

**AGENDA
BOARD OF SELECTMEN
June 26, 2007
7:00 p.m.
Town Building**

Public Input

Chairman's Comments

Meeting Minutes

Visitors

7:15 p.m. Recreational Fields Options – Recreation for Stow

8:00 p.m. Lower Village Traffic Plans – Lower Village Committee

Action/Discussion

- Auxiliary Police Officer appointments
- Cultural Council appointments
- Annual appointments
- Selectmen's liaison and committee appointments
- Permit for annual Stow Conservation Trust "Bike for the Woods"
- Status of letter to MSBA and next School Building Committee
- Response to US Fish & Wildlife on Crow Island
- Response to Walpole Selectmen's letter on unfriendly 40Bs
- Acceptance of Arbor Glen conservation land deed
- Standard operating procedures for Selectmen's Office

Selectmen's Master Planning

- Regional Transport membership follow-up
- Land Use Strategy committee follow-up
- Affordable Housing driver follow-up

Liaison Reports, if any

Correspondence

Town:

Letter of interest in Affordable Housing Trust membership, rec'd 6/4

Two letters of interest in Conservation Commission membership, rec'd 6/6

Building Permits report for May, rec'd 6/15

Letter of interest in Historical Commission membership, rec'd 6/22

Propane storage application, rec'd 6/22

General:

MMA Action notice on 6/21 Municipal Partnership Act rally

Executive Session

To approve Executive Session meeting minutes, per MGL C.39, s23b.

Adjournment

Posted 6/22/07

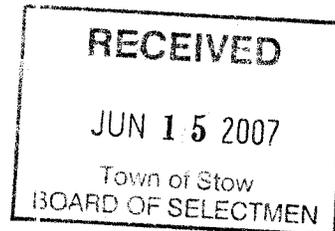
cc Bill



Town of Stow
POLICE DEPARTMENT

305 Great Road
Stow, Massachusetts 01775

(978) 897-4545
FAX (978) 897-3692



Mark H. Trefry
Chief of Police

June 11, 2007

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

Dear Board Members,

As of July 1, 2007, I would like to promote Enrico F. Maldari from Auxiliary Police Officer to Special Police Officer. He has attended all the required training requirements to become a Special Police Officer.

Also, I would like to appoint Darlene Trefry as an Auxiliary Police Officer. She has attended the Reserve Police Officer training class and has meet all the qualifications of being an Auxiliary Police Officer. I have also attached the Disclosure of Appearance of Conflict of Interest form.

Thank you for making these appointments, I'm sure they will serve the Town well.

Sincerely,

Mark H. Trefry
Chief of Police

MHT/rb



**Town of Stow
BOARD OF SELECTMEN**

Stow Town Building
380 Great Road
Stow, Massachusetts 01775
(978) 897-4515 selectmen@stow-ma.gov Fax (978) 897-4631

Draft annual appointment list for June 26, 2007.

Note: still confirming some members' interest in re-appointment

Assabet River Trail Committee Representative (annual from July 1)
Donald B. Rising

Cemetery Committee (3 years from July 1)
Roy Dudley (2007)

Conservation Commission (3 years from July 1)
David W. Coppes (2007)
Ingeborg Heggemann-Clark (2007)
Douglas E. Moffat (2007)

Two vacancies

Cultural Council (3 years from appt date)
Betsy Stepp
Catherine Hammill
Two vacancies

Constables (3 years from July 1)
Robert A. Kirchman (2007)

Historical Commission (3 years from July 1)
Joseph J. Mishley (2007)
One vacancy

Housing Partnership (3 years from July 1)
Eric Bachtell (2007)
Three vacancies

Hudson Light and Power Board, Stow Advisory Member (annual from July 1)
Edward Brown

Lake Boon Commission (3 years from July 1)
Lee Heron

NRSD Audit Committee (annual on July 1)

James Medeiros

Recreation Commission (annual from July 1)

Michael Busch

Mark S. Pieper

John Sangermano

Two vacancies

Surveyor of Wood and Lumber (annual from July 1)

Assign to Selectmen?

Tree Warden (annual from July 1, per Town Charter)

Bruce E. Fletcher

Trustees, Randall Relief Fund (3 years from July 1)

Dorothy G. Sonnichsen (2007)

Trustees, Randall Town Fund (3 years from July 1)

Dorothy G. Sonnichsen (2007)

Veterans' Services Officer (annual from July 1)

Donald P. Hawkes

Veterans' Graves Committee (annual from July 1)

Jeffrey J. Lance

Francis R. Milak

George A. Veracka

Zoning Board of Appeals (5 years from July 1)

Donald B. Hyde (2007)

Donald E. Dwinnells (2007)

Michelle A. Shoemaker, Associate (2007)

Vacancy, Associate (2007)

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



Memo

To: Board of Selectmen
From: Planning Board
Date: June 21, 2007
Re: Crow Island

The U. S. Fish and Wildlife Service is presently considering the purchase of Crow Island and the rail bed for inclusion into the Assabet River Wildlife Refuge. Crow Island consists of 29 acres of prime land suitable for active recreational use. It is flat, with a pond and significant grassed areas. It was used for soccer fields in the past and is presently used as an Ultra Light landing strip. If purchased by the U. S. Fish and Wildlife Service, with the exception of the easement to the Town of Stow on the rail bed for a portion of the Assabet River Rail Trail, from Crow Island to Sudbury Road, this land would not be available to Stow for active recreational use.

It is our understanding that the U. S. Fish and Wildlife Service is accepting public comments on their intent to purchase the property. The Planning Board feels strongly that the Town and thus the Board of Selectmen should identify its recreational needs and actively pursue the purchase of this land from the owner and make our intentions known to the U. S. Fish and Wildlife Service. We should also inform our Congressmen and Senator of our need and intent.

We are not aware of how firm the offer is from the U. S. Fish and Wildlife Service or whether or not the owner has accepted an offer, but if there is an opportunity, the Town should make a strong effort to purchase the property. The owner may be willing to accept an offer, equal to or greater than, the U. S. Fish and Wildlife Service's offer, or to suggest an acceptable price. \$2 to \$3 million dollars for this property is inexpensive when considering some residents were willing to pay \$1.5 million for 13 acres with only a portion available for recreation.

(AREA ABOVE LINE RESERVED FOR REGISTRY USE)

QUITCLAIM DEED

Pulte Homes of New England LLC, a Michigan limited liability company registered to do business in Massachusetts having an address of 115 Flanders Road, Suite 200, Westborough, MA 01581 (“Grantor”),

for consideration of One Dollar (\$1.00), the receipt of which is hereby acknowledged,

grants to the Town of Stow, a municipal corporation, through its Conservation Commission, with an address at 380 Great Road, Stow, MA 01775-1122 (“Grantee”),

WITH QUITCLAIM COVENANTS,

the land located off of Hudson Road in Stow, Middlesex County, Massachusetts, and more particularly described as Open Space Parcel B on a plan (the “Plan”) of land entitled: “ANR Plan of Land, Hudson Road in Stow, MA, owned by Pulte Homes of New England, LLC, Prepared for Pulte Homes of New England, LLC, 115 Flanders Road, Westborough, Mass. 01581, dated December 7, 2006, Scale: 1”= 100” and recorded with Middlesex South Registry of Deeds, Plan Book _____, Plan No. _____. Said Open Space Parcel B contains 20.184 acres of land, more or less, according to said Plan (the “Property”).

The Property is conveyed to the Grantee under the provision of M.G.L. c. 40, sec. 8C, to be managed and controlled by the Conservation Commission of the Town of Stow for conservation and agricultural purposes, subject to the easements reserved herein by Grantor. The Property is granted subject to the following restrictions, covenants and rights:

1. The Property hereby conveyed shall be used only for conservation, open space and agricultural (haying, fruit and vegetable crops, floriculture, horticulture, silviculture) uses and vehicular use necessitated by these uses. Organic farming

Grantee, by acceptance and recording of this deed, agrees not to interfere with or do anything which will interfere with the Grantor's use of Parcel A for construction of an Active Adult Neighborhood and its related septic systems.

This is a conveyance in the ordinary course of business and is not in contravention of the Grantor's Limited Liability Company's Certificate of Organization, as it may have been amended. Neither this instrument nor any other record at the Registry of Deeds discloses that this conveyance is in contravention of the laws of the Commonwealth of Massachusetts and the grantor limited liability company appears from the records of the Commonwealth of Massachusetts Office of the Secretary of State to exist. No additional or appurtenant rights benefiting the Property or the Grantee, other than those explicitly set forth in this deed, are created or conveyed hereby.

Being a portion of the premises conveyed to Grantor by deed of Margaret A. O'Grady, dated July 18, 2006, and recorded with the Middlesex District Registry of Deeds in Book 48029, Page 399.

IN WITNESS WHEREOF, Pulte Homes of New England LLC has caused its seal to be hereto affixed and in these presents signed by Reid A. Blute, duly authorized, this _____ day of _____, 2007.

PULTE HOMES OF NEW
ENGLAND LLC

By: Reid A. Blute
Its: Duly Authorized

COMMONWEALTH OF MASSACHUSETTS

_____, SS

On this ____ day of _____, 2007, before me, the undersigned notary public, personally appeared Reid A. Blute, authorized signatory of Pulte Homes of New England LLC, proved to me through satisfactory evidence of identification, which was personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, and that he has the authority to act in that capacity.

Notary Public

My Commission Expires:

We, the members of the Board of Selectmen for the Town of Stow, hereby accept the foregoing conveyance, pursuant to M.G.L. c. 40, Section 8C, on behalf of the inhabitants of the Town of Stow, Massachusetts.

Signed as a sealed instrument this ____ day of _____, 2007.

Board of Selectmen

COMMONWEALTH OF MASSACHUSETTS

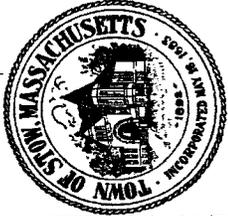
_____, ss

On this ____ day of _____, 2007, before me, the undersigned notary public, personally appeared _____, _____ and proved to me through satisfactory evidence of identification, which was which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily, in the capacity indicated, and that he has the authority to sign in that capacity.

Notary Public
My Commission Expires:

RECEIVED

JUN 15 2007



Building Department
380 Great Road
Stow, MA 01775

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

YEAR 2007 BUILDING PERMITS

Permit #	Date	Applicant	Work Scope	Value	Permit Fee
2007-71 U-1 #13	1	Diana Ferry 46 Pine Point Road	Strip & re-roof	\$ 4,741.00	\$ 30.00
2007-72 R-29 #3	7	Carl & Anna Dunn 59 Great Road	Re-roof	\$ 25,900.00	\$ 130.00
2007-73 U-10 #25B	9	Bill & Laurie Lewis 63 Crescent Street	Finish 2nd floor 2 bedrooms 1 bath	\$ 25,000.00	\$ 125.00
2007-74 R-25 #8A	9	Ray & Sally Vingerhoet 349 Sudbury Road	Enclose existing deck to porch	\$ 15,000.00	\$ 75.00
2007-75 R-16 #40	11	Francis Natale 60 Wheeler Road	Install fireplace insert	\$	\$ 30.00
2007-76 R-2 #6	16	Richard Bonczek 217 Hudson Road	Strip & re-roof	\$ 9,000.00	\$ 45.00
2007-77 R-11 #25-3	16	Maureen Finlayson 46 Edson Street	Erect temporary tent 5/18-5/22/07	\$	\$ 30.00
2007-78 R-25 #2A-48	17	Lisa Gutierrez 38 Whispering Way	Erect temporary tent 5/17-5/21/07	\$	\$ 30.00
2007-79 R-18 #33	17	Don McFarland 113 Boxboro Road	Strip & re-roof	\$ 4,800.00	\$ 30.00
2007-80 U-7 #6-4	17	Ruth Gutknecht 45C Marlboro Road	3 car garage w/rec room above	\$ 171,800.00	\$ 859.00

2007-81 R-4 #35-8	21	Habitech Inc. 44 Sylvan Drive	Build 4 bedroom dwelling	\$	432,450.00	\$	2,162.00
2007-82 R-24 #8-9	21	Phil Pagano 60 Wildwood Road	Strip and replace siding	\$	23,800.00	\$	119.00
2007-83 R-3 #2	21	David Beatty 50 Lantern Lane	Install skylight	\$	2,500.00	\$	30.00
2007-84 R-29 #92A	24	KEDE Realty (Stow Pizza) 156 Great Road	Build two dormers on existing building	\$	8,000.00	\$	40.00
2007-85 R-14 #6A-65	29	Eric Ruby 49 Apple Blossom Lane	Erect temporary tent 5/31-6/03/07	\$		\$	30.00
2007-86 R-7 #3	29	Andy Weijer 216 Taylor Road	Build 2 car garage with playroom above, deck off exist. House	\$	53,075.00	\$	265.00
2007-87 R-5 #90	30	John Lawler 74 Lowell Drive	Replace 4 windows, strip and re-roof house	\$	12,000.00	\$	60.00
2007-88 R-25 #2A-9	31	Mark Donovan 14 Cardinal Court	Install inground pool	\$	29,000.00	\$	145.00
2007-89 EAU 63	31	Villages @ Stow LLC 42 Cortland Drive	Build 3 bedroom dwelling (tri-plex)	\$	200,000.00	\$	1,000.00
2007-90 EAU 62	31	Villages @ Stow LLC 44 Cortland Drive	Build 3 bedroom dwelling (tri-plex)	\$	200,000.00	\$	1,000.00
2007-91 EAU 61	31	Villages @ Stow LLC 46 Cortland Drive	Build 3 bedroom dwelling (tri-plex)	\$	200,000.00	\$	1,000.00
2007-92 R-30 #24	31	Michael R. Labosky 134 Red Acre Road	Build timber framed porch at rear of house	\$	28,000.00	\$	140.00
2007-93 R-3 #16	31	Bose Corp. 688 Great Road	Erect temporary tent 6/3-6/7-07	\$		\$	30.00