

## 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		
<b>Northeastern Stow</b>												
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-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
<b>Northwestern Stow</b>												
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

<b>Southeastern Stow</b>												
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	
<b>Southwestern Stow</b>												
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**

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

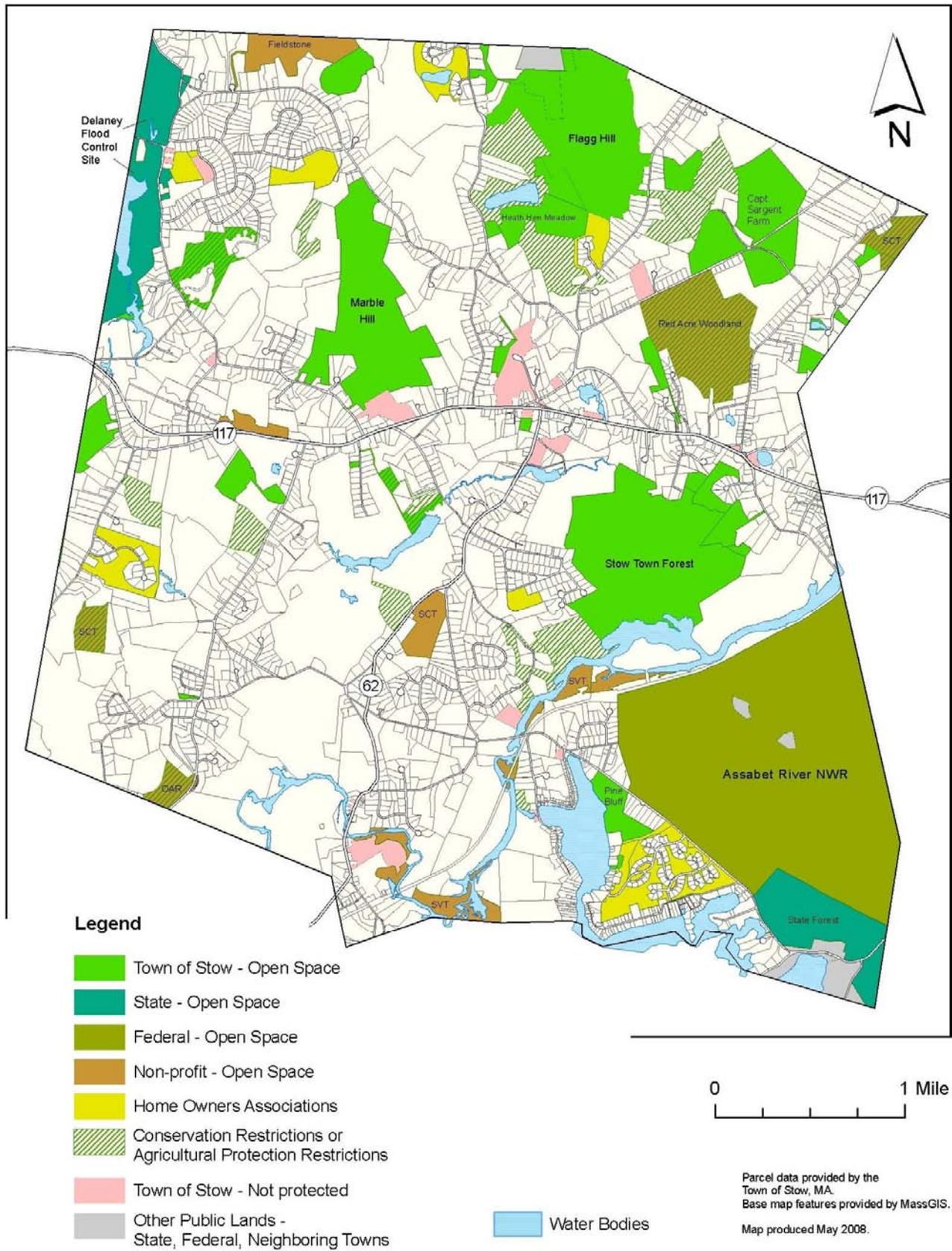
**Federal Land (U.S. Fish and Wildlife Service)**

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

**Land Protected by Nonprofit Conservation Organizations**

<b>Parcel Name/Owner</b>	<b>Map/Parcel</b>	<b>Area</b>
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



**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

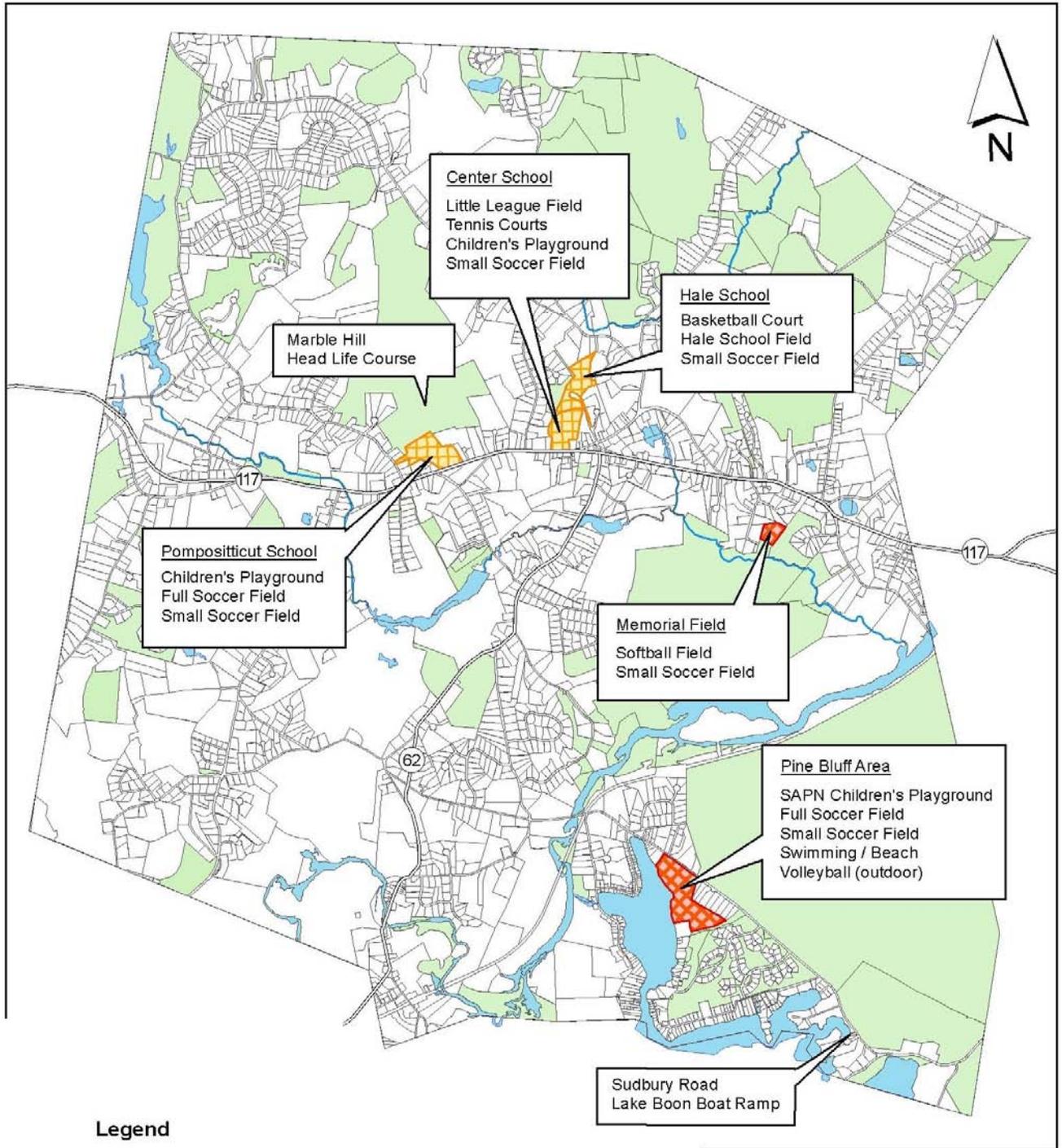
Note 1: Baseball field at Center School Campus is a shared field - baseball, soccer, school play area

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.

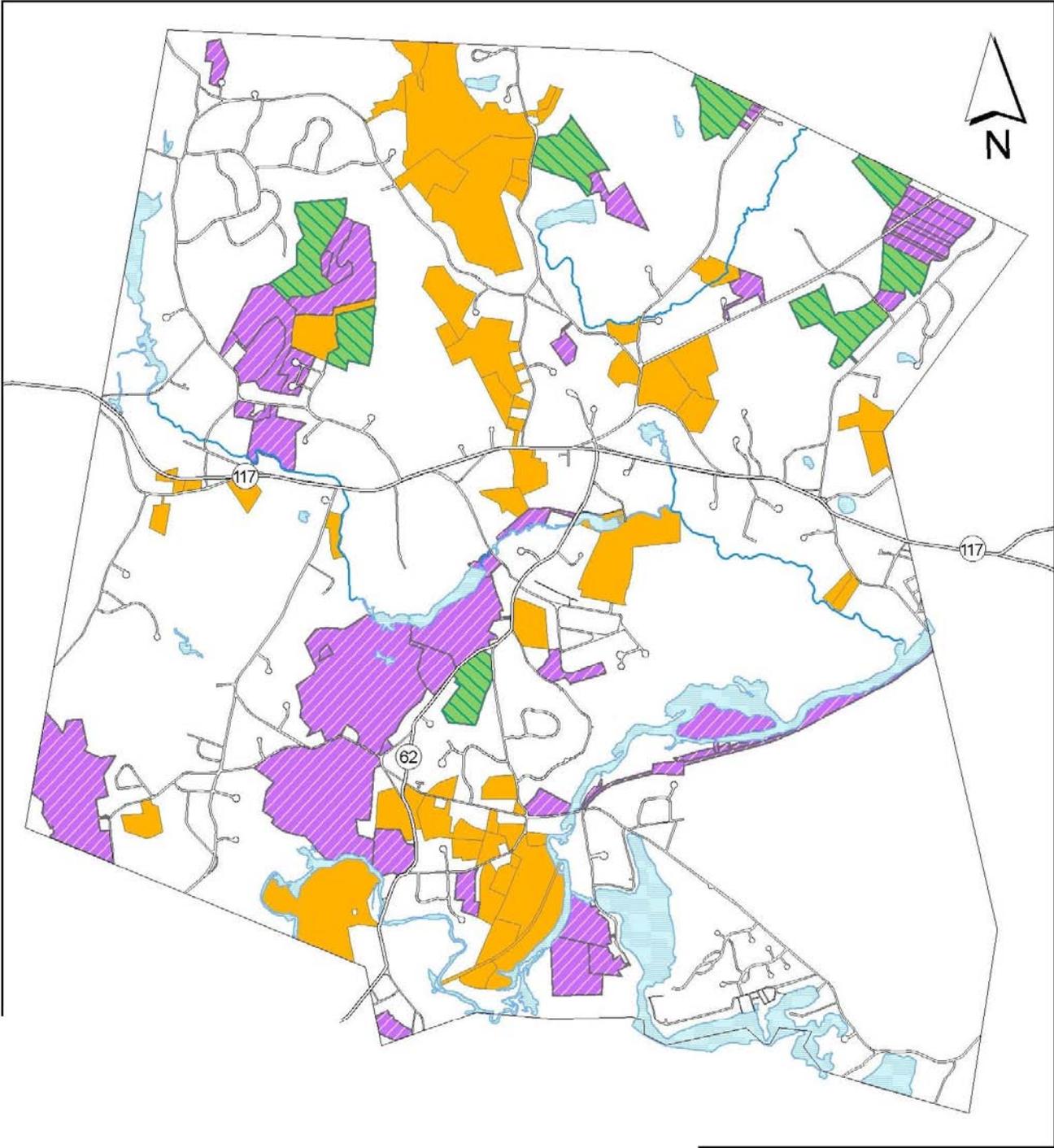
### **Major Unprotected Institutional Holdings**

<b>Parcel Name</b>	<b>Map/Parcel</b>
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.

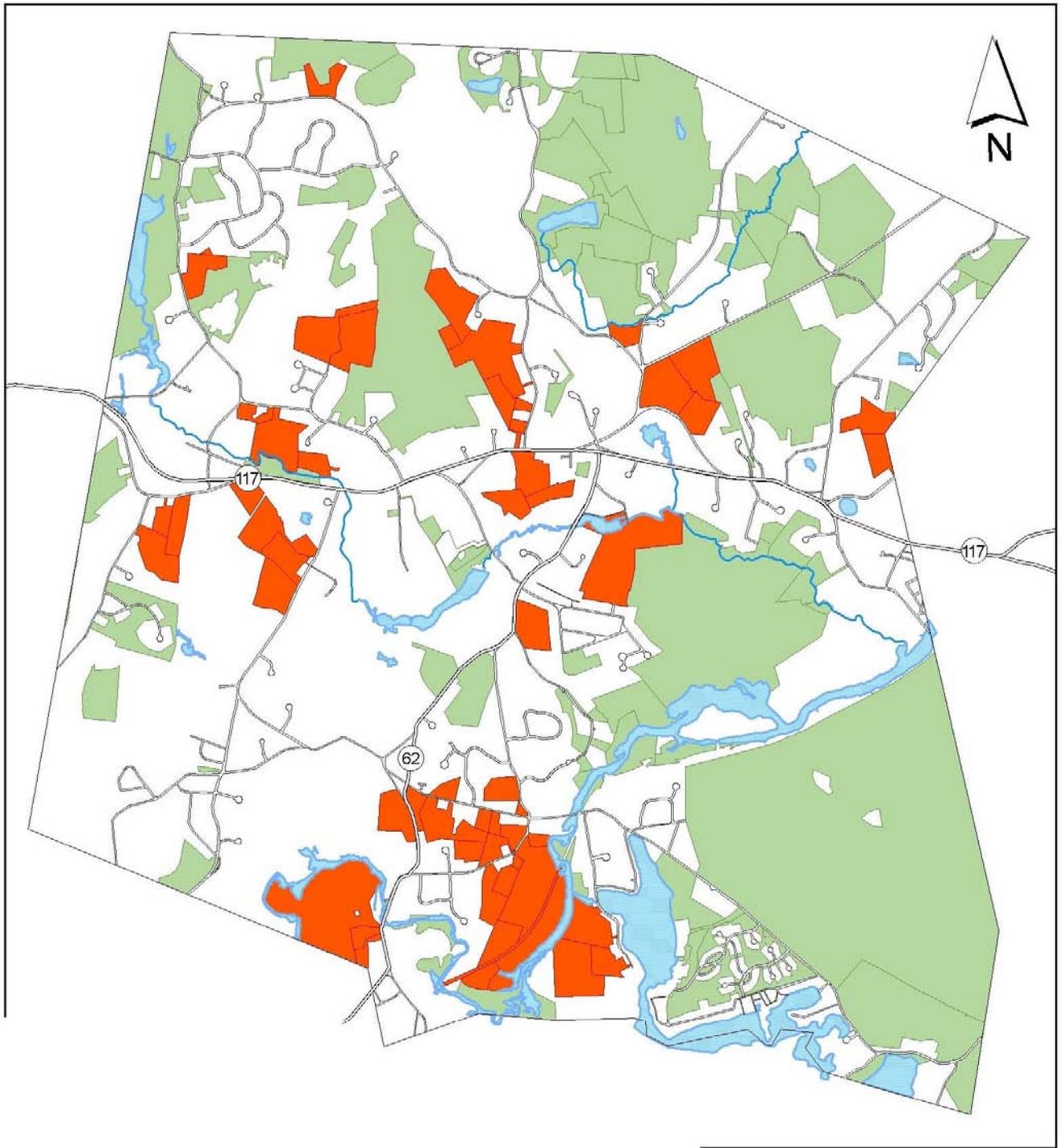
**Open Space and Recreation Plan**  
**Unprotected Parcels with Agricultural Significance**

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**

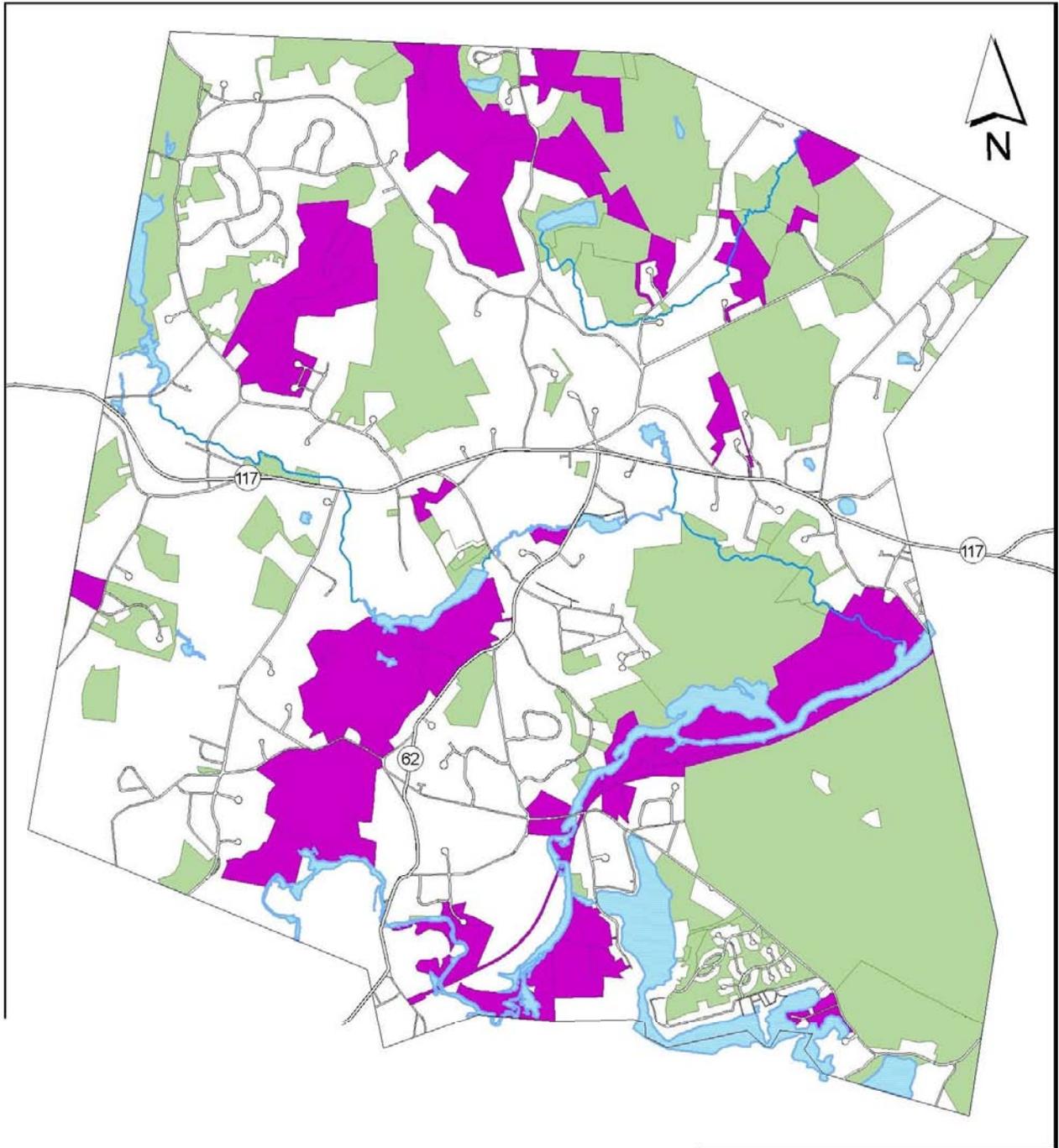
ALBRIGHT ANNETTE	R23-0010	28.1 Y
ALBRIGHT ANNETTE	R24-0010	1.7 Y
ALBRIGHT ANNETTE	R23-0040	7.0 Y
ALBRIGHT ROBERT T/ANNETTE L	R23-0030	31.3 Y
ANDING KENNETH L	U11-0330-0020	8.3
AVERY WILLIAM L	R08-006A	54.1 Y
BAWN DENNIS C	R14-0090	9.3
BOLTON RICHARD E.	R15-048C	10.1
CANNELLA SOPHIE P	R02-023A	12.9
COLLINGS 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**

### Stow - Parcels with Recreational Significance



**Legend**

- Parcels with Recreational 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 March 2008.

**Open Space and Recreation Plan**  
**Unprotected Parcels Important for Linking Protected Lands**

Owner	PARCEL_ID	Acres	Chapter
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
ALLAIRE TIMOTHY F	R18-0350	3.6	
ALPHA TRUST	R02-0200-0070	7.6	
ANDING KENNETH L	U11-0330-0020	8.3	
AVERY WILLIAM L	R08-006A	54.1	Y
BAILIN SARAH W	U05-002A	1.7	
BAILIN SARAH W	U05-001A	2.0	
BANKS FAMILY TRUST	R01-064A	46.5	
BARNES HILL TRUST	R08-0050	30.3	Y
BEDFORD BUILDERS INC	R01-0290	9.2	
BOLTON RICHARD E.	R15-048C	10.1	
BOYE DONALD J JR	R20-0260	17.3	
BURRELL MARK	R22-002A	4.8	
CACCIATORE RAYMOND J	R17-0290	44.3	Y
CACCIATORE RAYMOND J	R17-0260	1.0	Y
CANNELLA SOPHIE P	R02-023A	12.9	
COGSWELL GEORGE R	R01-0510	6.5	
CONANT PETER M/ROBERTA D	U11-039C-0010	13.2	
CORZINE RICHARD/GWENYTH	R02-019A	9.4	
CORZINE RICHARD/GWENYTH	R02-001B	22.2	
CUSHING II JOSIAH S	R01-0270	107.4	
DAWES ROBERT T TRUST	U06-013A	3.2	Y
DAWES ROBERT T TRUST	U06-009B	9.3	Y
DELMONICO PETER A JR	R07-0190	10.8	
DERBY ROBERT F	R22-001A	10.4	
DERBY ROBERT F	U10-0440	8.4	
DUNN JUDITH V ESTATE OF	R20-0480	28.6	
EFMC ASSOCIATES LIMITED PARTNERSHIP	R02-0030	19.1	
EFMC ASSOCIATES LIMITED PARTNERSHIP	R02-0190	6.5	

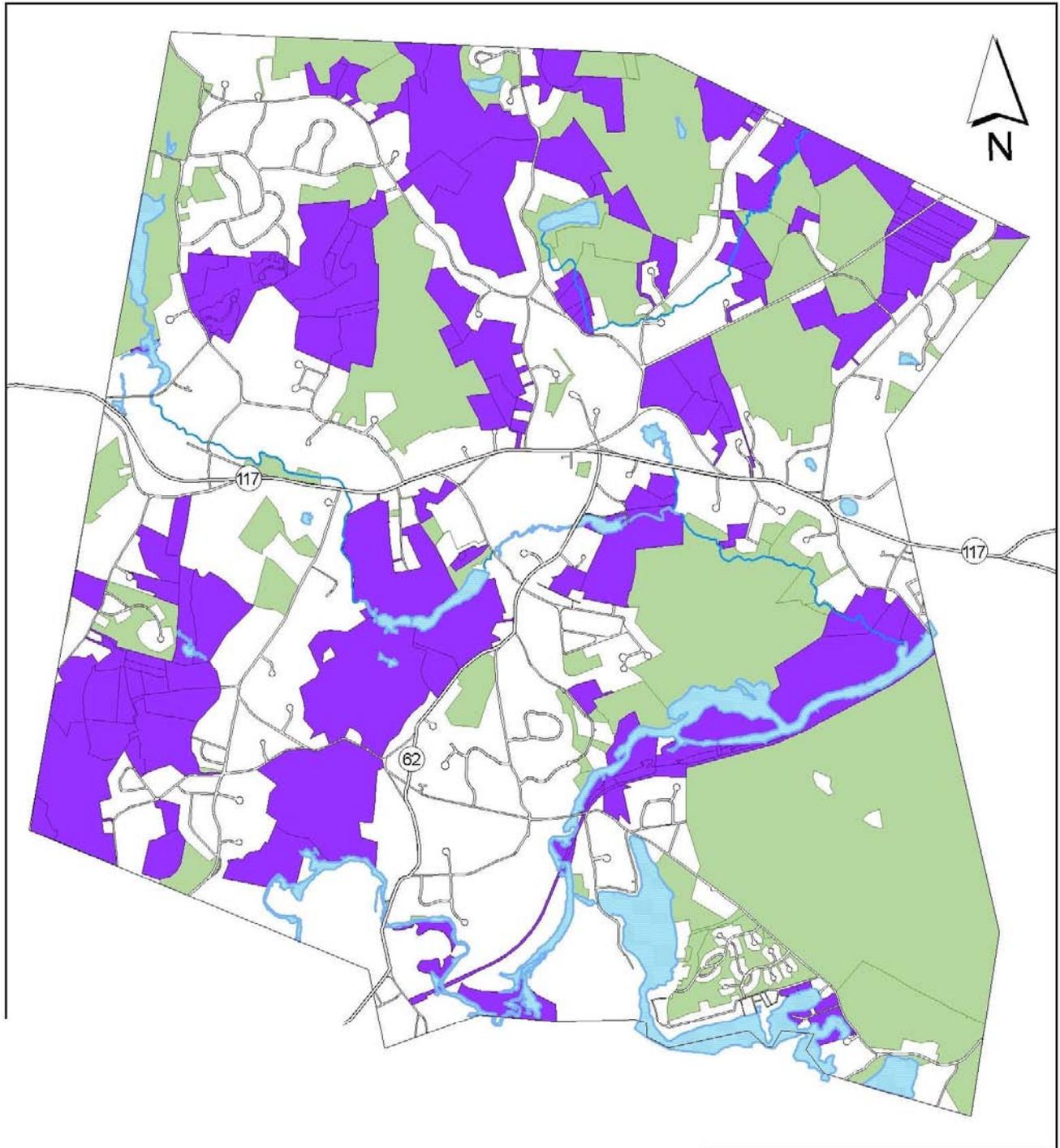
EFMC ASSOCIATES LIMITED PARTNERSHIP	R02-001A	6.6
EFMC ASSOCIATES LIMITED PARTNERSHIP	R02-0180	4.8
FIELD FAITH B	U09-0310	12.1 Y
FIELD PEDER O	R17-0200	2.7 Y
FIELD PEDER O	U09-0330	2.7 Y
FLANNERY EDWARD W	R24-0120	5.5
FLETCHER BRUCE	R21-0420-009A	11.5 Y
FLETCHER REALTY TRUST	R31-0030	4.3 Y
FLETCHER REALTY TRUST	R31-0060	20.7 Y
HICKS ROBERT M	R21-005B-002B	18.1
HONEY POT HILL ORCHARDS INC	R13-0010	6.8 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
KILLEEN ALLEN J	R18-0350-0010	2.4
KNAPP CHRISTIAN	R07-0030-0040	12.5
KUNELIUS MARILYN E	R31-0570	46.2 Y
LANKAU WALTER E	R12-0230	43.7
LORD CHARLES H	R22-002B	77.8 Y
MACFARLANE DONALD J	R18-0330	5.1
MARSHALL RICHARD E	R03-027A	11.0
MELONE ANTHONY	R29-0670	109.4 Y
MERRILL CHRISTOPHER B TR	R08-005A	29.3 Y
MINUTE MAN AIR FIELD INC	R07-0350	115.9 Y
MINUTE MAN AIR FIELD INC	R07-0380	11.0 Y
MINUTE MAN AIR FIELD INC	R07-0300-0070	8.2 Y
MINUTE MAN AIR FIELD INC.	R07-0340	26.7 Y
MINUTE MAN REALTY CORP	R18-0220	113.4 Y
MOREY GEORGE	R31-0080	7.8 Y
MOREY GEORGE	R24-0240	2.1
MOREY GEORGE	R31-0170	24.7 Y
MOREY GEORGE	R31-0160	5.8 Y
MOREY GEORGE	R31-0090	13.2 Y
MOREY GEORGE	R31-0140	9.3 Y
MOREY GEORGE	R31-0130	2.8 Y
MOREY GEORGE	R31-0120	9.5 Y

MOREY GEORGE	R31-0110	4.5Y
MOREY GEORGE	R31-0100	7.5Y
MOREY GEORGE	U07-0440	2.5
MOSELEY PHILIP B TR	R03-0230	21.1Y
PAGE FAMILY LIMITED PARTNERSHP	R15-0660	77.0Y
PERKINS RICHARD F	R31-0380	4.6
PILOT GROVE FARM INC	R21-0440	26.4Y
PILOT GROVE FARM INC	R17-001A	15.1Y
POULSON SETH K TR	U06-0160	3.1
QUIRK ROBERT D	R02-0040	48.0Y
QUIRK ROBERT D	R02-0050	22.1
RAISANEN UOLEVI M	R29-0660	9.0
REVERDY EDWARD E	R02-0200-0090	8.4
RISING DONALD B	R15-0470	9.8
RT REAL ESTATE LLC	R02-0010-0020	26.6
RUGO MICHAEL	R10-0010-004A	5.5
SCC ASSOCIATES INC	R11-037A	149.9Y
SCC ASSOCIATES INC	R11-025B-0030	177.1Y
SCHWARZKOPF DANIEL B	R06-1240	10.9
SCHWARZKOPF DANIEL B	R05-0790	16.1
SCHWARZKOPF DANIEL S.	R05-067A	0.7
SMITH JEFFREY D	U09-0250	12.8
SNOW WILLIAM J. JR	R03-0180	13.2
SPARKS HOWARD F	R01-0230	7.0
SPARKS HOWARD F	R01-0010	21.2
STIDHAM JAMES B	R18-0350-0020	2.9
STOW WOODLANDS LLC	R11-025B-0010	124.3
STRANEY KENNETH M	R18-0340	8.0
SUREAU JEAN-CLAUDE	R19-0100	41.9Y
SUREAU JEAN-CLAUDE	R18-0270-0010	17.5Y
SWEENEY CHARITABLE UNITRUST	R20-0170	0.9Y
SWEENEY P TR COLONIAL REALTY	R20-0210	0.9Y
SWEENEY PAUL	R20-0190	32.5
SWEENEY PAUL	R20-0220	0.5Y
SWEENEY PAUL	R20-0200	1.2Y
TERVO ALBERT A	R16-0190	9.8

TESKA LORA E	R24-0030	11.3
VERACKA JOANNE M TRUSTEE	R29-1110	5.5
VONSTETTEN ERIC C	R02-0200-0130	30.9
WARD DANIEL E/VICKI A DROMEY	R09-0990	4.9Y
WARD DANIEL E/VICKI A DROMEY	R08-0100	27.3Y
WARREN FRANCIS JR	R17-0010	29.2Y
WEDGEWOOD PROPERTIES INC	R08-007A	63.0Y



### Stow - Parcels Important for Linking Protected Lands



**Legend**

-  Parcels Important for Linkage
-  Protected Open Space Lands
-  Water Bodies

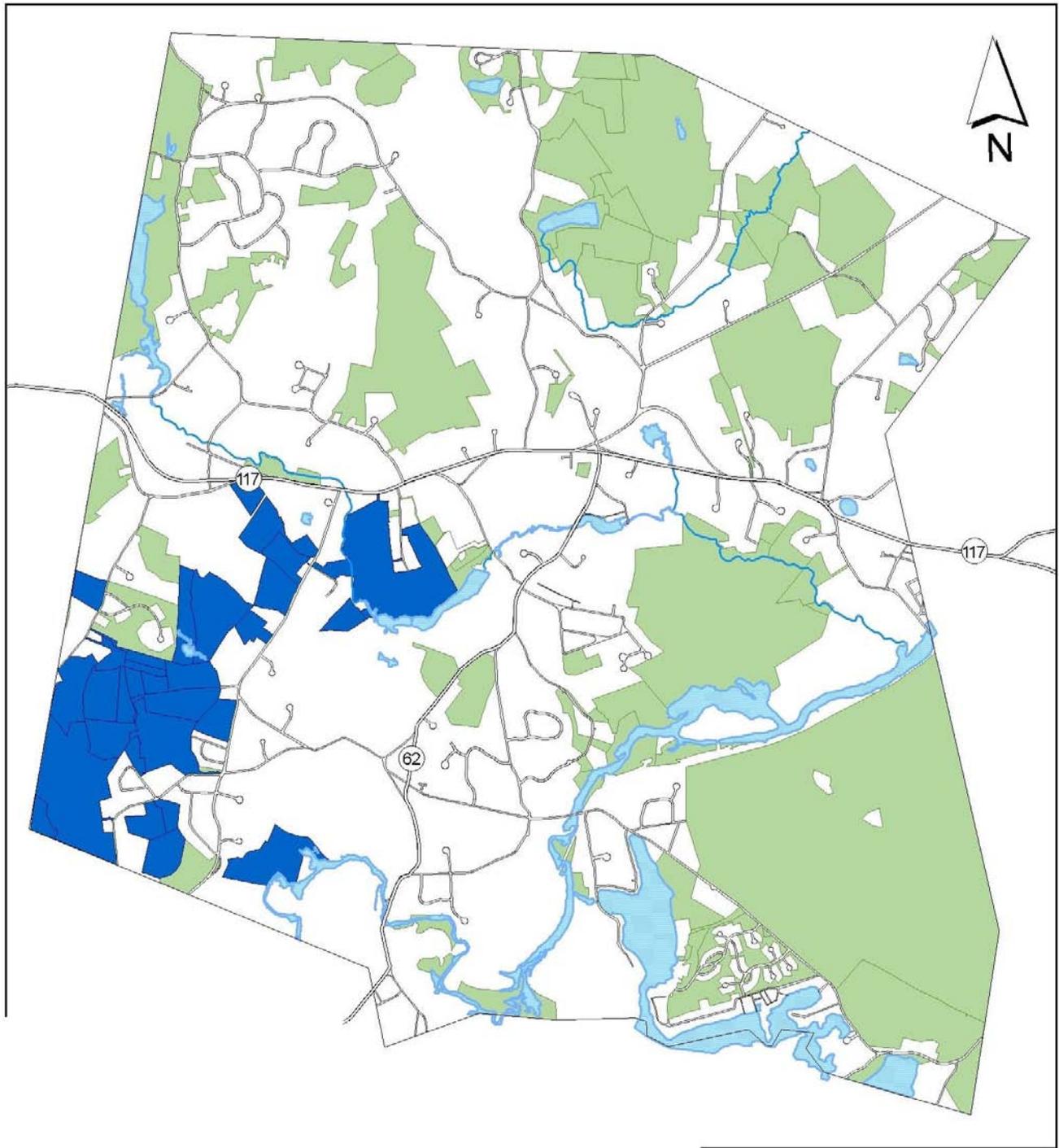


Parcel data provided by the  
Town of Stow, MA.  
Base map features provided by MassGIS.  
Map produced March 2008.

**Open Space and Recreation Plan**  
**Unprotected Parcels of Significance in the Underserved Quadrant**

Owner	PARCEL_ID	Acres	Chapter
ALPHA TRUST	R02-0200-0070	7.6	
BANKS FAMILY TRUST	R01-064A	46.5	
BEDFORD BUILDERS INC	R01-0290	9.2	
CANNELLA SOPHIE P	R02-023A	12.9	
COGSWELL GEORGE R	R01-0510	6.5	
CORZINE RICHARD/GWENYTH	R02-019A	9.4	
CORZINE RICHARD/GWENYTH	R02-001B	22.2	
CUSHING II JOSIAH S	R01-0270	107.4	
EFMC ASSOCIATES LIMITED PARTNERSHIP	R02-0030	19.1	
EFMC ASSOCIATES LIMITED PARTNERSHIP	R02-0190	6.5	
EFMC ASSOCIATES LIMITED PARTNERSHIP	R02-001A	6.6	
EFMC ASSOCIATES LIMITED PARTNERSHIP	R02-0180	4.8	
GREEN FREDERICK J	R01-0240-0020	14.5	Y
LANKAU WALTER E	R12-0230	43.7	
QUIRK ROBERT D	R02-0040	48.0	Y
QUIRK ROBERT D	R02-0050	22.1	
REVERDY EDWARD E	R02-0200-0090	8.4	
RT REAL ESTATE LLC	R02-0010-0020	26.6	
RT REAL ESTATE, L.L.C.	R02-0010-0010	16.4	
SPARKS HOWARD F	R01-0230	7.0	
SPARKS HOWARD F	R01-0010	21.2	
STOW WOODLANDS LLC	R11-025B-0010	124.3	
STOW WOODLANDS LLC	R11-025B-0020	11.0	
SULLIVAN BRIAN J TR	R02-010A-0030	10.7	
TARANTO DONALD	R10-0530-0070	7.0	
TYLER ALLAN A	R03-0120	9.6	Y
VONSTETTEN ERIC C	R02-0200-0130	30.9	

### Stow - Parcels of Significance in the Underserved Quadrant



**Legend**

- Parcels of Significance in Underserved Quadrant
- 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.

**Open Space and Recreation Plan**  
**Unprotected Parcels of Surface Water and Groundwater Significance**

Owner	PARCEL_ID	Acres	Chapter
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
ALLAIRE TIMOTHY F	R18-0350	3.6	
ALPHA TRUST	R02-0200-0070	7.6	
ANDING KENNETH L	U11-0330-0020	8.3	
ASSABET WATER COMPANY INC	R07-0040	27.3	
AVERY WILLIAM L	R08-006A	54.1	Y
BANKS FAMILY TRUST	R01-064A	46.5	
BARNES HILL TRUST	R08-0050	30.3	Y
BAWN DENNIS C	R14-0090	9.3	
BOLTON RICHARD E.	R15-048C	10.1	
BOYE DONALD J JR	R20-0260	17.3	
BURRELL MARK	R22-002A	4.8	
CACCIATORE RAYMOND J	R17-0290	44.3	Y
COLLINGS ROBERT F	R25-0170	23.9	Y
COLLINGS ROBERT F	R25-0160	33.5	Y
COLLINGS ROBERT F	U02-0540	11.6	Y
COLOSI ANTHONY L	R04-028A-0010	13.9	
COLOSI ANTHONY L	R04-0280-0020	20.5	
CORNELL LINDA S	R13-0150	13.4	
COUGHLIN JR THOMAS J	R16-0290-0110	7.1	
CUSHING II JOSIAH S	R01-0270	107.4	
DERBY ROBERT F	R22-001A	10.4	
DERBY ROBERT F	U10-0440	8.4	
DIMASI SR. DAVID A.	R12-0170-0110	18.4	
DOHERTY MICHAEL C	U07-0340	15.2	
DOW JAMES A	R04-0070	10.3	
DUNN JUDITH V ESTATE OF	R20-0480	28.6	
E T & L CONSTRUCTION	R04-0220	10.1	

E T & L CONSTRUCTION CORP	R03-0510	11.3
EFMC ASSOCIATES LIMITED PARTNERSHIP	R02-0030	19.1
FITZPATRICK MALCOLM	U10-0410	2.8
FITZPATRICK MALCOLM S R	U10-0260	8.6
FLANNERY EDWARD W	R24-0120	5.5
GARRITY KENNETH J	R04-0130	4.2
GENRAD INC.	R04-0280-0010	19.7
GREEN FREDERICK J	R01-0240-0020	14.5 Y
HAMMAR NORA T	R04-0140	6.3
HERENE ANN J	R09-0010	13.7
HICKS ROBERT M	R21-005B-002B	18.1
HIGGINS A CHRISTINE	R05-0040	10.4
HONEY POT HILL ORCHARDS INC	R14-016A	84.4 Y
HONEY POT HILL ORCHARDS INC	R13-0020	14.8 Y
HONEY POT HILL ORCHARDS INC	R13-0020	8.2 Y
HONEY POT HILL ORCHARDS INC	R14-016B	3.5 Y
HONEY POT HILL ORCHARDS, INC	R14-019A-0020	4.2
J MELONE & SONS INC	R29-0700	27.9
JENKINS FRANCIS J	R16-0450	11.1
KILLEEN ALLEN J	R18-0350-0010	2.4
KUNELIUS MARILYN E	R31-0570	46.2 Y
LANKAU WALTER E	R12-0230	43.7
LAWRYNOWICZ WILLIAM J	R30-0670	12.9
LAWSON TIMOTHY E	U01-0530	7.0
LORD CHARLES H	R22-002B	77.8 Y
LSN CONSTRUCTION	R20-0310	18.7
LUNDY MAILMAN INC	R13-0110-0080	1.0
LUNDY MAILMAN INC	R13-0110-0070	1.1
LUNDY MAILMAN INC	R13-0110-0060	19.7
LYNCH JEAN H.	R21-001D	8.1 Y
MACFARLANE DONALD J	R18-0330	5.1
MARSHALL BARBARA A.	R16-0300-0020	10.2 Y
MARSHALL RICHARD E	R03-027A	11.0
MARTIN RICHARD S	R14-020B	22.8 Y
MCDONALD ROBERT C	R12-0050	18.6 Y
MELONE ANTHONY	R29-0670	109.4 Y

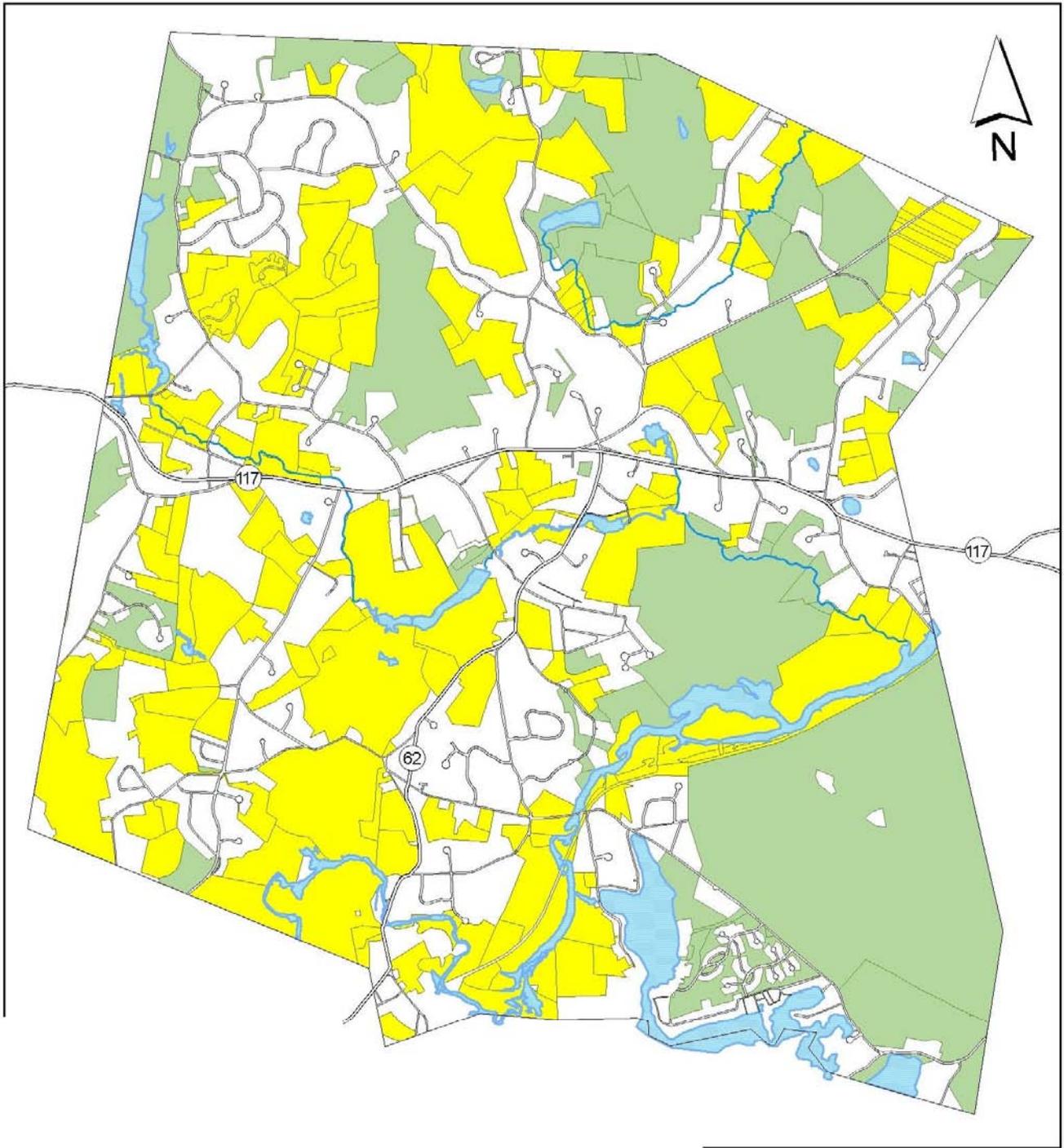
MERRILL CHRISTOPHER B TR	R08-005A	29.3Y
MINEAR MARK M	U09-021A	7.7
MINUTE MAN AIR FIELD INC	R07-0350	115.9Y
MINUTE MAN AIR FIELD INC	R07-0380	11.0Y
MINUTE MAN AIR FIELD INC.	R07-0340	26.7Y
MINUTE MAN REALTY CORP	R18-0220	113.4Y
MONG STEVEN R	R03-0230-0010	6.8Y
MOREY GEORGE	R23-0050	2.6
MOREY GEORGE	R31-0080	7.8Y
MOREY GEORGE	R24-0240	2.1
MOREY GEORGE	R31-0170	24.7Y
MOREY GEORGE	R31-0160	5.8Y
MOREY GEORGE	R31-0090	13.2Y
MOREY GEORGE	R31-0140	9.3Y
MOREY GEORGE	R31-0130	2.8Y
MOREY GEORGE	R31-0120	9.5Y
MOREY GEORGE	R31-0110	4.5Y
MOREY GEORGE	R31-0100	7.5Y
MOSELEY PHILIP B TR	R03-0230	21.1Y
PAGE FAMILY LIMITED PARTNERSHP	R15-0660	77.0Y
PERKINS EDWARD H	R12-0010	93.7Y
PERKINS EDWARD H	U08-0030	6.3
PERKINS EDWARD H	U08-0030-0020	4.7
PERKINS RICHARD F	R31-0380	4.6
PILOT GROVE FARM INC	R21-0440	26.4Y
PILOT GROVE FARM INC	R17-001A	15.1Y
PITT CONSTRUCTION CORPORATION	R04-0430	42.7Y
PORCELLA ANNE D	R30-0490	16.1Y
PORCELLA ANNE D	R30-0770	12.4Y
PORCELLA ANNE D	U09-0180	17.8Y
PORCELLA ANNE D	R16-030A	9.6
PORCELLA ANNE D	R16-0460	11.7Y
QUIRK ROBERT D	R02-0040	48.0Y
QUIRK ROBERT D	R02-0050	22.1
RAISANEN UOLEVI M	R29-0660	9.0
RCI HUDSON INC	R12-0250	39.5

REVERDY EDWARD E	R02-0200-0090	8.4
RISING DONALD B	R15-0470	9.8
RISING DONALD B	R15-0340	14.0 Y
ROCKBOTTOM LIMITED PTNSHP.	R12-0020	22.4 Y
RT REAL ESTATE LLC	R02-0010-0020	26.6
RT REAL ESTATE, L.L.C.	R02-0010-0010	16.4
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
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
SMITH CLARK R & KAREN	R30-0590	6.7
SNOW WILLIAM J. JR	R03-0180	13.2
SPARKS HOWARD F	R01-0230	7.0
SPARKS HOWARD F	R01-0010	21.2
STIDHAM JAMES B	R18-0350-0020	2.9
STOW WOODLANDS LLC	R11-025B-0010	124.3
STOW WOODLANDS LLC	R11-037B	9.9
STOW WOODLANDS LLC	R11-025B-0020	11.0
STOW WOODLANDS LLC	R11-025B-0040	11.3
STOW WOODLANDS LLC	R11-011B	13.6
STRANEY KENNETH M	R18-0340	8.0
SULLIVAN BRIAN J TR	R02-010A-0030	10.7
SUREAU JEAN-CLAUDE	R19-0100	41.9 Y
SWEENEY PAUL	R20-0190	32.5
TALPEY THOMAS M	R14-0080	11.5 Y
TARANTO DONALD	R10-0530-0070	7.0
TESKA LORA E	R24-0030	11.3
TYLER ALLAN A	R03-0120	9.6 Y
VERACKA JOANNE M TRUSTEE	R29-1110	5.5

VONSTETTEN ERIC C	R02-0200-0130	30.9
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
WEDGEWOOD PROPERTIES INC	R08-007A	63.0 Y
WEDGEWOOD PROPERTIES INC	R09-1000	13.0 Y
ZWIT DOUGLAS E	U07-0060-0040	8.9 Y



### Stow - Parcels of Surface Water and Groundwater Significance



**Legend**

- Parcels of Surface and Groundwater Significance
- Protected Open Space Lands
- Water Bodies



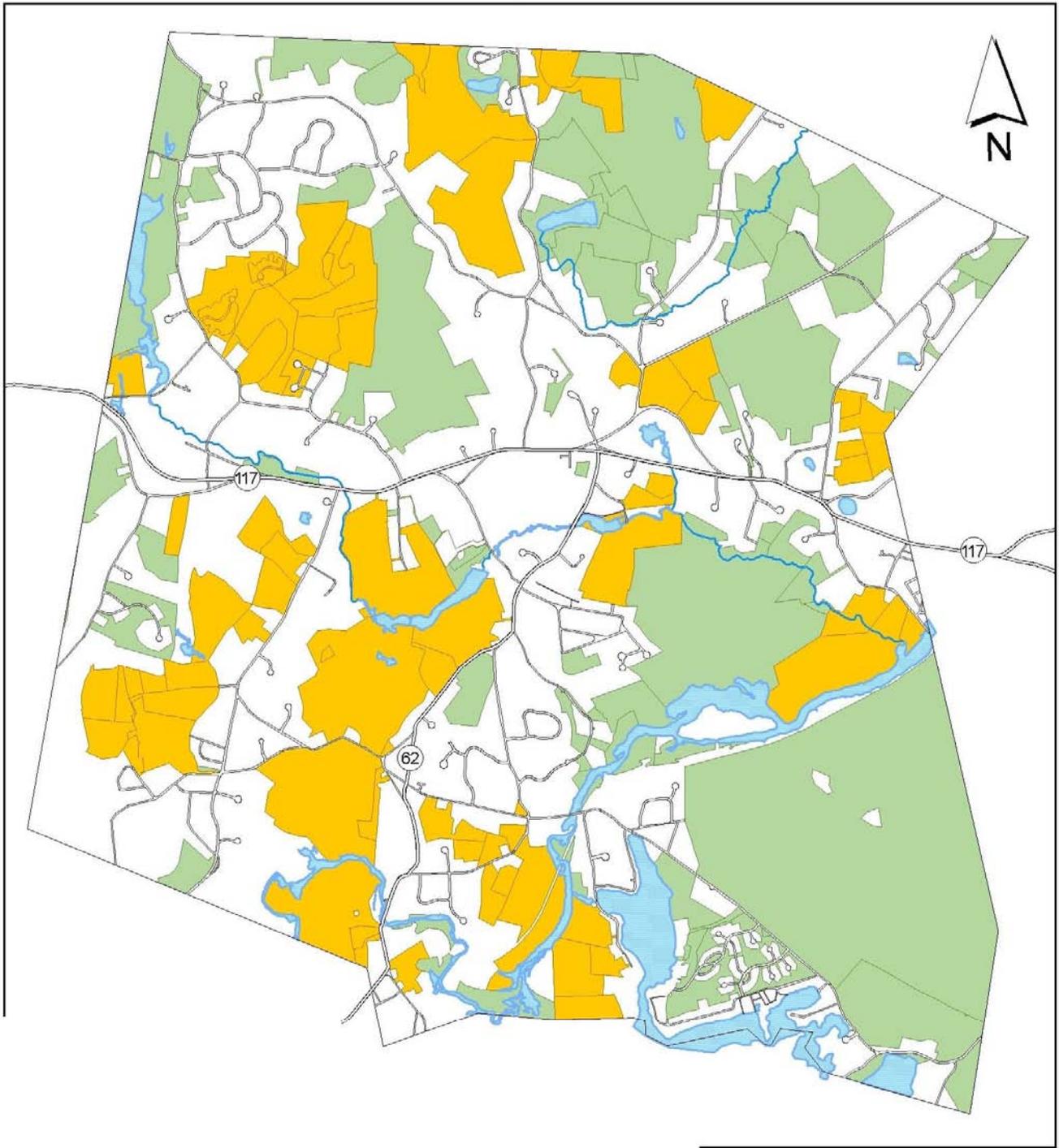
Parcel data provided by the  
Town of Stow, MA.  
Base map features provided by MassGIS.  
Map produced March 2008.

**Open Space and Recreation Plan**  
**Unprotected Parcels That Will Help Preserve Small-town Nature**

Owner	PARCEL_ID	Acres	Chapter
AVERY WILLIAM L	R08-006A	54.1	Y
BANKS FAMILY TRUST	R01-064A	46.5	
BARNES HILL TRUST	R08-0050	30.3	Y
COGSWELL GEORGE R	R01-0510	6.5	
COLLINGS ROBERT F	R25-0170	23.9	Y
COLLINGS ROBERT F	R25-0160	33.5	Y
COLLINGS ROBERT F	U02-0540	11.6	Y
CORZINE RICHARD/GWENYTH	R02-019A	9.4	
CORZINE RICHARD/GWENYTH	R02-001B	22.2	
DEIGNAN L L C (Kids a Lot)	R30-046A	8.8	
DERBY ROBERT F	R22-001A	10.4	
DERBY ROBERT F	U10-0440	8.4	
DOHERTY MICHAEL C	U07-0340	15.2	
EFMC ASSOCIATES LIMITED PARTNERSHIP	R02-0030	19.1	
EFMC ASSOCIATES LIMITED PARTNERSHIP	R02-0190	6.5	
EFMC ASSOCIATES LIMITED PARTNERSHIP	R02-001A	6.6	
F & S REALTY TRUST	R04-039A	28.8	Y
GENRAD INC.	R04-0280-0010	19.7	
HONEY POT HILL ORCHARDS INC	R14-016A	84.4	Y
HONEY POT HILL ORCHARDS INC	R14-0140	8.2	Y
HONEY POT HILL ORCHARDS INC	R13-0060	14.3	Y
HONEY POT HILL ORCHARDS INC	R13-0040	7.4	Y
HONEY POT HILL ORCHARDS INC	R14-0120-0020	7.8	Y
J MELONE & SONS INC	R29-0700	27.9	
LAWRYNOWICZ WILLIAM J	R30-0670	12.9	
LORD CHARLES H	R22-002B	77.8	Y
MARTIN RICHARD S	R14-020B	22.8	Y
MAYNARD SAND & GRAVEL	R25-0130	22.0	
MELONE ANTHONY	R29-0670	109.4	Y
MERRILL CHRISTOPHER B TR	R08-005A	29.3	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
PAGE FAMILY LIMITED PARTNERSHP	R15-0660	77.0 Y
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
PITT CONSTRUCTION CORPORATION	R04-0430	42.7 Y
PORCELLA ANNE D	R30-0490	16.1 Y
PORCELLA ANNE D	R30-0770	12.4 Y
QUIRK ROBERT D	R02-0040	48.0 Y
RAISANEN UOLEVI M	R29-0660	9.0
RT REAL ESTATE LLC	R02-0010-0020	26.6
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
SMITH CLARK R & KAREN	R30-0590	6.7
SNOW WILLIAM J. JR	R03-0180	13.2
STOW WOODLANDS LLC	R11-025B-0010	124.3
STOW WOODLANDS LLC	R11-037B	9.9
SULLIVAN BRIAN J TR	R02-010A-0030	10.7
SWEENEY PAUL	R20-0190	32.5
WARREN FRANCIS JR	R17-0010	29.2 Y
WARREN FRANCIS JR	R17-0030	11.2 Y
WEDGEWOOD PROPERTIES INC	R08-007A	63.0 Y
WEDGEWOOD PROPERTIES INC	R09-1000	13.0 Y

### Stow - Parcels That Will Help Preserve Small-town Nature



**Legend**

- Parcels that will help preserve Stow's small-town nature
- 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.

**Open Space and Recreation Plan**  
**Unprotected Parcels with Wildlife Habitat Significance**

Owner	PARCEL_ID	Acres	Chapter
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
ALLAIRE TIMOTHY F	R18-0350	3.6	
ANDING KENNETH L	U11-0330-0020	8.3	
BANKS FAMILY TRUST	R01-064A	46.5	
BAWN DENNIS C	R14-0090	9.3	
BEDFORD BUILDERS INC	R01-0290	9.2	
BOLTON RICHARD E.	R15-048C	10.1	
BOYE DONALD J JR	R20-0260	17.3	
BURRELL MARK	R22-002A	4.8	
COLLINGS ROBERT F	R25-0170	23.9	Y
COLLINGS ROBERT F	R25-0160	33.5	Y
COLLINGS ROBERT F	U02-0540	11.6	Y
COLOSI ANTHONY L	R04-028A-0010	13.9	
COLOSI ANTHONY L	R04-0280-0020	20.5	
CONANT PETER M/ROBERTA D	U11-039C-0010	13.2	
CORNELL LINDA S	R13-0150	13.4	
CORZINE RICHARD/GWENYTH	R02-019A	9.4	
CORZINE RICHARD/GWENYTH	R02-001B	22.2	
CUSHING II JOSIAH S	R01-0270	107.4	
DELMONICO PETER A JR	R07-0190	10.8	
DERBY ROBERT F	R22-001A	10.4	
DERBY ROBERT F	U10-0440	8.4	
DIMASI SR. DAVID A.	R12-0170-0110	18.4	
DOHERTY MICHAEL C	U07-0340	15.2	
DOW JAMES A	R04-0070	10.3	
DUNN JUDITH V ESTATE OF	R20-0480	28.6	
E T & L CONSTRUCTION	R04-0220	10.1	
E T & L CONSTRUCTION CORP	R03-0510	11.3	
EFMC ASSOCIATES LIMITED PARTNERSHIP	R02-0030	19.1	

FITZPATRICK MALCOLM	U10-0410	2.8
FITZPATRICK MALCOLM S R	U10-0260	8.6
FLANNERY EDWARD W	R24-0120	5.5
FLETCHER BRUCE	R21-0420-009A	11.5 Y
FLETCHER REALTY TRUST	R31-0030	4.3 Y
FLETCHER REALTY TRUST	R31-0060	20.7 Y
GARRITY KENNETH J	R04-0130	4.2
GENRAD INC.	R04-0280-0010	19.7
GREEN FREDERICK J	R01-0240-0020	14.5 Y
HAMMAR NORA T	R04-0140	6.3
HERENE ANN J	R09-0010	13.7
HICKS ROBERT M	R21-005B-002B	18.1
HIGGINS A CHRISTINE	R05-0040	10.4
HONEY POT HILL ORCHARDS INC	R14-016A	84.4 Y
HONEY POT HILL ORCHARDS INC	R13-0020	14.8 Y
HONEY POT HILL ORCHARDS INC	R13-0020	8.2 Y
HONEY POT HILL ORCHARDS INC	R14-016B	3.5 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
KILLEEN ALLEN J	R18-0350-0010	2.4
KUNELIUS MARILYN E	R31-0570	46.2 Y
LANKAU WALTER E	R12-0230	43.7
LAWSON TIMOTHY E	U01-0530	7.0
LORD CHARLES H	R22-002B	77.8 Y
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
LYNCH JEAN H.	R21-001D	8.1 Y
MACFARLANE DONALD J	R18-0330	5.1
MARSHALL BARBARA A.	R16-0300-0020	10.2 Y

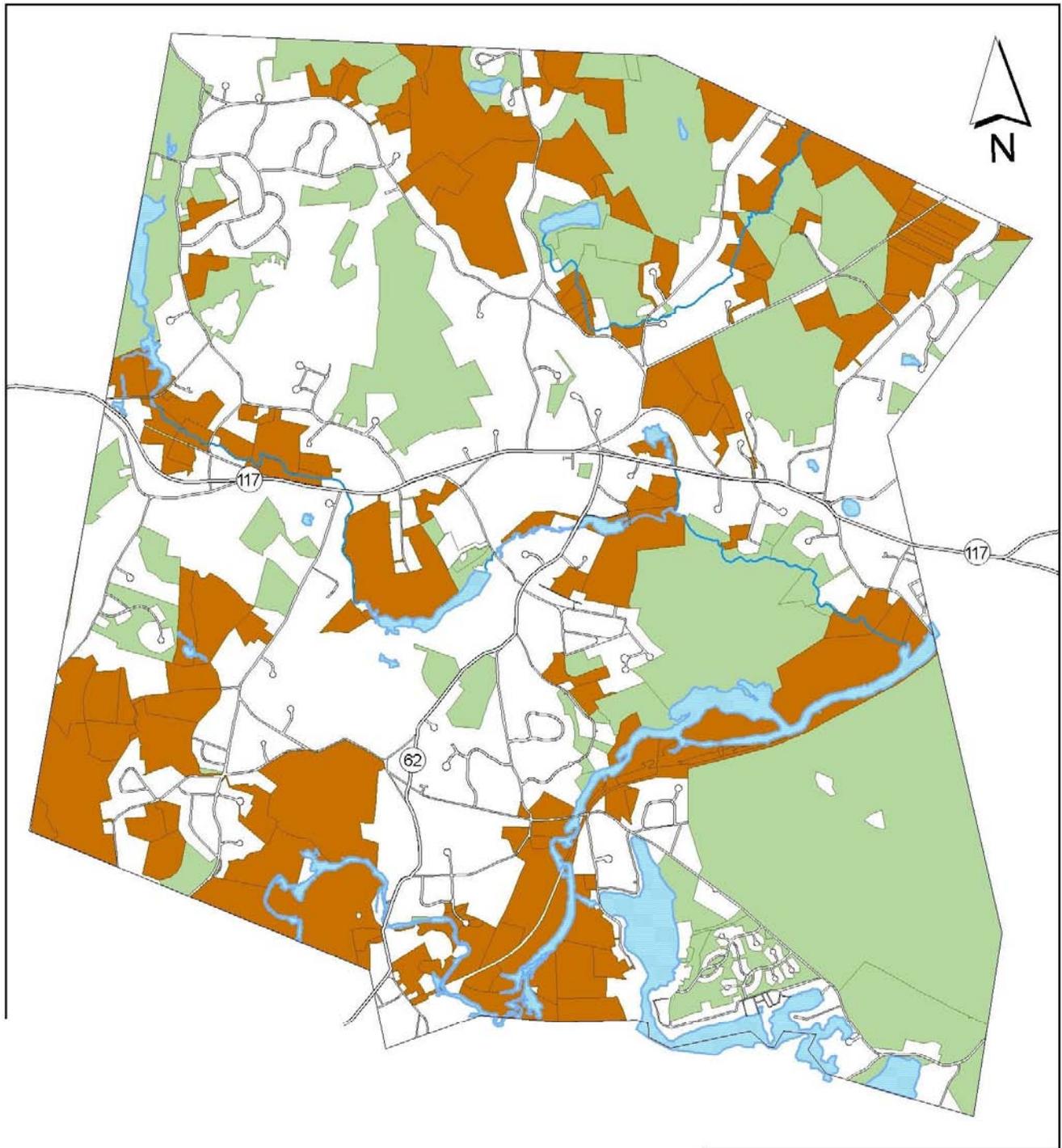
MARTIN NORMAN W	R03-0610	7.0
MAYNARD SAND & GRAVEL	R25-0130	22.0
MELONE ANTHONY	R29-0670	109.4 Y
MINUTE MAN AIR FIELD INC	R07-0350	115.9 Y
MINUTE MAN AIR FIELD INC	R07-0380	11.0 Y
MINUTE MAN AIR FIELD INC	R07-0300-0070	8.2 Y
MINUTE MAN AIR FIELD INC.	R07-0340	26.7 Y
MINUTE MAN REALTY CORP	R18-0220	113.4 Y
MOREY GEORGE	R23-0050	2.6
MOREY GEORGE	R31-0080	7.8 Y
MOREY GEORGE	R24-0240	2.1
MOREY GEORGE	R31-0170	24.7 Y
MOREY GEORGE	R31-0160	5.8 Y
MOREY GEORGE	R31-0090	13.2 Y
MOREY GEORGE	R31-0140	9.3 Y
MOREY GEORGE	R31-0130	2.8 Y
MOREY GEORGE	R31-0120	9.5 Y
MOREY GEORGE	R31-0110	4.5 Y
MOREY GEORGE	R31-0100	7.5 Y
MOURA, MARY	R13-14	0.5
MOREY GEORGE	U07-0440	2.5
NYHAN NANCY L	R07-0300-0060	6.5
OWNER UNKNOWN	R24-0040	3.2
PERKINS EDWARD H	R12-0010	93.7 Y
PERKINS EDWARD H	U08-0030	6.3
PERKINS EDWARD H	U08-0030-0020	4.7
PERKINS RICHARD F	R31-0380	4.6
PILOT GROVE FARM INC	R21-0440	26.4 Y
PILOT GROVE FARM INC	R17-001A	15.1 Y
QUIRK ROBERT D	R02-0040	48.0 Y
QUIRK ROBERT D	R02-0050	22.1
RAISANEN UOLEVI M	R29-0660	9.0
RCI HUDSON INC	R12-0250	39.5
RISING DONALD B	R15-0470	9.8
RISING DONALD B	R15-0340	14.0 Y
RT REAL ESTATE LLC	R02-0010-0020	26.6

SCC ASSOCIATES INC	R11-037A	149.9Y
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	29.1Y
SHEPHERD THOMAS R.	R09-014A	9.0
SHEPHERD, NANCY H.	R04-002A	6.6Y
SPARKS HOWARD F	R01-0230	7.0
SPARKS HOWARD F	R01-0010	21.2
STIDHAM JAMES B	R18-0350-0020	2.9
STOW WOODLANDS LLC	R11-025B-0010	124.3
STOW WOODLANDS LLC	R11-025B-0020	11.0
STRANEY KENNETH M	R18-0340	8.0
SULLIVAN BRIAN J TR	R02-010A-0030	10.7
SUREAU JEAN-CLAUDE	R19-0100	41.9Y
SUREAU JEAN-CLAUDE	R18-0270-0010	17.5Y
SWEENEY PAUL	R20-0190	32.5
TALPEY THOMAS M	R14-0080	11.5Y
TERVO ALBERT A	R16-0190	9.8
TESKA LORA E	R24-0030	11.3
VERACKA JOANNE M TRUSTEE	R29-1110	5.5
VONSTETTEN ERIC C	R02-0200-0130	30.9
WARREN FRANCIS JR	R17-0010	29.2Y



Eastern Box Turtle

### Stow - Parcels with Wildlife Habitat Significance



**Legend**

-  Parcels with Wildlife Habitat Significance
-  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.

**Open Space and Recreation Plan  
Unprotected Parcels with Scenic Significance**

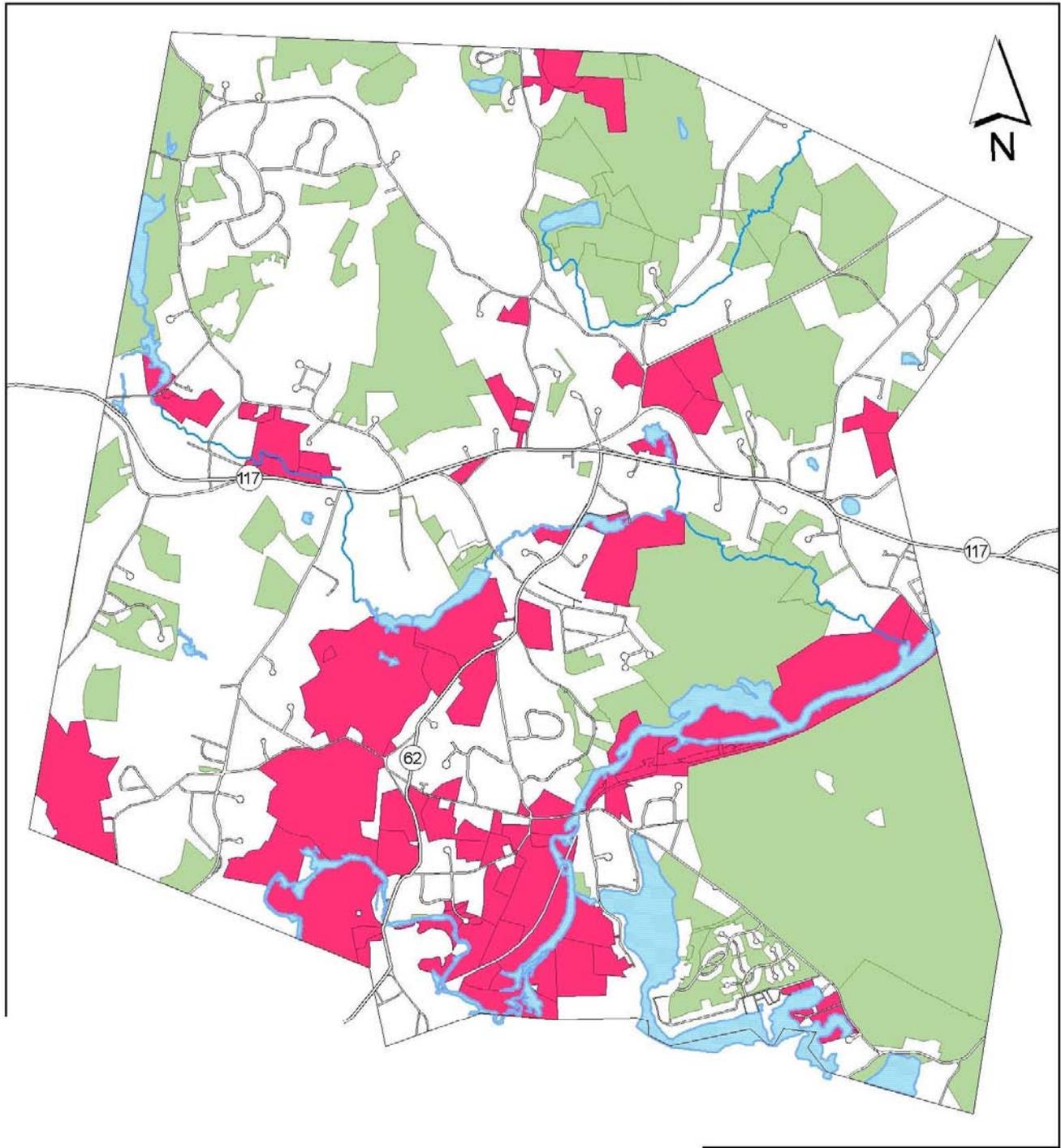
Owner	PARCEL_ID	Acres Chapter
ALBRIGHT ANNETTE	R23-0010	28.1 Y
ALBRIGHT ANNETTE	R24-0010	1.7 Y
ALBRIGHT ANNETTE	R23-0040	7.0 Y
ALBRIGHT ROBERT T/ANNETTE L	R23-0030	31.3 Y
BAILIN SARAH W	U05-002A	1.7
BAILIN SARAH W	U05-001A	2.0
BAWN DENNIS C	R14-0090	9.3
BOLTON RICHARD E.	R15-048C	10.1
COLLINGS ROBERT F	R25-0170	23.9 Y
COLLINGS ROBERT F	R25-0160	33.5 Y
COLLINGS ROBERT F	U02-0540	11.6 Y
COLOSI ANTHONY L	R04-028A-0010	13.9
COLOSI ANTHONY L	R04-0280-0020	20.5
CORNELL LINDA S	R13-0150	13.4
COUGHLIN JR THOMAS J	R16-0290-0110	7.1
CUSHING II JOSIAH S	R01-0270	107.4
DAWES ROBERT T TRUST	U06-013A	3.2 Y
DAWES ROBERT T TRUST	U06-009B	9.3 Y
FIELD FAITH B	U09-0310	12.1 Y
FIELD PEDER O	R17-0200	2.7 Y
FIELD PEDER O	U09-0330	2.7 Y
FITZPATRICK MALCOLM	U10-0410	2.8
FITZPATRICK MALCOLM S R	U10-0260	8.6
FLANNERY EDWARD W	R24-0120	5.5
FROST DERWOOD R	R15-0620	0.7
HANGEN DONALD	R14-0210	6.9 Y
HERENE ANN J	R09-0010	13.7
HONEY POT HILL ORCHARDS INC	R14-016A	84.4 Y
HONEY POT HILL ORCHARDS INC	R14-0140	8.2 Y
HONEY POT HILL ORCHARDS INC	R13-0060	14.3 Y

HONEY POT HILL ORCHARDS INC	R13-0040	7.4 Y
HONEY POT HILL ORCHARDS INC	R13-0020	14.8 Y
HONEY POT HILL ORCHARDS INC	R13-0020	8.2 Y
HONEY POT HILL ORCHARDS INC	R14-0180	3.2 Y
HONEY POT HILL ORCHARDS INC	R13-004A	1.6 Y
HONEY POT HILL ORCHARDS INC	R14-0120-0020	7.8 Y
HONEY POT HILL ORCHARDS INC	R14-016B	3.5 Y
LANKAU WALTER E	R12-0230	43.7
LORD CHARLES H	R22-002B	77.8 Y
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
MARTIN RICHARD S	R14-0030	6.0 Y
MARTIN RICHARD S	R14-020B	22.8 Y
MCDONALD ROBERT C	R12-0050	18.6 Y
MELONE ANTHONY	R29-0670	109.4 Y
MOREY GEORGE	R23-0050	2.6
MOURA, MARY	R13-14	0.5
NEWMAN EDWARD E	R16-036C	5.4
PAGE FAMILY LIMITED PARTNERSHP	R15-0660	77.0 Y
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	R30-0490	16.1 Y
PORCELLA ANNE D	R30-0770	12.4 Y
POULSON SETH K TR	U06-0160	3.1
RAISANEN UOLEVI M	R29-0660	9.0
ROCKBOTTOM LIMITED PTNSHP.	R12-0020	22.4 Y
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
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
TALPEY THOMAS M	R14-0080	11.5 Y
TESKA LORA E	R24-0030	11.3
WARREN FRANCIS JR	R17-0010	29.2 Y
WARREN FRANCIS JR	R17-0030	11.2 Y
WEILER JUDITH	R17-0330	8.5

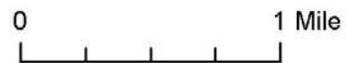


### Stow - Parcels with Scenic Significance



**Legend**

- Parcels with Scenic Significance
- Protected Open Space Lands
- Water Bodies



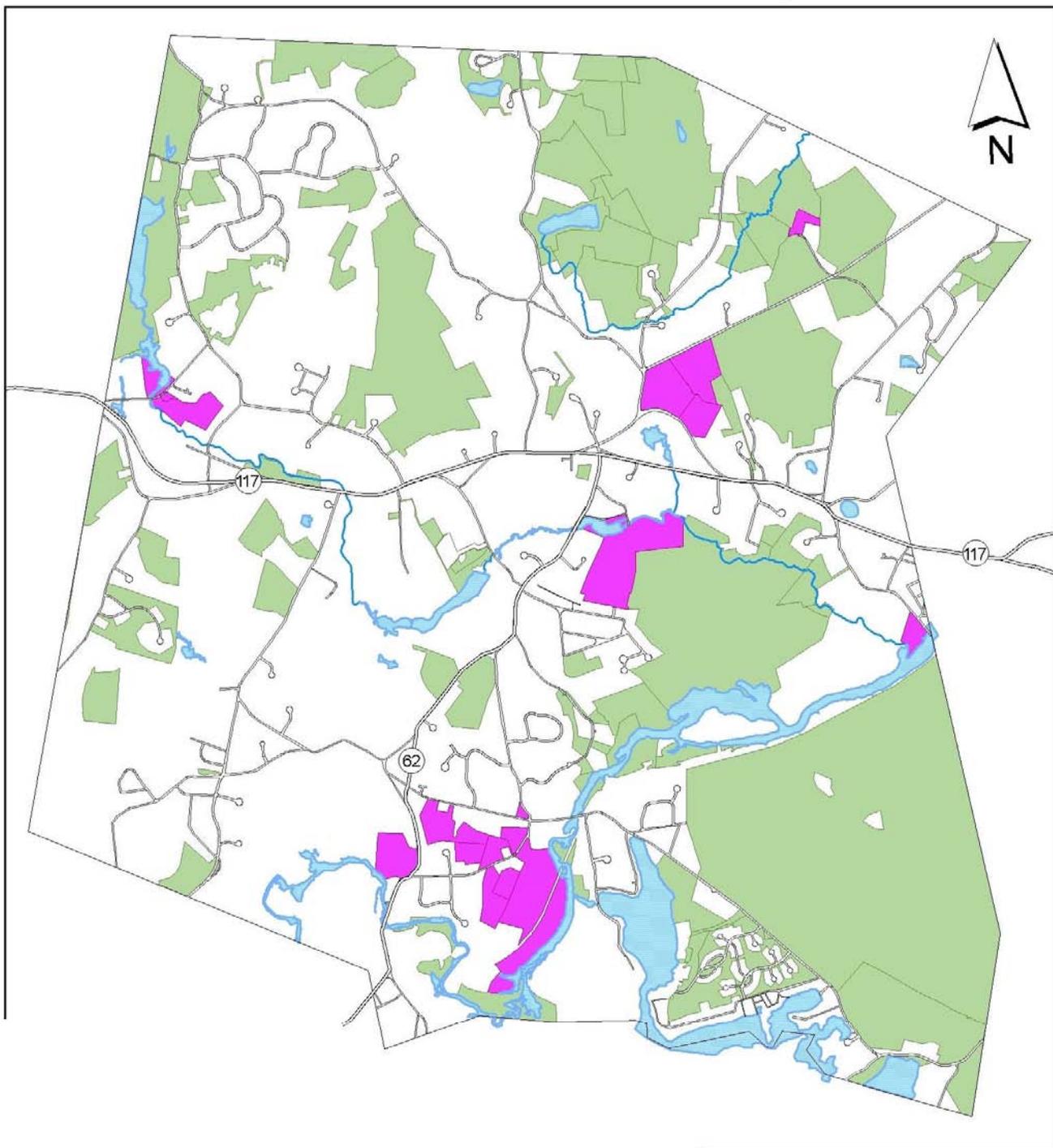
Parcel data provided by the  
Town of Stow, MA.  
Base map features provided by MassGIS.  
Map produced March 2008.

**Open Space and Recreation Plan**  
**Unprotected Parcels with Historic and Cultural Resource Significance**

Owner	PARCEL_ID	Acres	Chapter
COLOSI ANTHONY L	R04-028A-0010	13.9	
COLOSI ANTHONY L	R04-0280-0020	20.5	
HONEY POT HILL ORCHARDS INC	R14-016A	84.4	Y
HONEY POT HILL ORCHARDS INC	R14-0140	8.2	Y
HONEY POT HILL ORCHARDS INC	R13-0060	14.3	Y
HONEY POT HILL ORCHARDS INC	R13-0040	7.4	Y
HONEY POT HILL ORCHARDS INC	R14-0120-0020	7.8	Y
KENNEDY RUTH H	R31-0010	5.7	
LORD CHARLES H	R22-002B	77.8	Y
MARTIN RICHARD S	R14-020B	22.8	Y
PILOT GROVE FARM INC	R21-0440	26.4	Y
PILOT GROVE FARM INC	R17-001A	15.1	Y
RAISANEN UOLEVI M	R29-0660	9.0	
ROCKBOTTOM LIMITED PTNSHP.	R12-0020	22.4	Y
WARREN FRANCIS JR	R17-0010	29.2	Y



### Stow - Parcels with Historic and Cultural Significance



**Legend**

-  Parcels with Historic and Cultural 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 March 2008.

## **Section 6**

### **Community Vision**

#### **6A. Description of Process**

The Open Space and Recreation Plan Committee was formed to update the Town's 1997 Open Space and Recreation Plan. The Committee is composed of representatives of the Conservation Commission, Open Space Committee, and private citizens. Much of the background information from the 1997 Open Space and Recreation Plan was retained and updated as needed. The needs and goals have been developed anew in response to current and projected conditions.

The Open Space Committee met in open session on numerous occasions beginning in 2003 to develop this updated plan. The findings of the Master Plan Committee's town survey and public meetings were reviewed and incorporated as appropriate. Drafts were discussed by the committee and a final draft version was prepared. Representatives of the Committee met with a wide variety of town boards to present the plan and solicit feedback. The report was circulated to numerous town boards and committees for their comments and a public forum was held in which citizen input was obtained. These comments were used to prepare the final plan.

#### **6B. Statement of Open Space and Recreation Goals**

Stow is a very special place. Despite increasing development pressures, Stow has managed to maintain a rural flavor that has been lost in most, if not all, surrounding communities along the Route 495 corridor. A wide range of agricultural products including fruit and vegetables, lamb, Christmas trees, and greenhouse and cut flowers continue to be produced in Stow and are a major element of our community's heritage and economy. Economically viable farms preserve open space and contribute in many other ways to Stow's quality of life. Many roads are lined with stone walls and there are numerous highly valued scenic vistas such as Pilot Grove Farm, Carver Hill, Lake Boon, the Assabet River, and the town's many beautiful golf courses. With only 6000 residents, Stow still has a "small town" feel – it is town where you know the people you see in the post office and in the grocery store. And where annual events such as Springfest, the Harvest Ball, Run for the Woods, and washing the fire truck are important aspects of the community's character. Other less tangible aspects of small town character prevail – the skies are still dark at night, affording excellent stargazing opportunities, and on summer afternoon, the rustling of leaves and the songs of birds are more noticeable than sirens or traffic noise.

The recent Master Plan Survey indicates that most people chose to move to Stow for what it still is, more than for what it could become. Sixty two percent of residents said that rural character (open space, farms and orchards, Lake Boon) was the main reason that they decided to live in Stow. Almost half cited "small town community" as the main reason.

At the same time, these aspects of Stow that are prized by residents also draw newcomers, making the continued growth of Stow inevitable. This reality jeopardizes the very qualities that make Stow a desirable community. One traffic light becomes two. The intersection of Rt. 62 and 117 becomes increasingly congested. It is harder to take a left turn out of your driveway. A patch of woods is subdivided for large new homes. Class sizes increase. Little by little, the sense of "elbow room" is diminished. Our demographics are also changing – with homeownership increasingly out of reach for many and those on fixed incomes struggling to keep up with rising property taxes. At the same time, there is a strong desire to maintain the existing small town character in Stow for its many benefits. Growth will continue to affect our tax base, requiring costly services such as increased police and fire

protection and additional classroom space. Protection of our important remaining open lands can maintain or enhance our quality of life and be beneficial to the town's budget in the long run.

We are used to looking at the landscape and imagining that what we are used to seeing and experiencing will always be there. Yet, build out studies that have been developed for Stow depict a future – where all of the existing unprotected open land has been developed – that seems unimaginable. Many Stow residents do not fully appreciate the magnitude of the changes that will occur with buildout or the speed with which it is likely to occur. Most communities in eastern Massachusetts are looking at a “buildout” time horizon of 5 to 15 years. The reality is that the decisions that are made within the next five to ten years will play a major role in shaping the future of Stow. To the extent that the existing build-out projections are undesirable, the town must act now to change this blueprint and to create the “green infrastructure” that will sustain this community over the long term.

This plan calls for specific actions on several fronts – ranging from active efforts to acquire or otherwise protect priority lands that are important for the nine objectives identified in this plan, to adoption of creative zoning changes to reduce and/or concentrate future development and preserve areas not suitable for development. It is clear that given the short amount of time remaining, the town needs a strong, ongoing and well-prioritized land protection effort that makes use of all of the “tools” in the toolbox – encouraging donation of land and conservation restrictions, purchasing key properties, and making use of limited development, zoning incentives and creative land protection partnerships with private organizations that can assist with raising funds. In addition, more attention needs to be given to coordinated marketing of Stow's assets – its farms, orchards, golf courses, bed and breakfasts, recreational lands, and small businesses. We should be able to purchase Stow apples in the supermarket and should encourage more visitors to consider Stow as a weekend or vacation destination. In addition, the town needs to ensure that land use and open space decisions are coordinated, so that infrastructure and capital facilities decisions support efforts to preserve important lands and do not conflict with open space priorities and so the various staff, boards and organizations involved in open space protection maximize their effectiveness. Finally, the plan looks across Stow's borders to identify key linkages with open space and greenway efforts in surrounding towns and within the region.



## Section 7

### Analysis of Needs

This Open Space and Recreation Plan identifies several clear open space and recreational needs for the Town of Stow for the coming five years and as it grows toward build out. The highest priority needs are discussed below, however there are additional needs that are addressed in the Action Section of this plan in Section 8.

#### A. Highest Priority Resource Protection Needs

##### 1. Protection of Priority Parcels identified in this Plan

As part of the process of preparing this Open Space and Recreation Plan, GIS mapping was used to estimate the percentage of land in Stow that has been developed and protected, as well as the amount of land whose fate remains to be determined. This data indicates that approximately 30% of the land in Stow has been developed and approximately 30% of the land has been protected. This leaves the largest percentage of land in town – 40% – as potentially available for development. This high percentage of “remaining” land means both that Stow still has the potential to grow and change significantly. **Stow residents perceive that there is a lot more “open space” in town than has actually been protected. A full 70% of the land in town appears green and open, but less than half of that “perceived open space” has legal protections that ensure that it will remain that way.** Notably this includes many of the orchards, golf courses, and scenic vistas that many town residents know and take for granted. This plan identifies high priority parcels to meet a variety of community needs – maintaining our agricultural land base, water resource protection, wildlife habitat, and scenic views, among others. It also identifies those parcels where development could have the great impact on the build out of Stow. In order to maintain the balance between protected and developed land in town, the Plan calls for protection of one acre for every acre that is developed in the future. This may happen in many ways – through donations of land and conservation restrictions, purchases of land and conservation restrictions, or open space set-asides in development projects. This is as easily determined “metric” to ensure that the town stays on course with the goals of the Plan.

TYPE OF LAND	ACRES	PERCENT OF TOTAL
Protected Lands	3611	32%
Developed Lands	3247	29%
Not Developed and Not Protected	4299	39%
Total Land Area	11157	100%

##### 2. Protection of Stow’s Agricultural Base

The farms of Stow are one of the primary components of the town’s rural character and are an integral part of Stow’s heritage and economy. Agricultural 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 is one of the most threatened types of agriculture in the Commonwealth. The Appendix to the Plan includes a copy of the Commonwealth’s Executive Order designed to protect agricultural lands from conversion to other uses, including a requirement for mitigation whenever a state permit or funding is required for a

development project on land that contains prime agricultural soils. A map of prime farmland in Stow is also contained in Section 4D of this Open Space and Recreation Plan.

### 3. Protection of Land in the “Underserved Area”

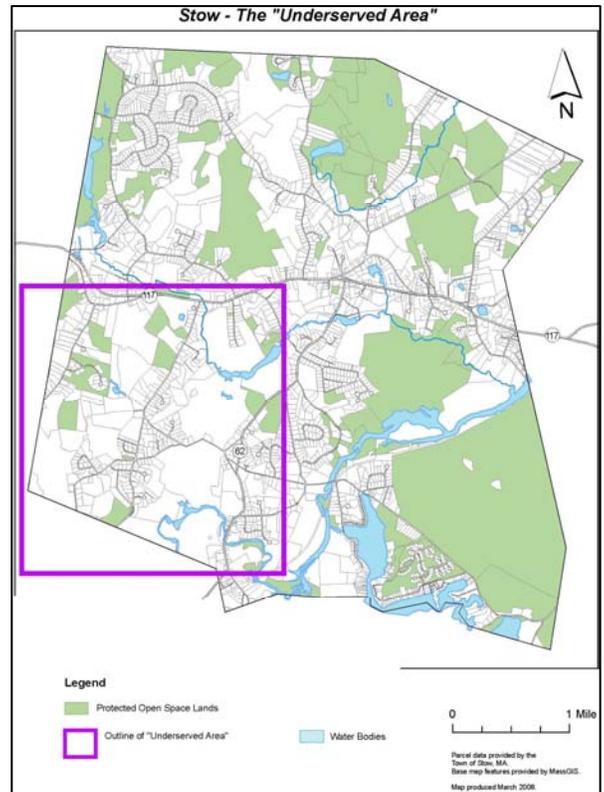
One area of Stow where there is very little land and a high priority for land use change is the Southwest Quadrant of town. In the area west of Hudson Road, there are approximately 600 acres of undeveloped land alone. In addition, several of the town’s large golf courses are located in this area. There is also very little protected land in this area, and there have been several recent large developments. For this reason, the Plan identifies this as an important area for future open space protection – which will hopefully create at least one large open space area as well as connections between protected parcels – enabling this area to connect into Stow’s “Emerald Necklace.”

## B. Highest Priority Community Needs

### 1. Active Recreational Playing Fields

As Stow has continued to grow, it has not added active recreational facilities in more than 10 years, and as a result is experiencing overuse and overcrowding in its active recreational facilities. In particular, the town is in need of additional playing fields for both formally organized soccer, baseball and other sports leagues, as well as for more informal play and pick up games. It is anticipated that this need will continue to become worse as time goes on and the population of the town expands. In 2006-2007 various user groups in town joined together to form Recreation for Stow, and worked collaboratively with the Town’s Recreation Commission and Community Preservation Committee to complete a Recreation Master Plan, that examined the availability and need for recreational fields in Stow. The findings of that report included the following:

- There are virtually no fields in town for use by lacrosse, despite the rapid growth in that sport over the past two years;
- There is no adult baseball field (90 foot diamond) in Town;
- Stow accounts nearly 50% of the players on 50 teams in the Assabet Valley Little League while providing only 12% of the field usage;
- Stow Soccer has 620 participants in 45 teams and is projecting 5% growth in the next five years, forcing them to seek field space in Sudbury and Boxboro;



- Lack of resting has resulted in poor field conditions and deferred maintenance, including potential safety problems.

The Town is currently moving forward to identify and develop suitable sites for recreational fields and has recently just acquired the “Snow” property off of Old Bolton Road, which is expected to be developed to help alleviate the need for recreational fields (a portion of the land will also be maintained in active agricultural use). However, the Town will need to continue to identify and acquire suitable sites to meet the town’s active recreational needs, and to secure sufficient funds for field development. The following specific needs have been identified in the Recreation Master Plan to meet current needs:

### 1. Additional three or four multi-purpose Fields.

With an immediate need to remedy a deficit for soccer fields.

- Need: 1 full size soccer field, 1-2 small size, 1 multi-purpose.

*New sports such as lacrosse may become popular. A multi-purpose field would allow this use. An extra field could also be used to spell an existing field for a ‘rest’ to allow for necessary short and long term maintenance.*

*Sites for these fields are currently being explored and include the Snow Property off Old Bolton Road, an expansion of the current facilities at Pine Bluffs, and Crow Island, along the Assabet River.*

### 2. Additional Baseball Field

- Need – 1 Baseball field.

*Baseball teams are limited to the field at Center School and the Hale School adjacent to the Middle School. During anticipated school facility renovation and construction at the Center Campus, this access will be reduced. Baseball practice and play is being restricted by the lack of fields.*

### 3. Upgrade of Tennis Facilities

*Dependent on Center-Hale School expansion/update, the Tennis Courts could be either relocated or upgraded. If the current 2 courts are maintained at their present location, the fencing will require replacement.*

## 2. Water Access

A second recreational need that has been identified is enhanced access to both the Assabet River and Lake Boon.

- Need – Improved canoe landing and access to the Assabet River at Sudbury Road

Currently there is informal canoe/kayak access at this site. But the site is degraded – including visible erosion to the river front, there is no formal signage or bounds marks, no usage rules, and private land is being used without formal permission as a landing and for parking. This usage should be formalized and improved.



- Need – update to existing boat ramp at Lake Boon on Sudbury Road.

Suggest formalized ownership/control, improvements to signage/parking, and possibly a invasive species inspection program.

The town's short term recreational needs are summarized below:

<b>Need</b>	<b>Detail</b>	<b>Notes</b>
11v11 Soccer Field	Full Size Soccer Field	Current deficit in fields
6v6 or 8v8 Soccer Fields (2)	Soccer Fields	Current deficit in fields
Multi-Use Athletic Field	Use by softball, lacrosse, soccer as required	An additional field.
Baseball Field	Dedicated Baseball field	Needed for current teams/use.
Tennis Courts	Update or replacement of current courts	Dependent on Center-Hale school plans.
Water Access	Add Assabet Canoe landing.	Opportunity to utilize an asset to the town.

### 3. Completion of Assabet River Rail Trail

The Assabet River Rail Trail is an effort to complete a 12.5 mile multi-use recreational trail that will pass through the communities of Marlborough, Hudson, Stow, Maynard and Acton, primarily using an abandoned rail bed of the former Marlborough Branch RR, which was active between 1853 and 1980. While sections of the trail are now open and receiving significant use, a large gap remains between Route 62 on the Stow/Hudson line, heading east through Stow to Maynard. A clear priority is to identify potential routes to bridge this gap, allowing the trail to pass through Stow. Additional information about the status of the Assabet River Rail Trail can be found on their web site at <http://www.arrtinc.org/>.

### 4. Completion of Stow's "Emerald Necklace"

The Stow Conservation Trust is actively working with the Town and private landowners to complete the first phase of Stow's "Emerald Necklace" – a walking path network that will connect both private and public conservation areas. Several hikes have been done in recent years to demonstrate the feasibility of this network, with just a few missing links identified that are in need of protection. Once the Necklace is complete, the Trust should consider identifying a loop that could connect the Southwest Quadrant of Stow; however this will be a long-term endeavor.



## 5. Creation of Accessible Conservation and Recreation Facilities

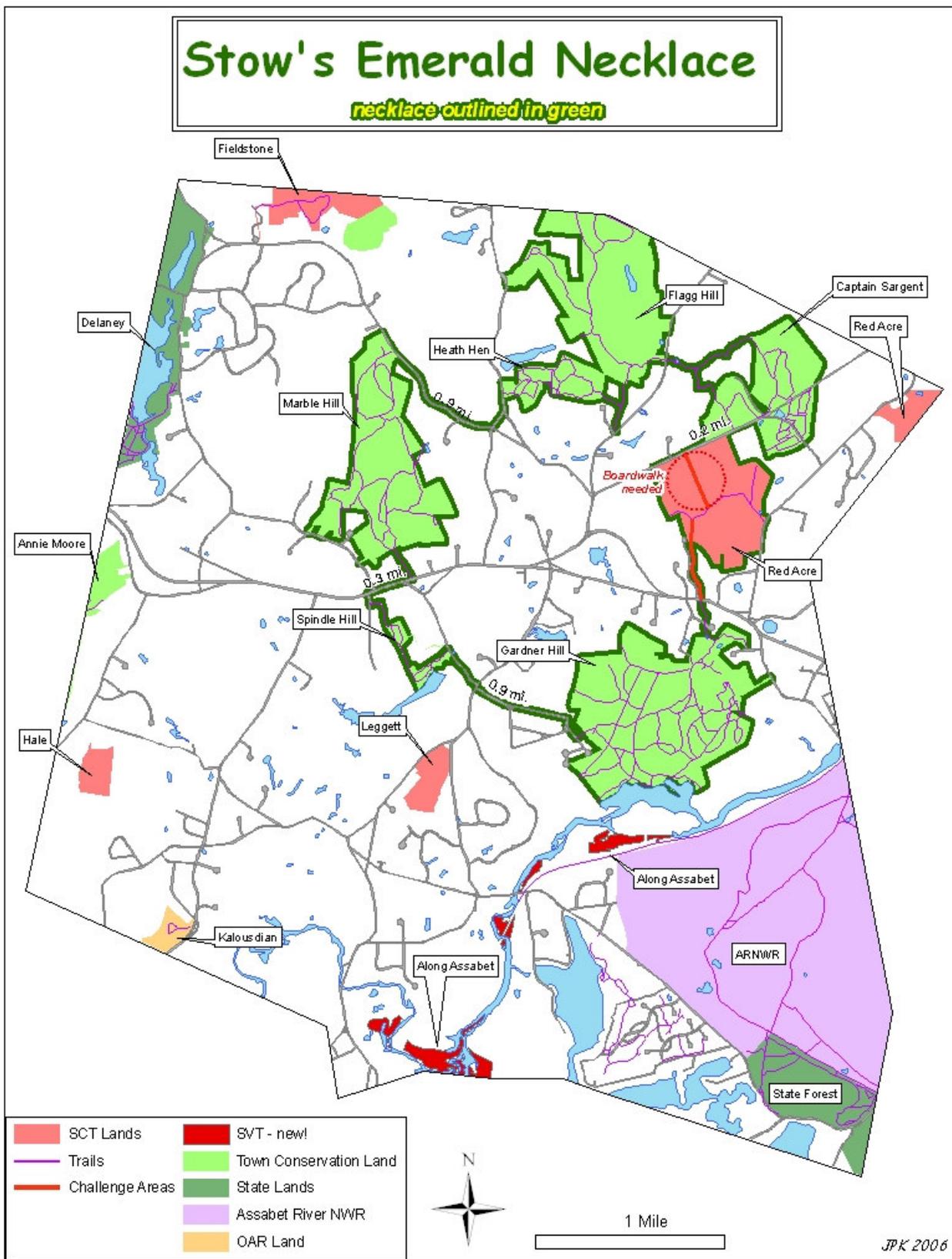
This Open Space and Recreation Plan includes an Americans with Disabilities Act (ADA) Self-Evaluation in the Appendix. The Committee evaluated each of Stow's major conservation and recreation facilities to determine the level of accessibility that exists at present for individuals with disabilities. Many of the town's facility have steep grades – for example, Marble Hill, Spindle Hill, or Flagg Hill, but several areas were identified and prioritized for follow up to explore the feasibility of improving access. It should be noted that such improvements would also help those pushing carriages or strollers. The areas with the greatest promise for improvement include:

- A. Pine Bluffs Recreation Area – where minor improvements would provide access to the picnic area overlooking the lake and the bathrooms.
- B. Town Forest – where a one-way trail might be able to be created from the parking lot over, and then alongside the river.
- C. Captain Sargent Conservation Area – where a short Loop Trail might be created from Tuttle Lane; although it will need to be designed so as to avoid conflict with ongoing agricultural use of this land.

The Plan recommends that the Conservation Commission and Recreation Commission work together to evaluate these opportunities further and design a plan for improvements, and that any new recreational field complex be designed to be accessible to people with disabilities.



Playground at Pine Bluffs/Town Beach



## C. Highest Priority Management Needs

### 1. Education Regarding the Community and Fiscal Importance of Open Space

Stow has done a good job protecting open space over the years. The community is now facing increased needs for land to meet other municipal needs that are the result of growth and development, including schools, playing fields, a senior center, affordable housing and other uses. Inevitably there are some who look to conservation land as a “free” solution to meet these needs. In addition, there remains a misperception that conservation land “costs” the town money since it does not generate tax revenue. It is hoped that this Plan will be a good first step in highlighting the continuing need to protect open space in Stow. However, the plan also recommends that there be additional community education and outreach led by the Stow Conservation Trust and Conservation Commission on these issues.

### 2. Improved Coordination among the various Agencies and Organizations involved in Open Space Protection

Stow is fortunate to have many organizations and agencies involved in open space protection. These include the Conservation Commission, Open Space Committee, Community Preservation Committee, Planning Board, Stow Conservation Trust, Sudbury Valley Trustees and state and federal agencies. The Plan recommends increased coordination and communication among these entities to ensure that the Town is making the most of the next ten to fifteen years – by which time most important land use decisions will have been made in Stow. The Plan recommends a variety of actions to improve coordination among various organizations and agencies involved in open space protection in Stow.



## Section 8

### Actions for Meeting These Needs

As a result of analysis of the information contained in this plan, the following Needs and Actions have been identified. The timetable for the completion of these actions is contained in the next section.

#### **A. Preserve, protect and enhance Stow's open space and important natural resources using both traditional and creative open space protection tools.**

##### **Goals:**

1. Protect agricultural lands to preserve and enhance Stow's agricultural base, and maintaining its viability for the long term.
2. Protect lands that provide areas for active and passive recreation including ball fields and trails.
3. Protect lands that link existing conservation holdings in Stow and surrounding communities.
4. Protect lands in areas of town currently underserved by protected open space.
5. Protect land with significant surface and groundwater resources.
6. Protect land that will preserve Stow's Small town nature.
7. Protect important natural habitats and wildlife corridors.
8. Protect important scenic vistas.
9. Protect land with significant historical or cultural resources.

##### **Actions:**

1. The Open Space Committee should continue to evaluate parcels of open land and assist the town in working proactively to protect the most important areas and in making decisions about priorities as parcels become available to the town. Consideration should be given to the factors above, as well as other elements of the existing parcel ranking methodology which is included as Appendix 1 of this report and which should be updated by the Open Space Committee. Parcel ranking should include lands in preferential tax programs as well as other priority parcels identified in this Plan.

*Responsibility: Open Space Committee*

*Priority: High*

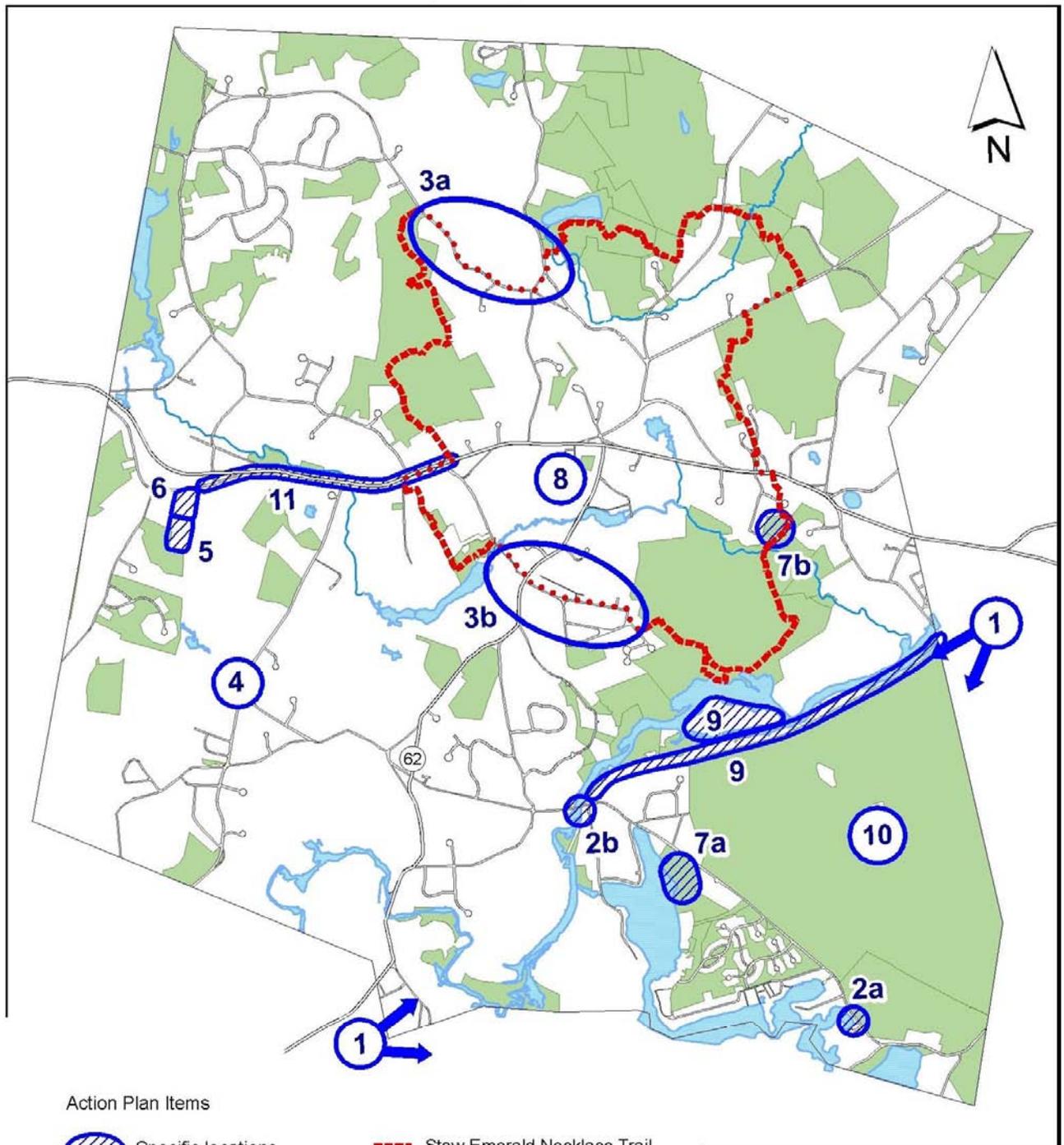
2. Encourage the creation of a town committee, perhaps the Agricultural Commission, or a new nonprofit organization, possibly working in cooperation with the Stow Conservation Trust, that will focus on promoting Stow's "green" tourism potential including the promotion of local products. Consider the potential for marketing "Stow Apples" as a recognized "brand" in Massachusetts and New England markets.

*Responsibility: Board of Selectmen; Open Space Committee, Agricultural Commission, Stow Conservation Trust*

*Priority: High*

3. The town should complete a Scenic Resource Inventory, which highlights important landscapes and prioritizes them for protection. This Inventory should build on the scenic priorities identified in this plan and in the Freedom's Way Landscape Inventory. Special attention should be given to

### Stow - Open Space Action Plan

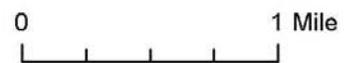


Action Plan Items

-  Specific locations
-  General locations

 Stow Emerald Necklace Trail

- 1. Assabet Rail Trail Completion
- 2. Canoe Access Improvement
  - 2a. Lake Boon boat ramp
  - 2b. Assabet R. access near bridge
- 3. Completion of Emerald Necklace
  - 3a. Complete trail section
  - 3b. Complete trail section
- 4. Additional land protection in Underserved Area
- 5. Agricultural land protection - Snow property
- 6. Additional Playing Fields - Snow property
- 7. AWD Accessibility
  - 7a. Pine Bluff access
  - 7b. Memorial Field access
- 8. Town-wide Chapter 61 policy
- 9. Track Road / Crow Island Protection
- 10. Extend National Wildlife Refuge boundary
- 11. Expand sidewalk network along Great Road



Stow Emerald Necklace data provided by Stow Conservation Trust.  
Map produced March 2008.

small, yet visually prominent parcels along roadsides, at intersections, and along navigable waterways.

*Responsibility: Historical Commission, Open Space Committee*

*Priority: Medium*

4. When high priority parcels are proposed for development, the Planning Board should take advantage of the provision of Section 81U of the Subdivision Control Law which allows the temporary set aside of park and open space that the town may be interested in purchasing in the future. The town should also consider adopting a bylaw which provides greater incentives for – or mandates – open space residential development on lands that have been identified as priorities in this Plan.

*Responsibility: Planning Board*

*Priority: Medium*

5. The Planning Board should work with the Conservation Commission to develop standard procedures for the provision of open space and conservation restrictions in conjunction with development projects and should develop a list of cases where applicants have not met their requirements to transfer land to dedicated open space and work with the landowners to complete these conveyances. A “model” conservation restriction and deed should be developed and provided to applicants.

*Responsibility: Planning Board, Conservation Commission*

*Priority: High*

6. The Conservation Commission should continue to seek opportunities to lease existing appropriate parcels of conservation land for agricultural purposes.

*Responsibility: Conservation Commission*

*Priority: Medium*

7. The town should maintain its existing Recreation-Conservation zoning, and assess the feasibility of expanding it to include important surface water resources.

*Responsibility: Planning Board*

*Priority: Medium*

8. The town should map important wildlife corridors and connections between protected areas and adopt a Wildlife Habitat Corridor overlay zoning district.

*Responsibility: Planning Board (bylaw), Conservation Commission (mapping)*

*Priority: Medium*

9. The Conservation Commission should update its wetlands regulations to create standards for bylaw provisions relative to wildlife habitat, wetland buffers and vernal pools.

*Responsibility: Conservation Commission*

*Priority: Medium*

10. The town should actively seek to protect land in the southwest quadrant of Stow and create a network of trail linkages in this part of town. The Planning Board should consider an overlay zone in this area that encourages or requires planned conservation development with a land conservation “master plan” for the open space designed to foster such linkages. The Open Space Committee should develop a land conservation master plan for this area.

*Responsibility: Open Space Comm., Community Preservation Comm., Planning Board, SCT*

*Priority: High*

11. The town should continue to encourage the use of Green Building Design and “Low Impact Development” techniques to minimize the impact of new development on natural resources, maximize groundwater recharge, and foster connectivity of wildlife habitat.

*Responsibility: Planning Board, Conservation Commission*

*Priority: Medium*

**B. Increase public use and awareness of the value and importance of Stow’s open space and recreational lands through increased public access and educational forums in order to increase funding available for protection of open space and recreational lands in Stow.**

**Goals:**

1. Educate Stow residents about the importance and fiscal benefits of open space protection.
2. Help Stow residents understand the implications of build out and the anticipated timeframe for change.
3. Maintain strong partnerships between town boards, and among boards and the Stow Conservation Trust
4. Maintain support for continued town funding (through CPA and general appropriations as needed) for protection of important parcels and continued protection and stewardship of existing conservation holdings.

**Actions:**

1. Advocate for continued enrollment in the Community Preservation Act and continue to demonstrate a good track record of identifying and recommending projects that address Stow’s needs for open space, affordable housing, historic preservation and recreation.  
*Responsibility: Community Preservation Committee* *Priority: High*
2. Provide high quality, credible information to municipal leaders, civic organizations and residents about the property tax implications of various growth scenarios. Enlist the assistance of the Stow Conservation Trust in such an outreach effort where appropriate.  
*Responsibility: Open Space Committee, Stow Conservation Trust* *Priority: High*
3. Encourage joint affordable housing-open space projects where appropriate to the site in order to foster support for both of these important municipal needs.  
*Responsibility: Community Preservation Committee, Open Space Committee, Stow Conservation Trust, Housing Partnership and/or Trust* *Priority: High*
4. The town should continue to make an annual appropriation of funds to the town’s conservation fund to provide seed money for land acquisitions and assist with land management and maintenance.  
*Responsibility: Conservation Commission, Board of Selectmen* *Priority: High*

5. The town should seek EOE Self Help funds and other outside funds for open space projects where they are consistent with the goals of this plan.  
*Responsibility: Conservation Commission, Board of Selectmen* *Priority: Medium/As Needed*
6. Priority for the open space portion of CPA funds should be given to acquisition of land and rights in land and to projects that are consistent with the Open Space and Recreation Plan. Projects that leverage funds from other sources should be given additional priority.  
*Responsibility: Community Preservation Committee, Board of Selectmen* *Priority: High/Ongoing*

**C. Better coordinate public and private efforts in order to effectively accomplish open space protection goals given the limited window of opportunity for land conservation in Stow.**

**Goals:**

1. Improved inter-board communication on issues important to open space protection
2. Incorporation of open space values in capital project planning and siting.
3. Continue to emphasize small scale solutions to the affordable housing issue (e.g. deed restrictions on existing units, small town-sponsored projects) as an alternative to large 40B developments.

**Actions:**

1. The Open Space Committee, Conservation Commission, Community Preservation Committee and Stow Conservation Trust should work to build stronger and more effective working relationships and seek to employ the strengths of each body in a coordinated fashion. An Open Space Coordinating Council should be formed that is comprised of representatives from each body that will work to ensure coordination and meet as needed – perhaps twice a year.

*Responsibility: Open Space Committee, Conservation Commission,  
Community Preservation Committee, Stow Conservation Trust*

*Priority: High/Year 1*

2. The Board of Selectmen and Capital Planning Committee should be proactive in working with the Open Space Committee, Planning Board, Conservation Commission and others to identify and secure sites to meet future (long-term) municipal needs.

*Responsibility: Board of Selectmen; Capital Planning Committee;  
Planning Board, Conservation Commission*

*Priority: High*

3. In contemplating taking and disposition of tax title lands, the Board of Selectmen and Treasurer should consult with the Open Space Committee, Conservation Commission, Planning Board and other key municipal boards. Lands that are important for conservation should be transferred to the control of Conservation Commission; other lands important for other uses should be transferred to the control of the appropriate Town Board.

*Responsibility: Board of Selectmen, Conservation Commission, Open Space Committee,  
Planning Board, Board of Assessors*

*Priority: Medium/As Needed*

4. The Planning Board and Conservation Commission should develop clear procedures for the conveyance of land to be set aside as open space as part of the development approval process. Where necessary bylaws and/or rules and regulations should be amended to make clear that the

preference for the set aside of open space should be (in order): the Town, under the custody and control of the Conservation Commission; the Stow Conservation Trust (or other private conservation organization); and only if neither are interested, a private homeowners/condominium association, provided that the land is subject to a permanent Conservation Restriction held by the Town or the Trust. Locally-adopted regulations should address timing of these conveyances and payment of due diligence costs (survey, title, etc.) should be the responsibility of the applicant.

*Responsibility: Planning Board and Conservation Commission*

*Priority: High/Year 1 or 2*

5. The Open Space Committee should work with the Board of Selectmen to develop a formal policy for processing notices of withdrawal or sale of lands enrolled in Chapter 61, 61A and 61B that ensures that such parcels are given due consideration for municipal needs.

*Responsibility: Open Space Committee/Board of Selectmen*

*Priority: High/Year 1*

6. Stow should consider adding additional staffing capacity in both the planning and conservation departments to focus on implementation of the actions in this plan as well as in the master plan. We have many great volunteers and staff, but given the urgency, we need additional professional planning and conservation capacity to guide us through this important period in Stow's growth.

*Responsibility: Board of Selectmen; Planning Board, Conservation Comm.*

*Priority: Medium*

#### **D. Provide additional opportunities for active and passive recreation**

##### **Goals**

1. Provide additional playing fields to meet municipal needs
2. Encourage completion of Assabet River Rail Trail to link with Maynard and Hudson
3. Encourage completion of "Emerald Necklace trail" linking conservation areas with walking trails.
4. Provide additional public access points to Lake Boon and improve Sudbury Rd. Assabet River access.
5. Ensure that existing protected land is adequately maintained/managed
6. Enhance handicapped accessibility at selected conservation and recreation lands

##### **Actions:**

1. Complete protection of the remainder of Crow Island/Track Road for conservation and recreational purposes.

*Responsibility: Board of Selectmen; Stow Conservation Trust*

*Priority: High*

2. Identify and secure sites for the provision of additional active recreational fields as identified in Section 7. In addition, make provision for recreational fields to accommodate future town needs within any future school site.

*Responsibility: Board of Selectmen, School Building Comm, Recreation Comm*

*Priority: High*

3. Seek opportunities to protect additional open land around Lake Boon and to improve the boat ramp to the lake.

*Responsibility: Open Space Committee, Recreation Commission*

*Priority: Medium*

4. Complete a more detailed evaluation of the feasibility of improving access for persons with disabilities and the conservation and recreational areas identified in Section 7. Build accessibility into any new recreational facility development.

*Responsibility: Conservation Commission; Recreation Commission*

*Priority: High*

5. Continue to coordinate with the U.S. Fish and Wildlife Service on the review and implementation of their management plan for the Assabet River National Wildlife Refuge. Encourage expansion of the Refuge boundary to allow for important future acquisitions.

*Responsibility: Board of Selectmen; Open Space Committee*

*Priority: Medium*

6. Identify and work to protect or secure easements over missing links in the Emerald Necklace walking trail network.

*Responsibility: Stow Conservation Trust, Open Space Committee; Conservation Comm. Priority: High*

7. Continue to expand the network of volunteers that assist with trail maintenance and land management.

*Responsibility: Conservation Commission*

*Priority: Medium*

8. Update and improve the recreation portion of Stow's Community Preservation Plan.

*Responsibility: Community Preservation Committee, Recreation Commission*

*Priority: Medium*

9. Continue to expand the town's sidewalk network in appropriate locations – such as an extension of the existing sidewalk westward from Harvard Road toward the Bolton line.

*Responsibility: Planning Board; Highway Supervisor*

*Priority: Medium*

10. Improve the current Assabet River boat ramp at Sudbury Road and secure this site permanently through acquisition by the Town or conservation restriction/easement.

*Responsibility: Conservation Commission; Recreation Commission*

*Priority: Medium*

### **E. Work to maintain important elements of town's rural and historic character.**

#### **Goals:**

1. Maintain and enhance roadside shade trees
2. Preserve the character and integrity of Stow's winding scenic roadways
3. Preserve stone walls

**Actions:**

1. Identify scenic roads and support and adopt a Scenic Roads Preservation General Bylaw that limits alteration of trees and stone walls along the town's scenic roadways.

*Responsibility: Planning Board, Historic Commission*

*Priority: Medium*

2. The town should seek to replace any shade trees that must be removed along public ways.

*Responsibility: Highway Supervisor, Tree Warden*

*Priority: Medium*

**F. Slow the pace of buildout in order to give the town more time to respond to the need to provide municipal services, protect key lands and provide additional affordable housing, and work to reduce the town's overall projected build-out by 25-50% through changes in zoning and additional land protection.**

**Goals:**

1. Minimize the impact of additional development on Stow's winding scenic roadways to avoid proposals to widen these roadways or increase the number of traffic lights.

2. Minimize the impact on additional development on Stow's schools in order to maintain a high quality education and reduce expenditures for increases in school capacity

3. Minimize the impact of additional development on Stow's municipal infrastructure and services.

4. Maintain the current "small-scale" pattern of residential and commercial development to maintain the town's rural character.

5. Protect one additional acre of land for every additional acre that is developed in Stow to maintain the balance between developed and protected land.

**Actions:**

1. Consider adoption of a bylaw that would provide for a temporary annual building permit cap as needed to provide time to plan for desired growth and development.

*Responsibility: Planning Board*

*Priority: High*

2. Consider adoption of a bylaw that would provide for submittal of a open space development plan ('cluster' or planned conservation development (PCD) plan) for developments of greater than 5 units (including ANR), with the Planning Board given the discretion to determine whether a PCD or conventional plan should be developed, given site conditions.

*Responsibility: Planning Board*

*Priority: High*

3. Continue to investigate the feasibility of a transfer of development rights bylaw that will concentrate development in appropriate areas with infrastructure and reduce development in areas that are a high priority for conservation, as identified in this Plan. In any TDR proposal, maintain equitable distribution of density (i.e. receiving areas) within neighborhoods or sections of the community and ensure that "sending areas" are permanently protected.

*Responsibility: Planning Board*

*Priority: Medium*

4. Ensure that any proposals to modify zoning to promote economic development, affordable housing or compact development either will minimize net increases in build out.

*Responsibility: Planning Board*

*Priority: High/Ongoing*

5. Report annually on progress toward the 1:1 land protection to land development goal identified above. Included in the protected category should be land permanently set aside as open space through the development review process.

*Responsibility: Conservation Commission & SCT*

*Priority: High/Ongoing*



Marble Hill Conservation Area & Pompositticut Fields, Off Rt. 117

**Section 9**

**Five Year Action Plan**

**(For the full text of each action item, see the preceding section)**

The following schedule represents our current estimate of the time scale of the above projects. This schedule will be controlled largely by the availability of funding and active volunteers.

<b>Ongoing Action Items: Years 1 through 5</b>	
<b>Action</b>	<b>Responsibility</b>
Work with other municipal boards and private organizations to implement the Stow Open Space and Recreation Plan.	Open Space Committee
Evaluate large parcels of open land and assist the town in working proactively to protect the most important areas and in making decisions about priorities as parcels become available.	Open Space Committee
Identify and secure sites to meet future (long-term) municipal needs	Municipal Land Use Committee (lead), Board of Selectmen, Capital Planning Committee, Planning Board, Conservation Commission, Open Space Committee
Priority for the open space portion of CPA funds should be given to acquisition of land and rights in land and to projects that are consistent with the Open Space and Recreation Plan. Projects that leverage funds from other sources should be given additional priority.	Community Preservation Committee
Encourage joint affordable housing-open space projects where appropriate to the site in order to foster support for both of these important municipal needs (in conjunction with OSC, SCT, HP)	Community Preservation Committee (lead), Open Space Committee, Stow Conservation Trust, Housing Partnership
The town should continue to make an annual appropriation of funds to the town's conservation fund to provide seed money for land acquisitions and assist with land management and maintenance.	Conservation Commission (lead); Board of Selectmen
Seek EOEA Self Help funds and other outside funds for open space projects where they are consistent with the goals of this plan.	Conservation Commission (lead); Board of Selectmen
In contemplating taking and disposition of tax title lands, the Board of Selectmen and Treasurer should consult with the Open Space Committee, Conservation Commission, Planning Board and other key municipal boards. Lands that are important for conservation should be transferred to the control of Conservation Commission; lands important for other uses should be transferred to the appropriate board.	Board of Selectmen, Town Treasurer (lead); Open Space Committee, Conservation Commission, Planning Board, Municipal Land Use Committee
Ensure that any proposals to modify zoning to promote economic development, affordable housing or compact development either will result in a reduction of overall density or are neutral with regard to Stow's overall buildout.	Planning Board (lead); Open Space Committee

<b>Short Term Action Items: Years 1 and 2 (FY09 &amp; FY10)</b>	
<b>Action</b>	<b>Responsibility</b>
Create Open Space Coordinating Council to meet regularly to coordinate open space protection efforts; work to strengthen relationships	Open Space Committee (lead); Conservation Commission, Community Preservation Committee; Stow Conservation Trust
Develop a formal policy for processing notices of withdrawal or sale of lands enrolled in Chapter 61, 61A and 61B that ensures that such parcels are given due consideration for municipal needs.	Open Space Committee (lead); Board of Selectmen
Review and Update Parcel Ranking Methodology	Open Space Committee
Actively seek to protect land in the southwest quadrant of Stow and create a network of trail linkages in this part of town. Develop a land conservation master plan for this area.	Open Space Committee (lead); Planning Board
Provide high quality, credible information to municipal leaders, civic organizations and residents about the property tax implications of various growth scenarios.	Open Space Committee (lead); Stow Conservation Trust
Complete protection of the remainder of Crow Island/Track Road.	Stow Conservation Trust (lead); Board of Selectmen
Identify and work to protect or secure easements over missing links in the Emerald Necklace walking trail network.	Stow Conservation Trust (lead); Conservation Commission, Open Space Committee
Encourage the creation of a town committee, perhaps the newly created Agricultural Commission, or a new nonprofit organization, possibly working in cooperation with the Stow Conservation Trust, that will focus on promoting Stow's "green" tourism potential including the promotion of local products. Consider the potential for marketing "Stow Apples" as a recognized "brand" in Massachusetts and New England markets.	Open Space Committee (lead); Agricultural Commission, Stow Conservation Trust
Improve the current Assabet River boat ramp at Sudbury Road and secure this site permanently through acquisition by the Town or conservation restriction/easement.	Recreation Commission (lead); Conservation Commission, Open Space Committee
Advocate for continued enrollment in the Community Preservation Act.	Community Preservation Committee (lead); Stow Conservation Trust, Open Space Committee
Consider an overlay zone in the Southwest quadrant of Stow that encourages or requires planned conservation development with a land conservation "master plan" for the open space designed to foster such linkages.	Planning Board (lead); Open Space Committee

Develop standard procedures for the provision of open space in conjunction with development projects and develop a list of cases where applicants have not met their requirements to transfer land to dedicated open space and work with the landowners to complete these conveyances.	Conservation Commission (lead); Planning Board
Consider adoption of a bylaw that would provide for a temporary annual building permit cap as needed to provide time to plan for desired growth and development.	Planning Board
Consider adoption of a bylaw that would provide for submittal of a open space development plan ('cluster' or planned conservation development (PCD) plan) for developments of greater than 5 units (including ANR), with the Planning Board given the discretion to determine whether a PCD or conventional plan should be developed, given site conditions.	Planning Board
Amend zoning bylaws to make clear that the order of preference for the set aside of open space and revise regulations to address timing of these conveyances and payment of due diligence costs (survey, title, etc.) by the applicant; develop regulations as needed for Ch. 41, Section 81U set-asides of park and open space land	Planning Board, Conservation Commission
Identify and secure sites to meet the town's identified need for active recreational fields. Make provision for recreational fields to accommodate a portion of future town needs within any future school site.	School Building Committee (lead); Recreation Commission, Board of Selectmen
Report annually on progress toward the 1:1 land protection to land development goal identified above. Included in the protected category should be land permanently set aside as open space through the development review process.	Open Space Committee; Stow Conservation Trust
Complete a more detailed evaluation of the feasibility of improving access for persons with disabilities and the conservation and recreational areas identified in Section 7. Build accessibility into any new recreational facility development.	Conservation Commission; Open Space Committee; Recreation Commission
<b>Mid-Term Action Items: Year 3 and 4 (FY11 &amp; FY12)</b>	
<b>Action</b>	<b>Responsibility</b>
Seek opportunities to protection additional open land around Lake Boon and to improve the Lake Boon boat ramp.	Open Space Committee (lead); Conservation Commission, Community Preservation Committee
Complete a Scenic Resource Inventory.	Open Space Committee (lead); Historical Commission
Support and adopt a Scenic Roads Bylaw that limits alteration of trees and stone walls along the town's scenic roadways.	Planning Board, Historical Commission; Open Space Committee
Update and improve the recreation portion of Stow's Community Preservation Plan.	Community Preservation Committee (lead); Recreation Commission

Consider bylaw that requires PCD development when parcels identified as a priority are proposed for development	Planning Board
Seek opportunities to lease existing appropriate parcels of conservation land for agricultural purposes.	Conservation Commission
Maintain existing Recreation-Conservation zoning, and assess the feasibility of expanding it to include important surface water resources.	Planning Board
Map important wildlife corridors and connections between protected areas and adopt a Wildlife Habitat Corridor overlay zoning district.	Conservation Commission (lead -mapping); Planning Board (lead-bylaw)
Update Stow's wetlands regulations to create standards for bylaw provisions relative to wildlife habitat, wetland buffers and vernal pools.	Conservation Commission
Consider increasing planning/conservation staff to focus on implementation of the actions in this plan as well as in the master plan.	Board of Selectmen (lead); Planning Board, Conservation Commission
Continue to investigate the feasibility of a transfer of development rights bylaw that will concentrate development in appropriate areas with infrastructure and reduce development in areas that are a high priority for conservation, as identified in this Plan.	Planning Board
Continue to expand the town's sidewalk network in appropriate locations – such as an extension of the existing sidewalk westward from Harvard Road toward the Bolton line.	Planning Board (lead); Highway Dept.
Continue to coordinate with the U.S. Fish and Wildlife Service on the review and implementation of their management plan for the Assabet River National Wildlife Refuge. Encourage expansion of the Refuge boundary to allow for important future acquisitions.	Board of Selectmen (lead); Open Space Committee
Continue to expand the network of volunteers that assist with trail maintenance and land management.	Conservation Commission
The town should seek to replace any shade trees that must be removed along public ways.	Highway Supervisor, Tree Warden
Encourage the use of Green Building Design and "Low Impact Development" techniques to minimize the impact of new development on natural resources, maximize groundwater recharge, and foster connectivity of wildlife habitat	Planning Board and Conservation Commission
<b>Long-Term Action Items - Year 5 (FY13)</b>	
<b>Action</b>	<b>Responsibility</b>
Complete Any Outstanding Action Items and Continue to Implement Ongoing Action Items	Responsible Party
Update Open Space and Recreation Plan	Open Space Committee (lead); Conservation Commission, Recreation Commission