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STOW KICKOFF MEETING

10/16/23 6:00pm

Town Building

1. *Committee Chair Charlie Hartford opens the meeting*

2. *Minutes from the last meeting approved*

3. *Kadineyse begins the presentation*

- Introduces the project team - Kadineyse Paz, Assistant Project Manager, and Austin Smith, Primary Project Assistant - to the committee members.
- Shares to the committee that Jenn Goldson (Project Manager) couldn't make it to the meeting because of a family emergency.
- Introductions around the room.

4. *Kadineyse runs community introduction activity*

One word to describe Stow:

- Rural; Agricultural; Small
- Balance: Open Space & Development
- Home; Change; Rural; Suburban
- Unique; Rural; Exurbia; Open Space
- Invested in Community; Creativity
- Scenic; Close to Boston; Maintained Balance
- Hidden gem

One investment you would like to see in Stow:

- More 21st century rural, small town; How do we present ourselves?
- Water solution in the business district; connectivity within and outside; pedestrian and bicycle connections
- Sidewalks; Diversity
- Water Supply; Diversity in town is one-sided
- Water; Economically and demographically diverse housing
- More spaces to connect with community; Diversity in engagement
- Water; Spaces for community; Proactively drive vision for Lower Village; Mindful of inherited circumstances of colonial history
- Placemaking for villages

5. *Kadineyse presents the following slides*

Accomplishments

- 64% or 44 out of 69 strategies from the 2010 Master Plan have been completed or are in progress.

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Your Hopes for This Plan (Summarized from Project Launch Clarifier)

- It will reflect the input of Stow's Boards and Committees
- It will be easily readable, and get younger people involved
- It will be possible to update it regularly and easily
- It will help create a vision for new housing types
- It will support a vision for public spaces and culture
- It will adequately and effectively support affordable housing

Most Curious to Learn (Summarized from Project Launch Clarifier)

- What is the community most passionate about? What do those that haven't yet spoken up believe?
- What kind of communication and involvement do residents want to have with the Town?
- What kind of strategies will come out of the plan?
- What has changed since the last plan?

Greatest Challenges (Summarized from Project Launch Clarifier)

- Property tax rates have been going up
- Keeping Stow affordable to seniors
- Balancing development with availability of Town services, particularly water
- Creating more spaces to build connections
- Some people don't want change, or don't believe it when they see it
- Attracting business to take some of the revenue burden off households

Greatest Opportunities (Summarized from Project Launch Clarifier)

- Creating a long-term vision that supports older residents and families
- The plan is an opportunity to bring the community together
- Keeping our open space
- Reuse of historic buildings and downtown revitalization
- High civic engagement is a strength to emphasize

6. *Kadineyse gives an overview of comprehensive planning*

- Asks how familiar committee members are with the process
- Most responses describe a lack of familiarity
- Two committee members communicate their gratefulness that the consultant team will be handling the data collection and analysis, as that was remembered as a difficult part of the 2010 Master Plan process
- Kadineyse describes the key components of comprehensive planning
 - Describes the role of the committee members and the role of the consultant team members
 - Explains EC Profiles, vision statements, goals, core themes, strategies, Future Land Use Maps
 - Outlines how the vision and goals are identified through the engagement and committee processes

7. *Kadineyse presents the project schedule and the Phase I Gantt Chart*

- Four phases
- Upcoming events include the Community Tour, publishing the project website

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8. *Special Places and Opportunity Areas Activity*

- Kadineyse explains the group activity. The committee is split into two groups of about 4 people each

9. *Share out*

- Each group shares the highlights of their group discussion

Group 1: Valerie

Special Places

- Scenic vistas of agricultural heritage
- Perkins Farm, Gleasondale
- Pilot Grove Farm
- Walking trails for community connections
- Proximity to rail trails
- Water, Heath Hen Meadow Brook, Assabet River
- Centers, town centers, Gleasondale

Opportunity Areas

- Bike and pedestrian connections, between Town Center and Lower Village
- Former Bose Property
- Minuteman Airfield; housing businesses, restaurant
- Gleasondale Mill; 2014 Revitalization Plan still resonates with residents
- Assabet Rail Trail

Group 2: Charlie

Special Places

- Farms and Golf Courses
- Stow Acres; a good example of landowners working with the community to find a land use solution
- Lake Boon; beaches
- Minuteman Airfield
- Priest House, large yellow historic house with 22 acres, potential for museum
- Conservation areas, Delaney in particular

Opportunity Areas

- Farms and Golf Courses; farms if redeveloped, should work with community
- Former Bose Property, single biggest taxpayer but has been for sale for years
- Gleasondale Mill
- Lower Village
- Kane land, behind the mill
- Route 117; traffic, need a signal downtown; Hudson Road intersection
- Hale Middle School and Old Town Hall might need work
- Biking opportunities; Lower Village, kids ride bikes to school on Route 62 from the south
- Bike path from West Acton Commuter Rail Station; ends on Route 62

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- Assabet Rail Trail; Route 62 section in Stow is scary; Honey Pot orchard uses ROW for tractor equipment, and block further development of rail trail infrastructure

Maps of these Special Places and Opportunity Areas are found in the Appendices.

10. *The meeting is concluded*

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Fig. 1: Special Places in Stow Identified in the Project Launch Clarifier

TOWN OF STOW - SPECIAL PLACES

Prepared by JIM Goldson LLC

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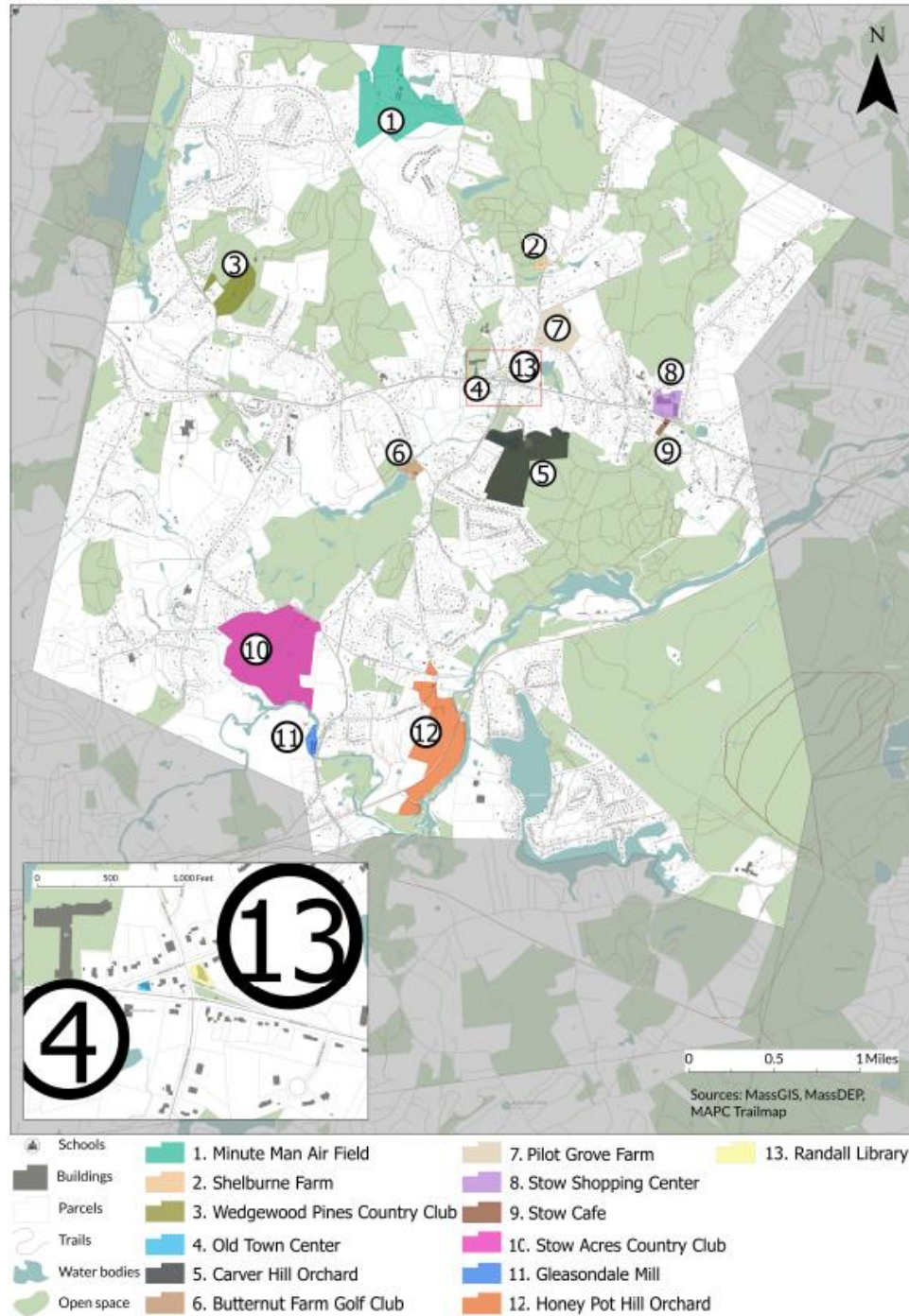


Fig. 2: Special Places and Opportunity Areas in Stow Identified during activity

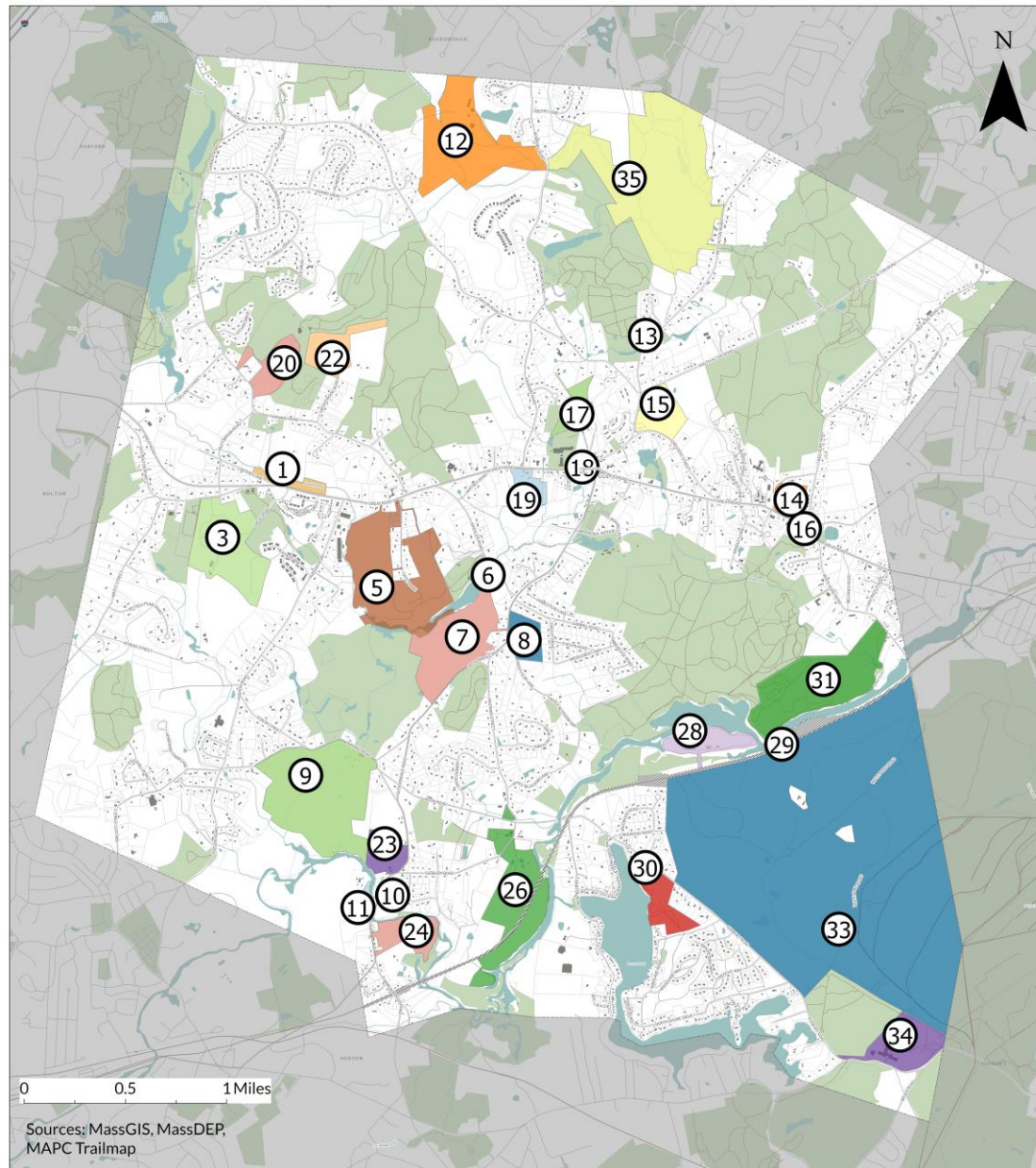
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TOWN OF STOW - OPPORTUNITY AND SPECIAL PLACES

Prepared by JM Goldson LLC

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|--------------|---------------------------------------------|---------------------------------------|-----------------------------------|
| Schools | Applefield Farm - 19 | Flagg Hill - 35 | Old Town Hall - 18 |
| Buildings | Assabet River National Wildlife Refuge - 33 | Gates Lane - 5 | Pepperidge Farm House - 23 |
| Parcels | Gleasondale Mill - 11 | Gleasondale Village - 10 | Pilot Grove Farm - 15 |
| Trails | Bose Campus - 3 | Hale Middle School - 17 | Rail Trail - 29 |
| Water bodies | Butternut Farm Golf Club - 6 | Honey Pot Hill Orchards - 26 | Shelburne Farm - 13 |
| Open space | Butternut Golf Course - 7 | Kane Land - 24 | Small Farm - 8 |
| | Car Lot - 16 | Lake Boon/Pine Bluffs/Barton Rd. - 30 | Stow Acres Country Club - 9 |
| | Chris M. Parcel - 22 | Lions Club Parcel - 1 | Stowaway Golf Course - 31 |
| | Complete Streets Project - 14 | Minute Man Airfield - 12 | Wedgewood Pines Country Club - 20 |
| | Crow Island - 28 | | |
| | Fire Academy - 34 | | |

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Fig. 3: Special Places and Opportunity Areas in Stow Identified during activity by category

Category	Special Places Activity
Special	Applefield Farm
Special	Assabet River
Special	Bose Campus
Opportunity	Butternut Golf Course
Opportunity	Car lot
Opportunity	Complete Streets Project
Special	Crow Island
Special	Delaney (Fish and Wildlife)
Special	Fire Academy
Special	Flagg Hill
Opportunity	Gates Lane (potential subdivision)
Special/Opportunity	Gleasondale Mill
Special/Opportunity	Gleasondale Village (Town Line to Sudbury Rd.)
Opportunity	Hale Middle School
Opportunity	Hudson Rd. intersection turn lane
Opportunity	Kane Land
Special	Lake Boon
Opportunity	Lions Club Parcel
Special/Opportunity	Lower Village
Opportunity	Lower Village Walkability
Special	National Wildlife Refugee
Special/Opportunity	Old Town Hall (Fix name on GIS)
Opportunity	Parcel owned by Chris M. (potential subdivision)
Special	Pepperidge Farm House
Special	Pine Bluffs/Barton Rd.
Opportunity	Rail Trail
Opportunity	Route 117
Special	Small farm
Special/Opportunity	Stow Acres Country Club
Special/Opportunity	Stowaway Golf Course
Opportunity	Traffic Light at intersection of Great Rd. and Gleasondale
Special/Opportunity	Wedgewood Pines Country Club