29793-371; SH Agreement for 242 ac 31117/30
Flagg Hill/Woodhead	Boxboro Rd.		42.0	SCC	Jun-99	30240/371	B		1	1,2	RC	
Flagg Hill/Boyer	W. Acton		74.3	SCC	May-99	30139/504	P		1,5	1	RC	restricted to conservation, forestry, rec., agriculture
Flagg Hill/Trefry Lane Open Space	Trefry Lane	R19#5 A- A;5A-B	32.3	SCC	Aug-06	48059/102	G	N/A	1, 4, 5	1,2,6	R	
Flagg Hill/Waluck	Windemere Dr.	R-19#2A	4.7	SCC	Apr-03	38866/379	P		1	1	RC	small parcel at town line
Flagg Hill/Boxboro Land	W. Acton	R19#3	17.5	Boxboro CC	Jun-98				1	1	RC	

Captain Sargent Conservation Area	S.Acton/Tuttle	R31#15+R21#43	153.0	SCC	Aug-80	14475/581	B	1...	1,2,	1,2,3,6	RC	286014; 286023
Heath Hen/Shelburne Woodland	W. Acton	R18#29-1	48.8	SCC	Dec-96	26917/164	P	1,2,4	1,2	1,5,6	RC	
Heath Hen/Frescha Land	Boxboro Rd.	R18#31-2	3.5	SCC	May-96	26354/192	G	1	1,2,5,6	1	RC	
Red Acre Estates Parcel A	Off Militia Circle	R30#82	8.1	SCC	Feb-03		G	N/A	1, 4	1	R	
LSN Tax Title Land	Off West Acton Road	R20#31	17+/-	SCC	May-07		T	N/A	1	1	R	
Carriage Lane Land	Off Packard	R17#14-14	7.5	SCC		COT9 5763; Plan 27221 A	G	N/A	1,4	1	R	286022
Crescent Farms Open Space	Deerfield La.	U11-39C-10	13.5	SCC			T (Temp)	N/A	3,4	1,2	RC	Town also holds CR
Northwestern Stow												
Marble Hill Conservation Area	Great Rd.	R9#80	249.2	SCC	Jan-75		P	1	1,2	1,2,5,6	RC	286006; DCS-SH2
Nyhan Land	Off Taylor Rd	R7#30-8	26.7	SCC	Apr-84	1538 3/341	G	N/A	1,4,5	1,2	R & I	286027; has access easement, condition in OOC
Derby Woods Open Space	Off Harvard Rd.	R4#35A	41.1	SCC	Pending	Pending	G	N/A	1,3,4	1,2	R & RC	
Pacy Land (Delaney)	Off Delaney St.	R4#32A	3.6	SCC	Aug-06	48059/134	B	2	1	1	RC	Plan 19345/237

Southeastern Stow												
Gardner Hill Conservation Area/Town Forest	Bradley Lane	R29#105	326.5	SCC	Nov-68			1	1,2	6	RC	286005; DCS-SH1
Gardner Hill/Caswell Land	Off White Pond	R29#74-2	18.8	SCC	Dec-93	24113/277	P		1	1	C & RC	Deed not indexed
Gardner Hill/off White Pond road (Taylor)	Off White Pond	R29#74A	2.5	SCC	4/72	12215/518	P		1		RC	286021, plan recorded with
Gardner Hill/Heritage Lane OS	Off White Pond	R29#85B	17.5	SCC	May-98	28554/427	G	N/A	1,4	1,2	R & RC	
Memorial Field	Bradley Lane	R29#104	5.0	SRC	?					4	R	
Apple Blossom Land	Birch Hill	R14#6A-G1	6.8	SCC	Aug-92	22325/412	G	N/A	1,4,5	1	R & RC	
Dawes Lot	Sudbury Rd.	U6#9A	0.1	SCC	Jan-83				1		R & RC	286026
Kingland road A (SCT)	Kingland Rd.	U4#63	0.4	SCC	5/81	#611515	G	N/A	1		R	286024; Plan Book 407/253, water easement
Kingland road B	Kingland Rd.	U4#74	1.2	SCC	Jan-81				1		R	286025
Pine Bluff Recreation Area	Sudbury Rd.	U3-#12	31.0	SRC	Jan-75				1	4	RC	
Southwestern Stow												
Susan Lawrence Park	Great Rd.	U10#(68)	1.3	SCC	1963				1		R	286012

Annie Moore Land	Maple St.	R3#35 +R2#24	27.5	SCC	Jun-89	COT 801007 179550	P	1,2,4	1,2	1	R	2860043; DCS-SH4
Hudson Road	Walcott St.	R1#66	1.2	SCC	?				1	1	R	
Spindle Hill/SVT	Wheeler Rd.	R10#1-4B,	8.9	SCC	Jun-99	30240/391	P		1,3,5,6	1,2	RC	
Spindle Hill/Hyde Land	Gates Lane	R10#17B	5.7	SCC	Dec-95	25912/318	G	N/A	1,5	1	R	
Gates Lane Lot	Gates Lane	R10#33	0.9	SCC	Apr-97		T	N/A	1	1	R	Taken: Order at 20857/419; Judgement at 23261/456: need to find transfer vote
Access Strip to Elizabeth Brook	Off Hudson Rd.	R10#530-80	0.1	SCC	Apr-07	49247/575	G	N/A	1,4,5	1	R & RC	
Kane	Off Edson Rd.	R11#11B	13.7	SCC	Pending	Pending	G	N/A	1,4	1	R	
Arbor Glen Open Space	Hudson Rd/BOS E Rd.	R10-560-001B	20.2	SCC	Pending	Pending	G	N/A	1,4,5	1,2,3	I	

**NOTE: This table contains incomplete information and in some cases additional research is required on specific parcels. It should not be relied upon for legal research purposes. Please consult the Conservation Commission where information is required about the legal status specific parcels.

State Protected Land

Parcel Name	Map/Parcel	Area	
Delaney Flood Control Land	R5#2	170.5	SCORP 286009
Sudbury State Forest	R26#5	142.7	
DEM Shade Tree Management Land	R26#2		

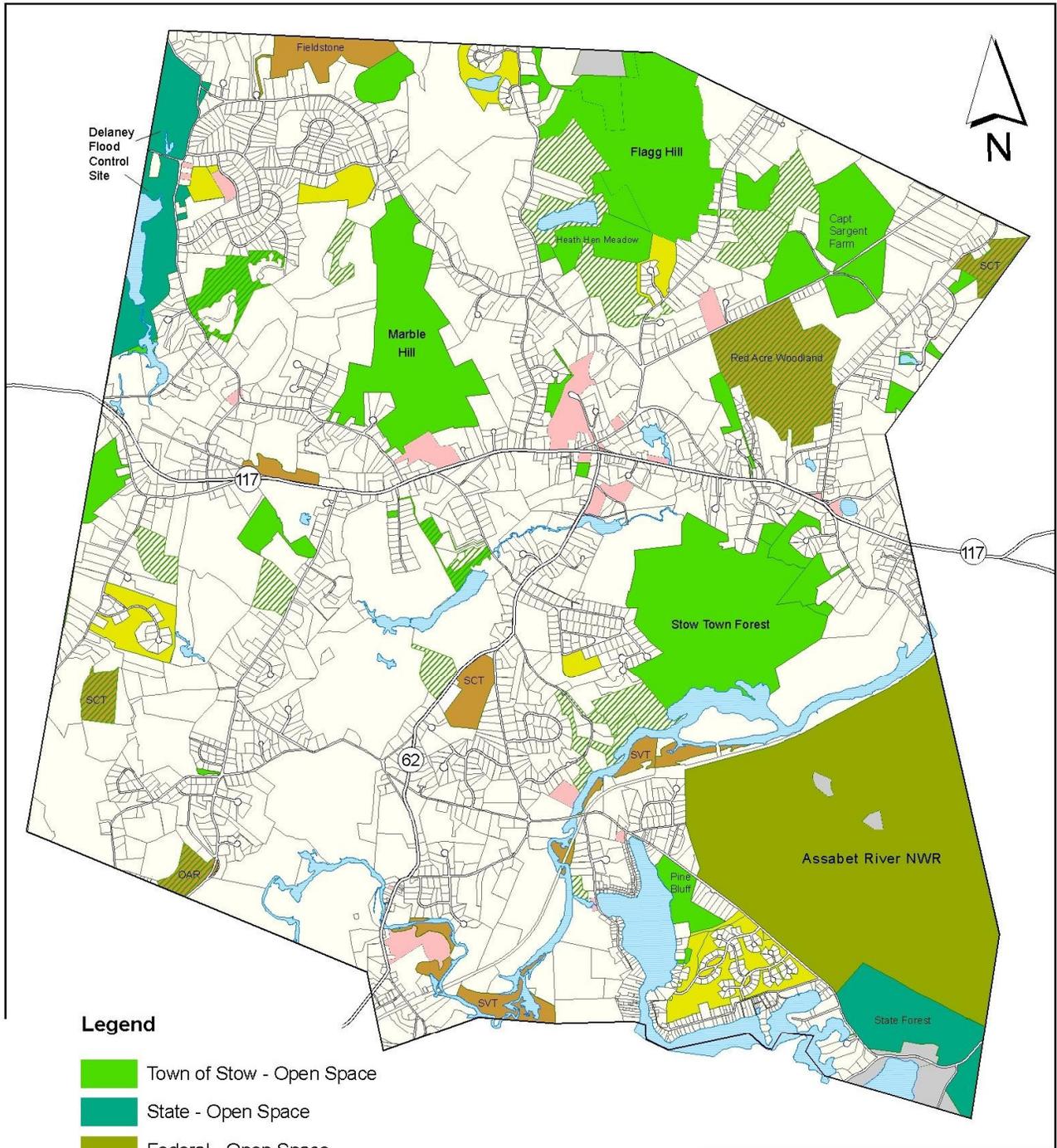
Federal Land (U.S. Fish and Wildlife Service)

Parcel Name/Owner	Map/Parcel	Area
Assabet NWR	R26#001A	990.39

Land Protected by Nonprofit Conservation Organizations

Parcel Name/Owner	Map/Parcel	Area
Stow Conservation Trust (SCT)	R6#118	53
Hale Woodlands (SCT)	R2#02	24.28
Red Acre Woodlands (SCT)	R30#02	170.7
Leggatt Property (SCT)	R15#064A	32.75
Kalosdian (OAR)	R1#2	20.2
Assabet River Lowlands (SVT)	R13#01-30	~73.8
Elizabeth Brook (SVT)	R9#1	13.0

Stow - Open Space Lands



Legend

- Town of Stow - Open Space
- State - Open Space
- Federal - Open Space
- Non-profit - Open Space
- Home Owners Associations
- Conservation Restrictions or Agricultural Protection Restrictions
- Town of Stow - Not protected
- Other Public Lands - State, Federal, Neighboring Towns

Water Bodies



Parcel data provided by the Town of Stow, MA.
 Base map features provided by MassGIS.
 Map produced May 2008.

Land Protected by Conservation Restrictions and Agricultural Preservation Restrictions

Grantor	Grantee	Date	Map/Lot	Acres	Notes
Rising & Cohen	Town CC	12/31/1975	R15/47D	29.5	
SCT	Town CC	12/30/1983	R6/118	53.0	Lot 5 Taylor Rd
Page	Town CC	6/13/1991		18.1	30 YR CR/Butternut
Page	Town CC	6/13/1991		6.1	Butternut Golf
Mass Audubon	Town CC	8/7/1991	R1/2	21.0	Kalousdian
Bolton	Town CC	10/28/1992		24.4	Springbrook Farm Subdivision, Parcels A-E
Peters Pond R.T., Peter Conant TR	Town CC	10/24/1996	U11/39C/10	13.0	Parcel C Crescent Farms; Incl. Trail Esmnt
Frescha	SVT/SCT	12/23/1996	R18/028A	37.8	Heath Hen Meadow Brook & Pond
Kennedy & Bowers	SVT/SCT	12/29/1997	R20/47; R21/1	35.1	
Lynch	MA & Town CC	6/22/1998	R21/004C	48.5	Shelburne Farm APR
SVT	SCT	10/9/1998	R10/10/4A	5.8	Spindle Hill Lot 5
SVT	SCT	6/1/1999	R10/10/4B	9.9	Wheeler Pond (adj to Lot 5 CR)
Sureau	SVT/SCT	12/23/1999	R19/0100	31.5	269 Boxboro Rd.
Bolton	Town CC	12/19/2000		2.2	Parcel G Apple Blossom Way
Kennedy & Bowers	SCT/SVT	12/27/2000	R20/042C	22.7	Incl. Trail Easement; Whitney Field
Fletcher & McCord	SCT/SVT	12/27/2000	R20/042B (part)	18.5	W. Acton Rd.; Incl. Trail Esmnt;
Smith	SCT	12/27/2001	R21/025	1.9	109 W. Acton Rd.
Stow Cons. Trust	Town CC	6/5/2002	R30/20;R31/43,44;	199.0	Red Acre Woodlands, SH
Wedgewood Properties, Inc.	Town CC	3/12/2004	R8/6,7,8	15.6	Required by Special Permit

Lawson	SCT	5/27/2004	U1/53	3.5	57 Barton Rd.; 475' on Assabet River with upland, bank and marsh
Kettell Farm RT	MA DAR	5/18/2005	R3/023	18.0	Moseley APR
Hale Property (SCT)	Town CC	2006	R2/20	23	Owned by SCT
Pulte Homes	Town CC	2007	R10/56/1a (part)	20	Drumlin at Arbor Glen
Tyler APR	MADAR and Town CC	June 2008	R3/12	8	Tyler Prop. And Applefield Farms APR

Pending Conservation Restrictions

Derby Woods	SCT	Pending
Taylor Road	Town CC	Pending

5B. Quasi-Protected Land

Private Land with Term Conservation Restrictions

Parcel Name/Owner	Map/Parcel	Area	Term
Bob McDonald	R12#5	20.5	25 years ending ~2015

Land owned by Public or Private Water companies

Parcel Name/Owner	Map/Parcel	Area
Assabet Water Co.	R7#4	27.4
Juniper Hill Water Co.	R15#119	10.6
Pilot Grove Apts. Well	R17#3-3	2.2
Town of Maynard	R26#4	7.5 (White Pond)

5C. Unprotected Municipal Land

Parcel Name	Map/Parcel	Area
Kettle Monument	R3#26	0.01
West School	R4#40	0.3
West School Parking	R4#17	2
Conant Drive flood plain	R5#18, 19, 20, 21, 23	~5

Pompo School & Soccer Field	R9#92	18
School Field	R9#92A	11
Brookside Cemetery	R16#1	4.5
	U10#62	1.2
Box Mill Road	R22#2-4, 1-1	5.1
Hale School	R17#19	16.6
Town Garage	R21#42A	10.6
Lower Village Cemetery	R29#2	3.5
Lower Common	R30#1	0.7
Pine Point Land	U1#41	1.2
Lake Boon Dam	U1#51	1.0
Boon Monument	U1#55	0.1
Town Beach	U3#12	31
Kane Well Land	U7#34-2	28.8
Gleasondale School Lot	U8#12	0.3
Center School	U9#44	14.9
Town Hall	U10#4	~0.2
Fire Station	U10#9	~5
Town Building	U10#68	1.3
Town Barn	U10#14	0.8
Hillside Cemetery	U10#15	~1.5
Randall Library	U10#33	~0.5
Center Common	U10#69	0.4
Eliot Drive	R6#15,16	2.47
Harvard Road	R6#69,71	1.8
Police Station, Great Road	U10#39	1.14
Town of Maynard	R26#4	7.5
Memorial Field	U29#104	5
Off Militia Circle	R30#79	2.36
Great Road	R30#15A	.01
Samuel Prescott La	R30#16A	.064
Off Farm Rd/Militia Circ.	R31#47,48C	6.16
Great Road	U10#40	.74
Sudbury Rd. & Assabet River		.39 & .42 acres

5D. Inventory of Town Recreational Facilities

<u>Sport</u>	<u>Item</u>	<u>Location</u>	<u>Owner</u>	<u>Maintenance</u>
Basketball	Basketball Court	Hartley Road / Hale	Hale School	Nashoba School District
Baseball	Little League Field (Note 1)	Center School Campus	Center?	Nashoba School District
" "	Hale School Field	Hale School	Hale School	Nashoba School District

Boating	Lake Boon Water Access	Sudbury Road Boat Ramp	?	?
Exercise Course	Head Lifecourse	Marble Hill Natural Area	Conservation Commission	Conservation Commission
Tennis	Tennis Courts (2)	Center School Campus	Recreation Commission	Recreation Commission
Playground	Children's Playground	Pompo School	Pompo	Nashoba School District
" "	Children's Playground	Center School	Center	Nashoba School District
" "	SAPN Children's Playground	Pine Bluff Area	Recreation Commission	Recreation Commission
Softball	Softball Field (Note 2)	Memorial Field	Recreation Commission	Recreation Commission
"Soccer 11v11 or 8v8"	Full Soccer Field (Note 3)	Pine Bluff Area	Recreation Commission	Recreation Commission
" "	Full Soccer Field	Pompo	Pompo School	Recreation Commission
Soccer 6x6	Small Soccer Field (Note 3)	Pine Bluff	Recreation Commission	Recreation Commission
" "	Small Soccer Field (Note 2)	Memorial Field	Recreation Commission	Recreation Commission
" "	Small Soccer Field (Note 4)	Hale School	Hale School	Nashoba School District?
" "	Small Soccer Field (Note 1)	Center School	Center School	Nashoba School District
Swimming	Beach/swimming	Pine Bluff Area	Recreation Commission	Recreation Commission
Volleyball	Court w/net	Pine Bluff Area	Recreation Commission	Recreation Commission

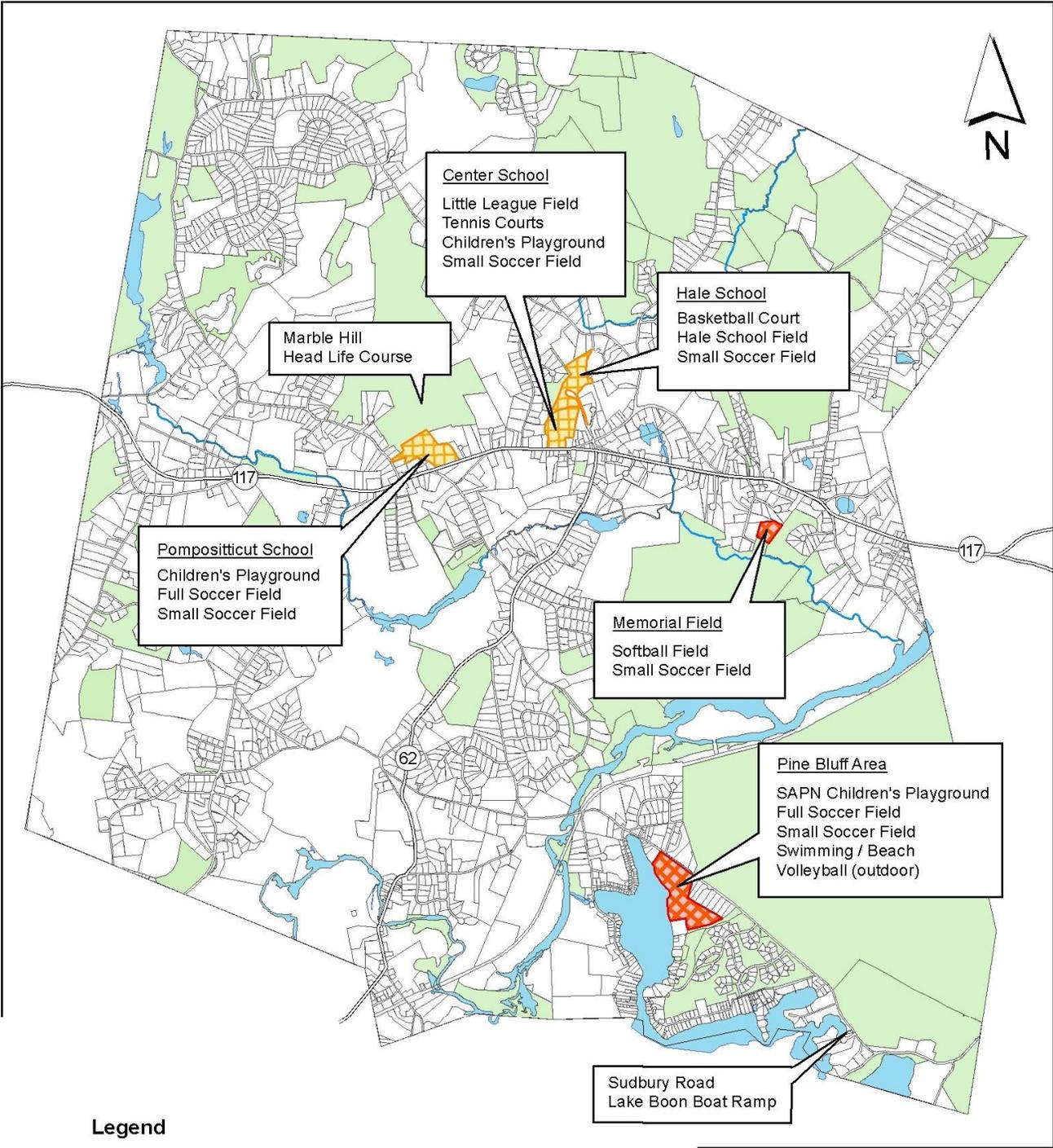
Note 1: Baseball field at Center School Campus is a shared field - baseball, soccer, school play area

Note 2: Softball field at Memorial Field is a shared field - Softball / Soccer

Note 3: Soccer fields are shared at Pine Bluff - large field also lined for two smaller fields

Note 4: Soccer field at Hale School only available in the fall - School has priority for use/scheduling

Stow - Recreation Department Interests



Legend

-  Recreation Department Lands
-  School Lands with Recreational Facilities
-  Protected Open Space Lands
-  Water Bodies



Parcel data provided by the
 Town of Stow, MA.
 Base map features provided by MassGIS.
 Map produced March 2008.

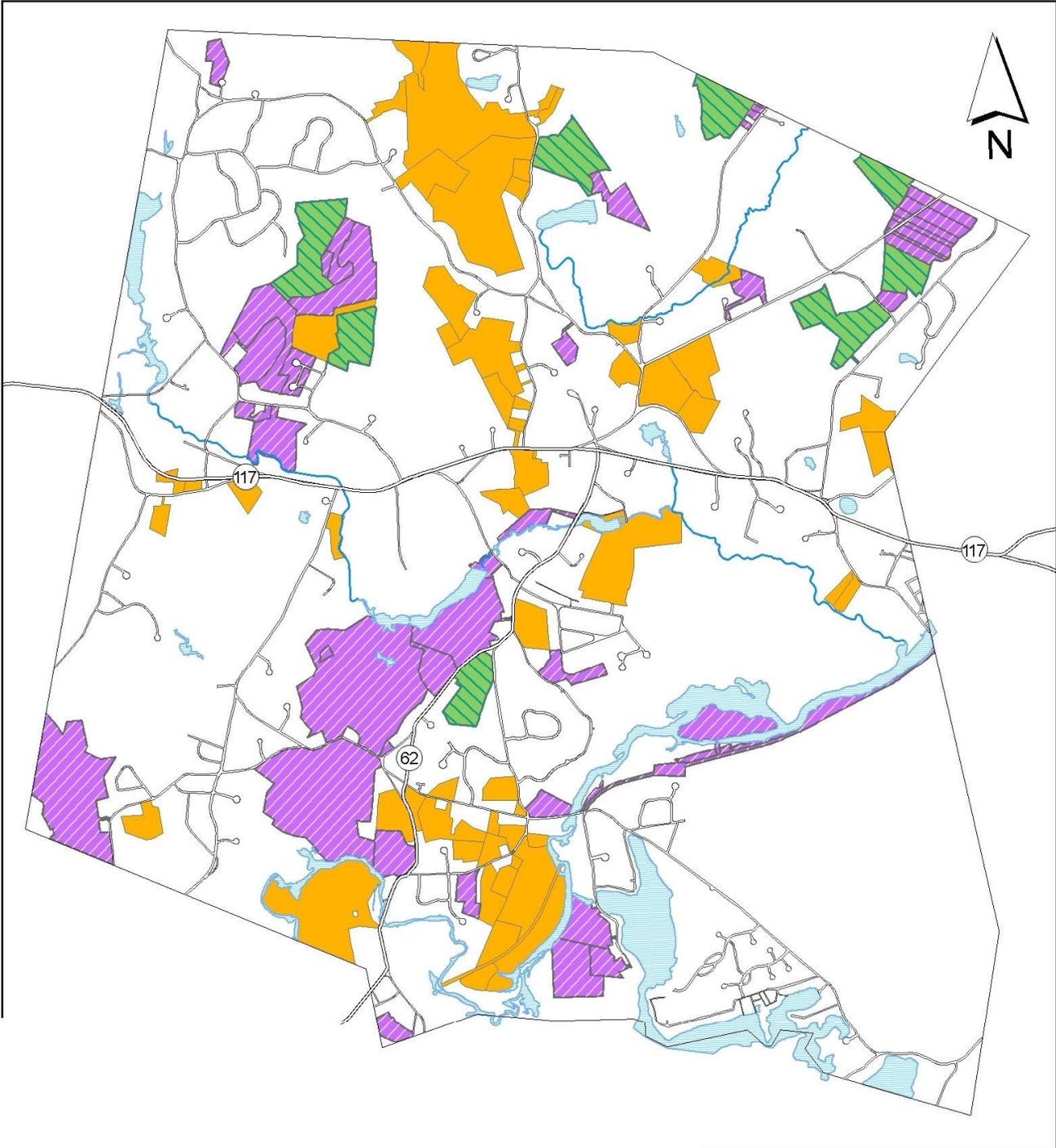
Major Unprotected Institutional Holdings

Parcel Name	Map/Parcel
Catholic Church	U9#39, 40, 41
Former Hindu Temple	U7#36
Union Evangelical Church	U10#36, 38
Unitarian Universalist Church	U10#34, 35

5C. Lands in Preferential Tax Programs

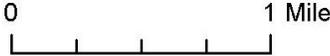
A large number of properties in Stow are enrolled in preferential tax programs under Chapter 61 (forestry), 61A (agriculture) and 61B (open space/recreation). These allow the owner of the property the opportunity to pay reduced property taxes in exchange for a promise to keep the land in the specified use (agriculture, forestry, recreation) for a specified term of years. These owners have taken the initiative to actively manage their property for various open space and recreational purposes and should be commended. However, it is important to remember that landowners can withdraw their properties from these programs at any time. If the owner converts the property while it is enrolled to another use (for example by selling it for development), rollback taxes are due and the town has a right of first refusal to match the terms of a sales contract. This right can also be assigned to a nonprofit conservation organization. Several parcels in Stow have been proposed for conversion in recent years. Several years ago, the Selectmen passed on the right to purchase land owned formerly owned by Margaret O'Grady on Hudson Road that is being developed as 66 units of Active Adult Neighborhood condominiums. The Town voted to purchase land off Walcott Street owned by Alice Cushing for open space, recreation and affordable housing using Community Preservation Funds, however ultimately lost a court challenge brought by the landowner and the developer. The town is currently in litigation regarding an assignment of Chapter 61 rights for a parcel on Red Acre Road. The town evaluated land owned by Minute Man Airfield, Inc. for mixed use and construction of a new elementary school, however the purchase of the land was not approved by Town Meeting and this land is now permitted for AAN development. As a result of these and other recent notices of conversion, the Selectmen are currently discussing a formal policy on review of such notices – as recommended in this plan – that is designed to ensure public input and consideration of suitability for a variety of land uses before any decision is made on whether or not to exercise or pass on a right of first refusal. Such a plan will be developed by the existing Municipal Land Use Task Force.

Stow - Land Enrolled in Preferential Tax Programs



Chapter 61 Program Lands

-  Chapter 61
-  Chapter 61A
-  Chapter 61B
-  Water Bodies



Parcel data provided by the
Town of Stow, MA.
Base map features provided by MassGIS.

Map produced March 2008.

Chapter	Map/Parcel	Owner1	Location	Total Acreage	Acreage under Chapter	Acreage not under Chapter
61	000R-8 00006A	AVERY WILLIAM L	50 DUNSTER DR	54.9	50.4	4.5
61	000U-6 00013A	DAWES ROBERT T TRUST	50 HALLOCK POINT RD	3.54	2.04	1.5
61	000U-6 00009B	DAWES ROBERT T TRUST	SUDBURY RD	9.02	9.02	0
61	00R-21 042-9A	FLETCHER BRUCE	WETHERBEE LN	11.35	11.35	0
61	00R-31 000003	FLETCHER REALTY TRUST	SOUTH ACTON RD	5	3.97	1.03
61	00R-31 000006	FLETCHER REALTY TRUST	SOUTH ACTON RD	20	20	0
61	00R-31 000057	KUNELIUS MARILYN E (pending purchase)	144 RED ACRE RD	49.74	42.1	7.64
61	000R-8 00005A	MERRILL CHRISTOPHER B TR	WEDGEWOOD RD	30.94	25.19	5.75
61	00R-31 000008	MOREY GEORGE	SOUTH ACTON RD	8	5.25	2.75
61	00R-31 000009	MOREY GEORGE	SOUTH ACTON RD	14	14	0
61	00R-31 000010	MOREY GEORGE	SOUTH ACTON RD	8	8	0
61	00R-31 000011	MOREY GEORGE	SOUTH ACTON RD	5	5	0
61	00R-31 000012	MOREY GEORGE	SOUTH ACTON RD	9	9	0
61	00R-31 000013	MOREY GEORGE	SOUTH ACTON RD	2.5	2.5	0
61	00R-31 000014	MOREY GEORGE	SOUTH ACTON RD	8	8	0
61	00R-31 000016	MOREY GEORGE	TUTTLE LN	5.5	5.5	0
61	00R-31 000017	MOREY GEORGE	OFF SOUTH ACTON RD	26.75	26.75	0
61	00R-15 064A-4	STOW CONS. TRUST INC	GLEASONDALE RD	34.54	34.54	0
61	00R-19 000010	SUREAU JEAN-CLAUDE	269 BOXBORO RD	41	27.5	13.5
61	00R-18 0027-1	SUREAU JEAN-CLAUDE	OFF BOXBORO RD	17.53	17.53	0
61	00R-20 000017	SWEENEY CHARITABLE UNITRUST	WEST ACTON RD	0.92	0.92	0
61	00R-20 000021	SWEENEY P TR COLONIAL REALTY	WEST ACTON RD	0.92	0.92	0
61	00R-20 000019	SWEENEY PAUL	WEST ACTON RD	32.65	32.65	0
61	00R-20 000020	SWEENEY PAUL	WEST ACTON RD	1.16	1.16	0
61	00R-20 000022	SWEENEY PAUL	WEST ACTON RD	0.46	0.46	0
61A	000R-8 000005	BARNES HILL TRUST	58 WEDGEWOOD RD	30.81	28	2.81
61A	00R-21 000020	BOTTINO ROBERT J	171 WEST ACTON RD	13.25	11.75	1.5
61A	00R-17 000026	CACCIATORE RAYMOND J	PACKARD RD	0.97	0.97	0
61A	00R-17 000029	CACCIATORE RAYMOND J	PACKARD RD	47	47	0

61A	000U-9 000031	FIELD FAITH B	GREAT RD	11.92	11.92	0
61A	00R-17 000020	FIELD PEDER O	PACKARD RD	2.77	2.77	0
61A	000U-9 000033	FIELD PEDER O	PACKARD RD	2.73	2.73	0
61A	00R-14 000005	FROST RAY S	149 WHITMAN ST	10.8	9.3	1.5
61A	000R-1 0024-2	GREEN FREDERICK J	84 WALCOTT ST	14.31	12.81	1.5
61A	00R-14 000021	HANGEN DONALD	102 BOON RD	7	5.5	1.5
61A	00R-29 000073	HANSON HAROLD	65 WHITE POND RD	4.8	4.8	0
61A	00R-29 000072	HANSON HAROLD J	63 WHITE POND RD	6	4.5	1.5
61A	00R-14 00016A	HONEY POT HILL ORCHARDS	SUDBURY RD	80.55	79.05	1.5
61A	00R-13 000002	HONEY POT HILL ORCHARDS	SUDBURY RD	22	22	0
61A	00R-13 000004	HONEY POT HILL ORCHARDS	SUDBURY RD	7.3	7.3	0
61A	00R-13 00004A	HONEY POT HILL ORCHARDS	SUDBURY RD	1.9	1.9	0
61A	00R-13 000006	HONEY POT HILL ORCHARDS	SUDBURY RD	13.9	13.9	0
61A	00R-14 000014	HONEY POT HILL ORCHARDS	SUDBURY RD	8.12	8.12	0
61A	00R-14 000018	HONEY POT HILL ORCHARDS	BOON RD	3.28	3.28	0
61A	00R-14 0012-2	HONEY POT HILL ORCHARDS	SUDBURY RD	7.66	7.66	0
61A	00R-13 000001	HONEY POT HILL ORCHARDS	SUDBURY RD	7.35	7.35	0
61A	00R-14 00016B	HONEY POT HILL ORCHARDS	SUDBURY RD	3.46	3.46	0
61A	00R-14 019A-2	HONEY POT HILL ORCHARDS, INC	BOON RD	4.19	4.19	0
61A	00R-31 000001	KENNEDY RUTH H	137 TUTTLE LN	5.5	4	1.5
61A	00R-20 00042C	KENNEDY RUTH H	OFF WEST ACTON RD	22.74	22.74	0
61A	00R-20 000047	KENNEDY RUTH H	OFF TUTTLE LN	32	32	0
61A	00R-22 00002B	LORD CHARLES H	66 -69 BROOKSIDE AV	78.8	74.3	4.5
61A	00R-21 00001D	LYNCH JEAN H.	74 WEST ACTON RD	8.34	5.33	3.01
61A	00R-14 000004	MARTIN ANDREW S	BOON RD	5.21	5.21	0
61A	00R-14 00003A	MARTIN RICHARD S	91 BOON RD	4.62	4.62	0
61A	00R-14 00020B	MARTIN RICHARD S	BOON RD	19.65	19.65	0
61A	00R-12 000005	MCDONALD ROBERT C	387 GLEASONDALE RD	20.5	18.5	2
61A	000R-7 0030-7	MINUTE MAN AIR FIELD INC	TAYLOR RD	7.84	7.84	0
61A	000R-7 000038	MINUTE MAN AIR FIELD INC	BOXBORO RD	10	10	0
61A	000R-7 035B-4	MINUTE MAN REALTY CORP	BOXBORO RD	11.05	11.05	0
61A	00R-18 022B-3	MINUTE MAN REALTY CORP (release pending)	BOXBORO RD	114.3	114.3	0
61A	000R-3 0023-1	MONG STEVEN R	70 OLD BOLTON RD	7.01	5.51	1.5

61A	000R-3 000023	MOSELEY PHILIP B TR	32 MAPLE ST	21.58	18.58	3
61A	00R-12 000001	PERKINS EDWARD H	25 ROCKBOTTOM RD	90	87	3
61A	00R-17 00001A	PILOT GROVE FARM INC	CRESCENT ST	15	15	0
61A	00R-21 000044	PILOT GROVE FARM INC	SOUTH ACTON RD	30	30	0
61A	000U-9 000018	PORCELLA ANNE D	438 GREAT RD	16.6	14.6	2
61A	00R-16 000046	PORCELLA ANNE D	WHEELER RD	12	12	0
61A	00R-30 000049	PORCELLA ANNE D	OFF RED ACRE RD	16	16	0
61A	00R-30 000077	PORCELLA ANNE D	OFFPOMPOSITTICUT ST	12.33	12.33	0
61A	000U-9 00017A	PORCELLA ANNE D	GREAT RD	0.4	0.4	0
61A	000R-3 000048	SCANSAROLI ALBERT R	49 OLD BOLTON RD	2.45	0.95	1.5
61A	000R-3 000052	SCANSAROLI ALBERT R	GREAT RD	0.94	0.94	0
61A	000R-3 00048A	SCANSAROLI ALBERT R	OLD BOLTON RD	3.45	3.45	0
61A	000R-4 000003	SHEPHERD T NATHANAEL	154 HARVARD RD	29.47	27.97	1.5
61A	00R-15 000075	SIPLER DWIGHT P.	184 GLEASONDALE RD	24	24	0
61A	00R-10 0042-3	TARANTO RICHARD S/BETTY	32 HUDSON RD	7.75	5.75	2
61A	000R-3 000012	TYLER ALLAN A	722 GREAT RD	9.1	7.1	2
61A	000R-9 000099	WARD DANIEL E/VICKI A DROMEY	OFF TAYLOR RD	4.75	4.75	0
61A	000R-8 000010	WARD DANIEL E/VICKI A DROMEY	TAYLOR RD	25	25	0
61A	00R-17 000001	WARREN FRANCIS JR	76 CRESCENT ST	29.2	26.2	3
61A	00R-17 000003	WARREN FRANCIS JR	WEST ACTON RD	12.3	12.3	0
61A	00R-19 00008A	WOODHEAD WM&DANIEL/M KATRANIDE	297 BOXBORO RD	4.13	4.13	0
61A	00R-19 00008B	WOODHEAD WM&DANIEL/M KATRANIDE	BOXBORO RD	4.13	4.13	0
61A6 1B	000R7-000035	MINUTE MAN AIR FIELD INC	302 BOXBORO RD	116.13	111.13	5
61A6 1B	000R-7 000034	MINUTE MAN AIR FIELD INC.	TAYLOR RD	24.5	24.5	0
61B	00R-23 000001	ALBRIGHT ANNETTE	WHITE POND RD	32.08	32.08	0
61B	00R-23 000004	ALBRIGHT ANNETTE	SUDBURY RD	5	5	0
61B	00R-24 000001	ALBRIGHT ANNETTE	OFF SUDBURY RD	2	2	0
61B	00R-17 000009	ALBRIGHT ROBERT T	84 BOXBORO RD	7.25	5	2.25
61B	00R-23 000003	ALBRIGHT ROBERT T/ANNETTE L	CROW IS	29.83	28.33	1.5
61B	00R-25 000016	COLLINGS ROBERT F	OFF BARTON RD	31.1	29.6	1.5

61B	00R-25 000017	COLLINGS ROBERT F	137 BARTON RD	24.9	22.4	2.5
61B	000U-2 000054	COLLINGS ROBERT F	BARTON RD	11.55	11.55	0
61B	000R-4 00039A	F & S REALTY TRUST	215 HARVARD RD	28.76	23.76	5
61B	000U-7 0006-4	GUTKNECHT D RUTH	45 C MARLBORO RD	8.92	7.42	1.5
61B	00R-13 000009	JONES GREGORY D	61 SUDBURY RD	10.6	9.1	1.5
61B	000R-6 113-1A	LARSON ARTHUR G	435 TAYLOR RD	9.7	8.2	1.5
61B	00R-16 0030-2	MARSHALL BARBARA A.	67 GLEASONDALE RD	10.25	8.75	1.5
61B	00R-15 000066	PAGE FAMILY LIMITED PARTNERSHP	WHEELER RD	81.15	81.15	0
61B	00R-16 0021-2	PAGE FAMILY LIMITED PRTNSHP	127 WHEELER RD	4.58	4.08	0.5
61B	00R-16 000047	PAGE FAMILY LIMITED PTNSHP.	115 WHEELER RD	5.61	2	3.61
61B	000R-4 000043	PITT CONSTRUCTION CORPORATION	OFF HARVARD RD	42.12	42.12	0
61B	00R-15 000034	RISING DONALD B	TREATY ELM LN	14	14	0
61B	00R-15 00047D	RISING DONALD B	TREATY ELM LN	29.5	29.5	0
61B	00R-12 000002	ROCKBOTTOM LIMITED PTNSHP.	449 GLEASONDALE RD	22.64	20.94	1.7
61B	00R-11 025B-3	SCC ASSOCIATES INC	RANDALL RD	177.06	177.06	0
61B	00R-11 00037A	SCC ASSOCIATES INC	58 RANDALL RD	151	146	5
61B	00R-11 00011A	SCC ASSOCIATES INC	OFF HUDSON RD	1.77	1.77	0
61B	00R-11 025B-8	SCC ASSOCIATES INC	CROSS ST	1.54	1.54	0
61B	000R-4 00002A	SHEPHERD, NANCY H.	HARVARD RD	6.45	6.45	0
61B	00R-14 000008	TALPEY THOMAS M	170 WHITMAN ST	10.98	9.48	1.5
61B	000R-8 00007A	WEDGEWOOD PROPERTIES INC	OFF DUNSTER DR	62.23	62.23	0
61B	000R-9 000100	WEDGEWOOD PROPERTIES INC	WEDGEWOOD RD	12.55	12.55	0

5D. Privately-Owned Lands of Conservation and Recreation Interest

A list of properties which were identified as being appropriate for consideration for acquisition or other form of permanent protection was included in the original 1972 Open Space Plan. That list was carried over into the 1980 Open Space Plan and has been updated in subsequent plans. This priority list was updated significantly for the current plan, enhanced greatly by employing the town's Geographic Information System (GIS) and significant additional resource information that has been made available by the state and other organizations including Natural Heritage, Mass Audubon, Mass GIS, and the Sudbury Valley Trustees. The Open Space and Recreation Plan Committee examined all parcels in town greater than 5 acres in size as well as selected smaller parcels. This information was helpful in identifying priority parcels and will serve to further guide the town's open space protection efforts in the coming years.

The Committee identified nine broad open space and recreation objectives that form the town's open space protection priorities. In order of priority, these are:

- **Protection of agricultural lands to preserve and enhance Stow's agricultural base and maintain its viability for the long term**

This category includes unprotected parcels currently under cultivation and parcels with high quality agricultural soils. The farms of Stow are one of the primary contributors to the town's rural character and are an integral part of Stow's heritage. These parcels need particular attention for protection because they generally have excellent development potential and are under heavy pressure for conversion to other uses. Much of the farmland is in orchards, which are one of the most threatened types of agriculture in the state.
- **Protection of areas for active and passive recreation including ball fields and trails**

This category includes unprotected parcels with significant recreation potential for a variety of existing and/or potential recreational uses such as trail corridors, recreational fields, golf courses, and potential access points to navigable waters.
- **Protection of lands that link existing conservation holdings in Stow and surrounding communities**

This category includes parcels of strategic importance for connecting existing protected lands in Stow and beyond. Such connections are important for the creation of town-wide trails and maintaining wildlife habitat corridors, as well as enhancing the value and function of existing protected lands.
- **Protection of land in areas of town currently underserved by protected open space**

Review of the town's existing protected lands indicates that the southwest quadrant of Stow contains very little protected land (see Map on next page). Given the large amount of developable land remaining in this area (much of which is currently on the market or "in play"), the Open Space and Recreation Plan identifies this area as a priority for the protection and the creation of recreational trails.
- **Protection of significant surface and groundwater resources**

This category includes unprotected parcels with significant surface and/or groundwater resources or with potential to affect these water resources. This includes parcels containing lakes and streams and parcels overlying major aquifers and recharge areas.

- **Protection of lands that will preserve Stow's small town nature**

This category includes large and/or highly developable parcels or groups of parcels whose development would add a significant number of homes to Stow. Protecting these lands will help to manage Stow's residential development, thereby minimizing demands for increased municipal services.

- **Protection of important natural habitats and wildlife corridors**

This category includes unprotected parcels that have been identified as significant for habitat by the Massachusetts Natural Heritage and Endangered Species Program as well as parcels that were identified in a regional study of areas with habitat significance, based on site visits and aerial photography.

- **Protection of important scenic vistas**

This category includes unprotected parcels with significant scenic qualities. This category contains parcels with scenic features that contribute to the character of Stow including parcels that are visible from a public way and from navigable streams and rivers.

- **Protection of land with significant cultural and historic resources**

This category includes important cultural landscapes and unprotected parcels that have historical significance. Unless there are other historic resources present, the fact that a parcel contains a historic home will not qualify it for inclusion on this list.

These objectives are not mutually exclusive, and many of the parcels meet more than one need. The following pages include lists and maps of the parcels that the Plan identified as significant for each of these objectives. These lists were developed in 2004, so in some cases ownership may have changed since that time.

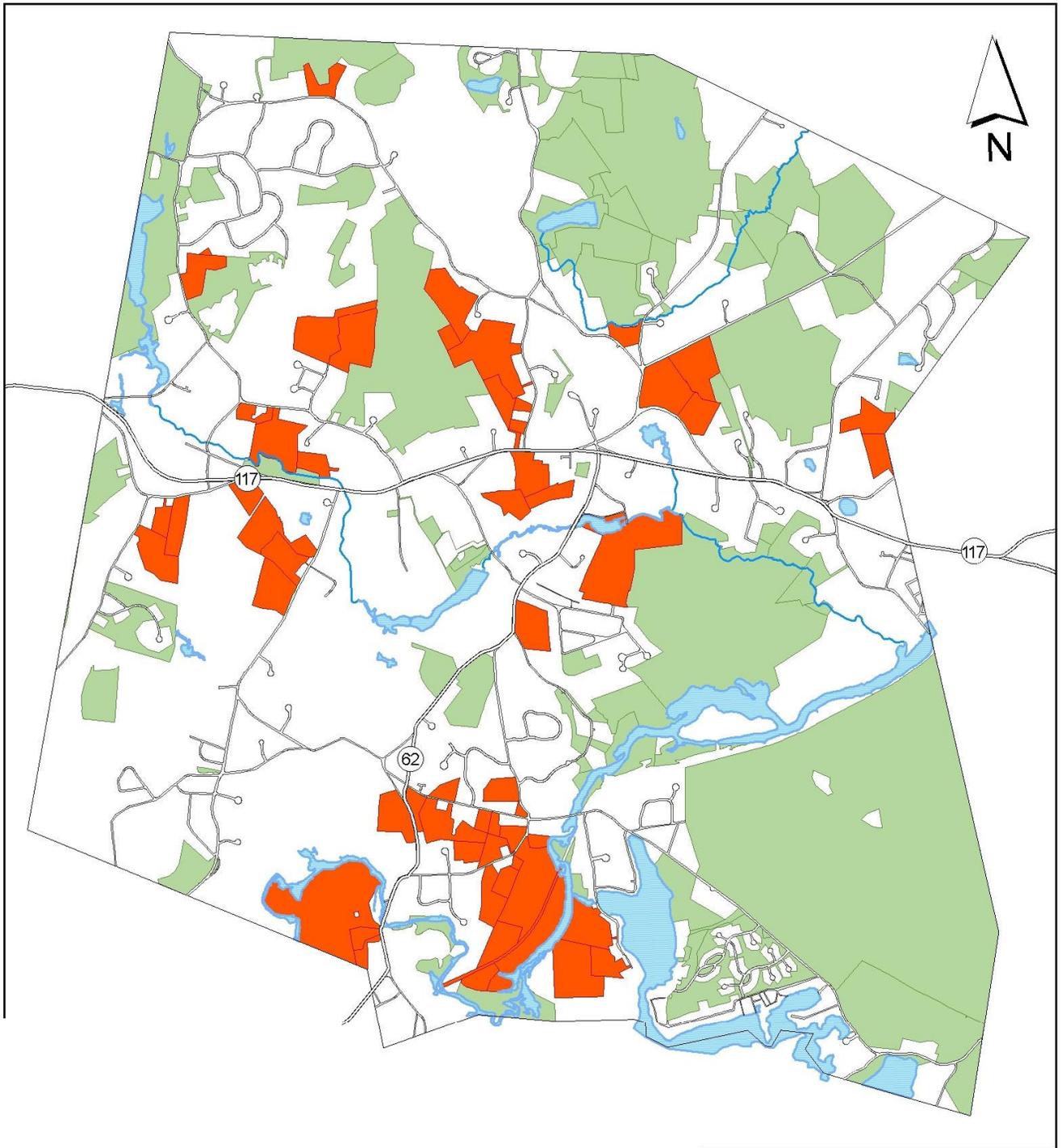
Open Space and Recreation Plan
Unprotected Parcels with Agricultural Significance

Owner	PARCEL_ID	Acres Chapter
BARNES HILL TRUST	R08-0050	30.3Y
CACCIATORE RAYMOND J	R17-0290	44.3Y
COLLINGS ROBERT F	R25-0170	23.9Y
COLLINGS ROBERT F	R25-0160	33.5Y
COLLINGS ROBERT F	U02-0540	11.6Y
FIELD FAITH B	U09-0310	12.1Y
FIELD PEDER O	R17-0200	2.7Y
FIELD PEDER O	U09-0330	2.7Y
FROST RAY S	R14-0050	10.8Y
HANGEN DONALD	R14-0210	6.9Y
HONEY POT HILL ORCHARDS INC	R14-016A	84.4Y
HONEY POT HILL ORCHARDS INC	R14-0140	8.2Y
HONEY POT HILL ORCHARDS INC	R13-0060	14.3Y
HONEY POT HILL ORCHARDS INC	R13-0040	7.4Y
HONEY POT HILL ORCHARDS INC	R13-0020	14.8Y
HONEY POT HILL ORCHARDS INC	R13-0020	8.2Y
HONEY POT HILL ORCHARDS INC	R14-0180	3.2Y
HONEY POT HILL ORCHARDS INC	R13-004A	1.6Y
HONEY POT HILL ORCHARDS INC	R14-0120-0020	7.8Y
HONEY POT HILL ORCHARDS INC	R14-016B	3.5Y
HONEY POT HILL ORCHARDS INC	R13-0010	6.8Y
HONEY POT HILL ORCHARDS, INC	R14-019A-0020	4.2
LORD CHARLES H	R22-002B	77.8Y
LYNCH JEAN H.	R21-001D	8.1Y
MARTIN RICHARD S	R14-0030	6.0Y
MARTIN RICHARD S	R14-020B	22.8Y
MCDONALD ROBERT C	R12-0050	18.6Y
MERRILL CHRISTOPHER B TR	R08-005A	29.3Y
MONG STEVEN R	R03-0230-0010	6.8Y
MOSELEY PHILIP B TR	R03-0230	21.1Y

PERKINS EDWARD H	R12-0010	93.7 Y
PERKINS EDWARD H	U08-0030	6.3
PERKINS EDWARD H	U08-0030-0020	4.7
PILOT GROVE FARM INC	R21-0440	26.4 Y
PILOT GROVE FARM INC	R17-001A	15.1 Y
PORCELLA ANNE D	U09-0180	17.8 Y
PORCELLA ANNE D	R16-030A	9.6
PORCELLA ANNE D	R30-0490	16.1 Y
PORCELLA ANNE D	R30-0770	12.4 Y
PORCELLA ANNE D	R16-0460	11.7 Y
SCHWARZKOPF DANIEL B	R06-1240	10.9
SCHWARZKOPF DANIEL B	R05-0790	16.1
SCHWARZKOPF DANIEL S.	R05-067A	0.7
SHEPHERD T NATHANAEL	R04-0030	29.1 Y
SHEPHERD THOMAS R.	R09-014A	9.0
SHEPHERD, NANCY H.	R04-002A	6.6 Y
SIPLER DWIGHT P.	R15-0750	20.6 Y
SNOW WILLIAM J. JR	R03-0180	13.2
TYLER ALLAN A	R03-0120	9.6 Y
WARD DANIEL E/VICKI A DROMEY	R09-0990	4.9 Y
WARD DANIEL E/VICKI A DROMEY	R08-0100	27.3 Y
WARREN FRANCIS JR	R17-0010	29.2 Y



Stow - Parcels with Agricultural Significance



Legend

 Parcels with Agricultural Significance

 Protected Open Space Lands

 Water Bodies

0  1 Mile

Parcel data provided by the
Town of Stow, MA.
Base map features provided by MassGIS.

Map produced January 2008.

Open Space and Recreation Plan
Unprotected Parcels with Recreational Significance

ALBRIGHT ANNETTE	R23-0010	28.1 Y
ALBRIGHT ANNETTE	R24-0010	1.7 Y
ALBRIGHT ANNETTE	R23-0040	7.0 Y
ALBRIGHT ROBERT T/ANNETTE L	R23-0030	31.3 Y
ANDING KENNETH L	U11-0330-0020	8.3
AVERY WILLIAM L	R08-006A	54.1 Y
BAWN DENNIS C	R14-0090	9.3
BOLTON RICHARD E.	R15-048C	10.1
CANNELLA SOPHIE P	R02-023A	12.9
COLLINGS ROBERT F	R25-0170	23.9 Y
COLLINGS ROBERT F	R25-0160	33.5 Y
COLLINGS ROBERT F	U02-0540	11.6 Y
CONANT PETER M/ROBERTA D	U11-039C-0010	13.2
CORNELL LINDA S	R13-0150	13.4
COUGHLIN JR THOMAS J	R16-0290-0110	7.1
DAWES ROBERT T TRUST	U06-013A	3.2 Y
DAWES ROBERT T TRUST	U06-009B	9.3 Y
DUNN JUDITH V ESTATE OF	R20-0480	28.6
F & S REALTY TRUST	R04-039A	28.8 Y
FLANNERY EDWARD W	R24-0120	5.5
FLETCHER BRUCE	R21-0420-009A	11.5 Y
HICKS ROBERT M	R21-005B-002B	18.1
HONEY POT HILL ORCHARDS INC	R13-0010	6.8 Y
HONEY POT HILL ORCHARDS	R14-16A	81.0 Y
HYDE DONALD B JR	R10-0090-0020	10.2
J MELONE & SONS INC	R29-0700	27.9
KENNEDY RUTH H	R31-0010	5.7
LANKAU WALTER E	R12-0230	43.7
LUNDY MAILMAN INC	R13-0110-0080	1.0
LUNDY MAILMAN INC	R13-0110-0070	1.1
LUNDY MAILMAN INC	R13-0110-0060	19.7
LUNDY MAILMAN INC	R13-0110-0090	1.0
LUNDY MAILMAN INC	R13-0110-0020	0.9

LUNDY MAILMAN INC	R13-0110-0030	0.9
LUNDY MAILMAN INC	R13-0110-0040	0.9
LUNDY MAILMAN INC	R13-0110-0050	1.3
MELONE ANTHONY	R29-0670	109.4 Y
MINUTE MAN AIR FIELD INC	R07-0350	115.9 Y
MINUTE MAN AIR FIELD INC	R07-0380	11.0 Y
MINUTE MAN REALTY CORP	R18-0220	113.4 Y
MOREY GEORGE	R24-0240	2.1
MOREY GEORGE	U07-0440	2.5
MOREY GEORGE	R23-0050	2.6
MOURA, MARY	R13-14	0.50
OWNER UNKNOWN	R24-0040	3.2
PAGE FAMILY LIMITED PARTNERSHP	R15-0660	77.0 Y
PITT CONSTRUCTION CORPORATION	R04-0430	42.7 Y
RAISANEN UOLEVI M	R29-0660	9.0
SCC ASSOCIATES INC	R11-037A	149.9 Y
SCC ASSOCIATES INC	R11-025B-0030	177.1 Y
SCC ASSOCIATES INC	R11-011A	1.8 Y
SCC ASSOCIATES INC	R11-025B-0080	1.5 Y
SUREAU JEAN-CLAUDE	R19-0100	41.9 Y
SUREAU JEAN-CLAUDE	R18-0270-0010	17.5 Y
TALPEY THOMAS M	R14-0080	11.5 Y
TESKA LORA E	R24-0030	11.3
WEDGEWOOD PROPERTIES INC	R08-007A	63.0 Y
WEDGEWOOD PROPERTIES INC	R09-1000	13.0 Y



Stow Open Space and Recreation Plan June 2008