

LAND – COMMUNITY – CONNECTION

2023-2030 Stow Open Space and Recreation Plan



Town of Stow -- January 2024

Table of Contents

Open Space and Recreation Plan

Section 1 – Open Space and Recreation Plan Summary	3
Section 2 – Background and Introduction	5
Section 3 – Community Setting	11
Section 4 – Environmental Inventory and Analysis	34
Section 5 – Inventory of Lands of Conservation and Recreation Interest	66
Section 6 – Community Vision	110
Section 7 – Analysis of Needs	112
Section 8 – Goals and Actions for Meeting These Needs	122
Section 9 – Seven Year Action Plan	129
Section 10 – Comments from Public and Town Boards	135
Section 11 – Resources	136

<u>Appendices</u>	139
A. Full Survey Results	140
B. Accessibility Inventory and Transition Plan	164
C. Stow Open Space Ranking Criteria	217
D. Freedom's Way Landscape Inventory – List of Sites	220
E. Commonwealth Agricultural Lands Executive Order and Mitigation Policy	228
F. Comment Letters from Public Agencies on Draft Plan	233
G. Wildlife Species Inventory	244

Maps

Map 1: Regional Context and Watershed	12
Map 2: Stow Lands Protected and Developed 2016-2022	29
Map 3: Current Stow Zoning	33
Map 4: Soils	36
Map 5: Drumlin Protection Status	37
Map 6a: Surficial Geology	42
Map 6b: Aquifers	43
Map 7: Water Resource Protection District	44
Map 8: Floodplain Overlay District	45
Map 9: Wetlands	46
Map 10: Prime Agricultural Soils	51
Map 11: Certified and Potential Vernal Pools	52
Map 12a: Areas of Statewide Habitat Significance	56
Map 12b: Areas of Local Habitat Significance	57
Map 13: Unique Features Map	60
Map 14: Open Space Lands	82
Map 15: Recreation Department Interests	87
Map 16: Land Enrolled in Current Use Programs	89
Map 17: Unprotected Parcels with Agricultural Significance	100
Map 18: Unprotected Parcels with Recreational Significance	101
Map 19: Parcels Important for Linking Protected Lands	102
Map 20: Unprotected Parcels of Significance in the Underserved Quadrant	103

Map 21: Parcels of Surface Water and Groundwater Significance	104
Map 22: Unprotected Parcels Preserving Small-Town Nature	105
Map 23: Unprotected Parcels with Habitat Significance	106
Map 24: Unprotected Parcels with Scenic Significance	107
Map 25: Unprotected Parcels with Historic and Cultural Significance	108
Map 26: Unprotected Parcels Significant for Climate Resiliency	109
Map 27: Regional Bikeways Map	116
Map 28: Stow Emerald Necklace	118
Map 29: Open Space Action Plan	129

Section 1

Summary

Stow is a very special community. Despite increasing development pressures, the Town has managed to maintain a rural flavor lost in most of the surrounding communities along the Route 495 corridor. With approximately 7,200 residents, Stow retains a “small town” feel – the skies are still dark at night, affording excellent stargazing opportunities, and on summer afternoons, the rustling of leaves and the songs of birds are more noticeable than sirens or traffic noise. Many roads are lined with historic stone walls and there are numerous scenic vistas such as Pilot Grove Farm, Carver Hill, Lake Boon, the Assabet River, and golf courses. A wide range of agricultural products including fruits and vegetables, meat, Christmas trees, 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 including access to locally grown food, clean air, and clean water. Many, but not all, of these farms are permanently protected.

In town-wide surveys from 2003 and 2015, more than 60% of residents indicated they moved to Stow for what it offers -- protected open spaces, farms, orchards, and Lake Boon. Other top responses were walking trails, safe neighborhoods/low crime, good schools, and quiet. Ironically, these aspects of Stow prized by residents also draw newcomers, making continued growth inevitable, particularly given the increase in remote work, which is changing commuter demographics.

Two new major developments are now in the permitting process, at the Stow Acres North Course and off Athens Lane. Together they will add between 300 and 350 dwellings to the same part of Town over the next decade and expand the diversity of housing options in Stow. This growth will continue to bring new perspectives and need for services such as classroom space, recreational needs, police, and fire services. Careful planning is needed to ensure the Town can respond to these demands while continuing to successfully maintain its quality of life, economic and environmental health, and community character. Our challenge is to provide for growth while simultaneously maintaining the existing small-town character of Stow and protecting and restoring resilient ecosystems so our community remains a place where flora, fauna, and humans can thrive. Protecting our important remaining open lands, which knit together and connect existing protected lands, can help us meet this challenge and be beneficial to the Town’s budget over time.

We are used to looking at Stow’s landscape and assuming what we see and experience will always be there. But build-out studies for Stow depict a future – where all the existing unprotected open land has been developed – that does not align with local and regional plans. Many eastern Massachusetts communities are looking at a “build out” time horizon of 5 to 15 years. The reality is that the decisions being made within the next decade will play a major role in shaping the Stow’s future. To the extent that the existing build out projections would create undesired impacts, 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 identifies specific open space and recreation needs in Stow that require actions to address. These include:

- Protection of Priority Lands identified in the Plan
- Protection of Stow’s Agricultural Base

- Protection of Stow's Remaining Forest Habitat
- Continued Protection and Connection of Lands in the Southwest Quadrant of Stow and Provision of Recreational Opportunities
- Planning for the Protection of the Remaining Key "At-Risk" Golf Course Parcels
- Completion of the Stow Acres Climate Resilience Master Plan
- Linkage of Existing Conservation and Recreation Lands and Creation of Additional Walking and Cycling Opportunities
- Enhanced All-Persons Accessibility at Existing Conservation and Recreation Areas
- Improved Access to Water-Based Recreation
- Continued Support for Active Recreational Facilities
- Education Regarding the Community and Fiscal Importance of Protecting Open Space and Its Role in Mitigating Climate Change
- Expanded Land Stewardship Efforts

This Plan calls for specific actions to meet these needs, including active efforts to acquire or otherwise protect priority lands and provide recreational opportunities for Stow's residents. 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, including affordable housing groups, that can assist with raising funds. We need to continue our efforts to meet the recreational needs of families and older residents, who are increasingly seeking opportunities for easy walking for exercise and health. In addition, the Town should ensure that land use and open space decisions are coordinated, infrastructure and capital facilities decisions support efforts to preserve important lands, and 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, and opportunities to collaborate with neighboring towns.

Section 2

Background and Introduction

On December 15, 1964, just as Route 495 was opening at Route 117, Town residents gathered at Stow Town Hall to listen to speakers and consider several key questions, setting events in motion that would fundamentally shape the growth and development of Stow for the next fifty years.

- Does Stow need conservation land now? Where, why, and what kind?
- Do town forests, recreation sites and open space sites pay off?

That meeting led to an innovative effort to prepare a Natural Resource Inventory for Stow, led by the Stow Conservation Commission and Stow Planning Board. This Inventory was completed in October 1965 with the assistance of the Middlesex Conservation District. The Inventory, called *“Reconnaissance and Preliminary Report of the Natural Resource Inventory and an Evaluation of Development Potentials for the Town of Stow, Massachusetts,”* was the first of its kind, and was widely hailed by conservationists across the region, winning both a statewide award and acclaim from the Massachusetts Audubon Society. The Inventory resulted in a series of maps identifying locations for town forests, trails, recreation sites, historic sites, and nature study areas in Stow. It also identified scenic vistas and areas that were unsuitable for building due to soils, streams and high groundwater. The final products of the study were a series of four maps as well as a narrative describing each site.

Shortly thereafter, the Town completed its first Master Plan in 1965 with the help of Thomas Associates, and also completed its first Open Space Plan in 1966. At the same time, the Conservation Commission, with the support of other boards, launched the effort to protect more than 300 acres owned by C.D. Fletcher along the Assabet River off Bradley Lane. This land would eventually become Stow Town Forest – Stow’s first conservation area – in 1968.

It is worth noting that many of the protected conservation and recreation lands that are community assets today were singled out for protection in these 1960s-era plans, including Town Forest/Gardner Hill, Marble Hill, Spindle Hill, Annie Moore, and Ministers Pond. Other identified areas like Harvard Acres, Birch Hill, and Pilot Grove Hill have largely been lost to development. And the fate of other areas remains to be determined.

Stow has regularly revisited the recommendations in its Open Space and Recreation Plans since that time, with updated plans completed in 1972, 1980, 1987, 1997, 2008, 2016 and now, in 2024. Each Plan reflects the concerns of the time to an extent, and each Plan has been able to take advantage of more sophisticated natural resource information and mapping technology. And yet each plan attempts to answer the questions from that initial meeting in 1964 – how much land should be protected? Which land is most important? What are the tax and community development implications of these decisions? And how should this land be managed? Each edition of the plan builds on the historic settlement patterns of Stow, incorporating our increased understanding of science and natural resources protection and the changing demographics of our community.

2A. Statement of Purpose

This Plan is an update of the 2016 Open Space and Recreation Plan prepared by the Town of Stow. The Plan summarizes the progress that the Town has made in providing for its open space and recreation needs and sets forth goals and specific action items for the next seven

years. The Plan is designed to provide a framework for the efforts of various Town boards and committees involved in the protection of Stow's open lands and the provision of outdoor recreational opportunities and is intended to guide municipal partnership efforts with both state and federal agencies and nonprofit organizations. It will also help guide work by the Town's Community Preservation Committee, Green Advisory Committee, Open Space Committee, and the Planning Board's ongoing Comprehensive Plan Update. The Open Space and Recreation Plan must be updated regularly to maintain eligibility for the Commonwealth's open space and recreation grant programs. This is the eighth Open Space and Recreation Plan developed by the Town of Stow.

2B. Planning Process and Public Participation

This Plan has been prepared by an Open Space and Recreation Plan Working Group under the direction of Kathy Sferra, Conservation Director and Laura Greenough, Recreation Director. The Working Group includes Recreation Commission member Samantha Altieri, Conservation Commission member Liza Mattison, Open Space Committee member Laurie Burnett, and at-large member Sandra Grund. Mapping assistance was provided by Malcolm Ragan and Michael Slagle of the Planning Department. A map of resilient lands was developed by the Open Space Committee.

The 2016 Open Space and Recreation Plan was used as the starting point for this Plan. The Working Group reviewed it, updating relevant information, and noting the significant changes that have occurred in Stow since that time, as well as progress made in carrying out the recommendations of the 2016 Plan. New data from a variety of sources was also incorporated.

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. At present, these entities are all working collaboratively to maximize efforts to protect open land – and make the most of the next ten to fifteen years – by which time most important land use decisions will have been made in Stow.

2C. Progress Made Since 2016 Open Space and Recreation Plan

Stow has made significant strides in advancing its open space and recreation goals since approval of its 2016 Plan, protecting approximately 525 new acres of land, creating new public spaces and trails, and advancing community understanding of Stow's important resources. Many of these projects have been accomplished using Stow Community Preservation Funds approved by Town Meeting and/or in partnership with Stow Conservation Trust. Highlights include:

- Development of Town Center Park in the center of Stow for accessible recreational use – including accessible trails, a gazebo, benches and picnic tables and a scenic view of Ministers Pond.
- Acquisition of Conservation Restrictions on two iconic farm properties, Carver Hill Orchard and Small Farm
- Acquisition of the long-sought Kunelius Property on Red Acre Road for conservation and water supply, and in partnership with the Stow Municipal Affordable Housing Trust which will develop a portion of the land for a small affordable housing project.
- Development of a comprehensive vision for the planned conservation and development of Stow Acres golf course – and subsequent purchase of a conservation restriction on the South Course and purchase of 2/3 of the North Course for conservation and recreation purposes, with a mixed income master planned community on the remainder of the land. This project of statewide significance will be a major focus in the coming years.

- The town successfully completed the Municipal Vulnerability Preparedness (MVP) Community Resilience Building Workshop in 2016 and prepared an MVP Report in 2018.
- Securing a two-year MVP Action Grant (2022-2023) to acquire Stow Acres North Course and develop a Climate Resilience Master Plan for future conservation and recreation uses of the property.
- Acquisition of Hallock Point, the largest parcel on Lake Boon, in the southeast corner of Stow through the Chapter 61 process, and the development of a trail network that provides passive recreational opportunities adjacent to Lake Boon as well as access from the water.
- Protection of additional properties including land on Spring Hill, the Harvard Acres Open Space, a small addition to Stow Town Forest, a conservation restriction on a horse pasture on Harvard Road, the open space for the Regency at Stow development, and the rear of the former Lundy Property off Joanne Drive, now called Assabet Overlook Conservation Area.
- Completing permanent protection of two “Article 97 Mitigation Parcels” on Great Road adjacent to the Police Station and on Hudson Road at Sandy Brook. Both parcels are adjacent to current or future conservation land and offset impacts to protected land for the Box Mill Bridge improvements and exploration of water for Lower Village.
- Acquisition of an Agricultural Preservation Restriction on a portion of Honey Pot Hill Orchards on Boon Road.
- Creation or improvement of trails at Captain Sargent Conservation Area, Shepherd Memorial Woodlands, and Red Acre Woodlands, Town Forest/Carver Hill, Hallock Point and Assabet Overlook (Joanne Drive), as well as the Stow Acres South Course.
- Continued efforts to set aside open space and trails focused on the Southwest Quadrant of Stow (the “underserved area”) in the areas of Stow Acres and Athens Lane.
- Completion of a two-year Municipal Vulnerability Preparedness (MVP) grant project (2021-2022) focused on protection of water quality in Lake Boon and understanding the likely impacts on climate change on the Lake and providing significant input to the proposed development plans for the Kattelle property now being developed on Lake Boon in Hudson.
- Creation of a Green Advisory Committee that is currently engaged in developing a Climate Action Plan for Stow.
- Award of \$750,000 in federal funds for development of design plans for Track Road which would continue the Assabet River Rail from Acton and Maynard into Stow.
- Active management of invasive species on conservation land by the Town including Japanese knotweed, Japanese stiltgrass, and Tree of Heaven as well as additional invasive species management by Stow Conservation Trust.
- Securing American Rescue Plan Act funds for a major “Third Decade” project at the Stow Community Gardens which has expanded accessibility at the gardens and created a boardwalk trail filling a major gap in the town’s Flagg Hill-Captain Sargent-Red Acre Woodlands trail network.
- The Town is working with volunteers from Gleasondale on the construction of a trail on the Town-owned Kane Wellfield property in Gleasondale, and on creation of a neighborhood pocket park on former school land along Gleasondale Road in proximity to the Assabet River.
- The Town of Stow was awarded \$15,000 from the Metropolitan Area Planning Council’s Accelerating Climate Resiliency grant program to work with the OARS on the creation of a watershed-based Climate Resiliency Coalition among the 13 town MAPC Sub-region, of which Stow is a part. The Coalition will identify shared priorities among the town’s MVP plans and other climate initiatives to identify efficiency gains and share knowledge and resources as it pertains to advancing climate resiliency and watershed health. The Project received private funding for an additional 2 years, through 2023.

2D. 2022 Open Space and Recreation Survey

The Stow Open Space and Recreation Plan Working Group conducted a Stow Resident survey in conjunction with this Open Space and Recreation Plan update during August and September of 2022. The survey was made available both electronically and in paper format and the availability was announced widely on the Town's website, Facebook pages, through email, in the weekly announcements section of the local newspaper, and through organizational networks including the Council on Aging, Scout groups, the Randall Library, and through flyers posted on conservation and recreation properties throughout Town with a QR Code linking to the survey.

More than 400 responses were received, almost all of these from Stow (98%). A diversity of age groups responded, with the lowest responses being from those in the "Under 18" and "18-24" categories, despite an effort to reach out to the younger cohorts. Surprisingly, almost 25% of those who responded have lived in Stow for fewer than five years. Approximately half of respondents have children in the home.

Use of Stow's conservation and recreation land is high, with 65% of respondents saying that they use conservation and recreation lands either daily (23%) or weekly (41%). This number is a significant increase from the 2015 survey. Areas with high levels of use include area farms and orchards, Delaney Wildlife Management Area, Assabet River National Wildlife Refuge, Stow Town Forest and other Town Conservation areas, Stow Community Park, Pine Bluff and Stow Conservation Trust Lands. Receiving comparably low levels of use are area private health clubs, the Lake Boon boat ramp, Stow Community Gardens, area golf courses, and Pompo and Memorial Fields.

The table below shows the participation rates in various outdoor recreation activities, with high participation in informal individual or group exercise, use of parks, playgrounds and picnic areas, dog walking on conservation land and bird watching/nature study.

Outdoor Recreation Participation Rates in Stow

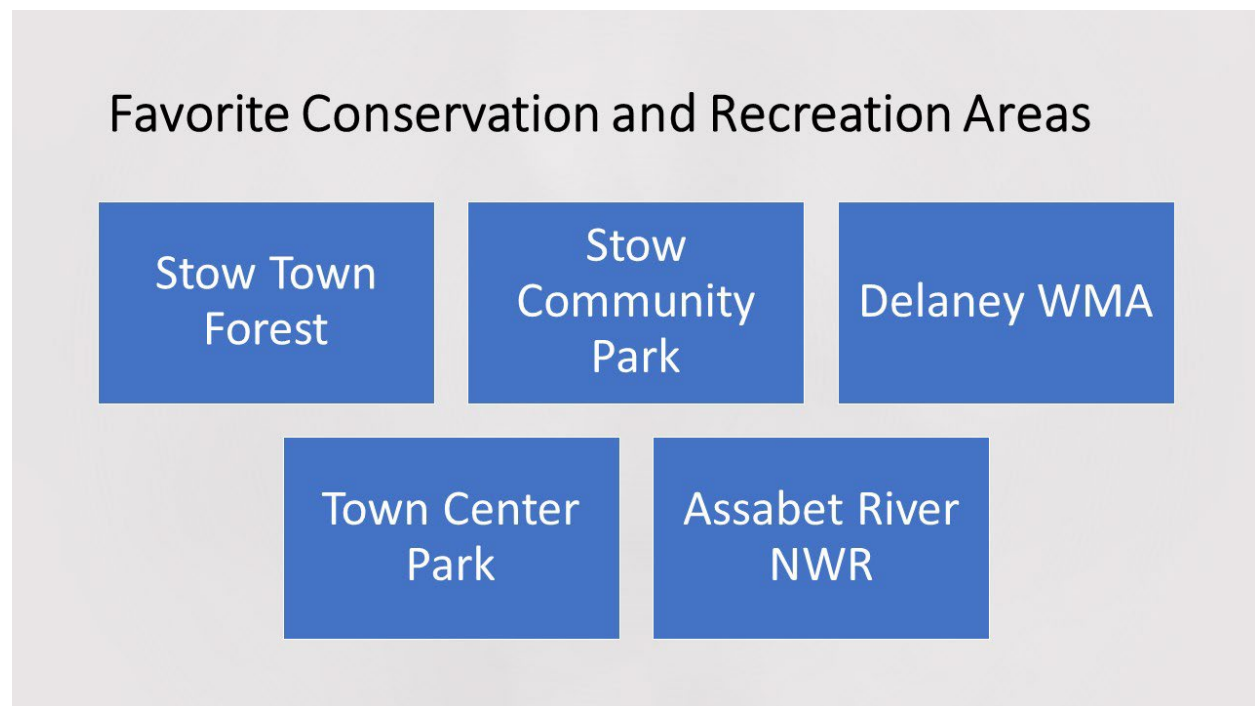
High	Medium	Low
<ul style="list-style-type: none"> • Informal Individual or Group Exercise – 65% • Use Parks/Playgrounds/Picnic Areas – 64% • Dog Walking on Conservation Land – 46% • Bird Watching/Wildlife Watching Nature Study-44% 	<ul style="list-style-type: none"> • Recreational Boating – 28% • Community/Youth League Sports – 27% • School Sponsored Recreation Activities/Team Sports – 26% 	<ul style="list-style-type: none"> • Camp Stow (16%) • Adult League Activities (6%) • Rec Commission Programs (13%) • Competitive Events (12%) • Private/Formal Instruction(14%) • Hunting & Trapping (4%)

Residents were asked what recreation facilities they would like to see more of in Stow. Support was strongest for sidewalks, a farmers' market, bike trails and bike lanes and an indoor swimming pool. All of these were supported by 50% or more of respondents. Lesser support (approximately 25% of residents) was noted for additional walking and hiking trails, including

accessible trails, public access to waterbodies, a splash park, outdoor performance space, a track, ice skating, dog park, neighborhood pocket parks, formal playgrounds, picnic areas, unpaved bike trails, informal nature play and a community center or teen center. There was the least amount of support for court sports including basketball, tennis, and pickleball, formal playing fields, a skateboard park, camping facilities, community gardens, or additional horseback riding or golf facilities.

Residents were asked about uses that they desire to see at Stow Acres in the future. The highest percentages were recorded for paved and unpaved walking trails, re-establishing wildlife habitat and stream corridors and tree planting, farmers' market and community event space, restrooms, a recreation building with exercise/pool space, picnic tables and shelters and canoe/kayak access to Elizabeth Brook. Extensive additional planning and outreach occurred for the re-use of Stow Acres in 2023-2024, including with teens and user groups, and is addressed in this plan.

Residents were asked to identify their favorite conservation or recreation area. Three local properties, Stow Town Forest, Stow Community Park, and Town Center Park were among the top five. Two of these are relatively recent Community Preservation-funded projects. Also at the top of the list were the state-managed Delaney Wildlife Management Area and the federal Assabet River National Wildlife Refuge. Suggestions for improvements were solicited for each area, and common themes included dog management, better marking of trails, and installation of benches and picnic tables and other facilities.



The final survey question was open-ended, allowing residents to comment on anything that was important to them relative to open space and recreation. Comments included statements about the importance of open space and community character, concerns about the existing tax burden in Stow, and specific recreational needs. The full survey results can be found in Appendix A.

2E. Public Review of Revised Plan

Once a draft of the Plan was prepared, it was made available for public review and comment. Copies of the draft document were circulated to all of the relevant Town boards and community groups for their comments and made available in the Stow Public Library. The distribution list included the following: Town Administrator, Select Board, Conservation Commission, Board of Health, Planning Board, Board of Assessors, Recreation Commission, Lake Boon Commission, Historical Commission, Finance Committee, Randall Library, Agricultural Commission, Open Space Committee, Green Advisory Committee, Tree Warden, and Community Preservation Committee as well as OARS, Stow Conservation Trust and Sudbury Valley Trustees.

The Open Space and Recreation Plan Working Group and Conservation Commission conducted a public forum on June 29, 2023 to present the final draft of the Plan and to accept additional public comments. The forum was advertised in local papers and via electronic means using the Town's website and via social media. Comments were received at the forum, and written comments were received from a number of individuals and from the Stow Planning Board and Select Board. These comments were all considered and revisions were made to the Plan to reflect comments received.



Shelburne Farm and Heath Hen Meadow Brook in Spring

Section 3

Community Setting

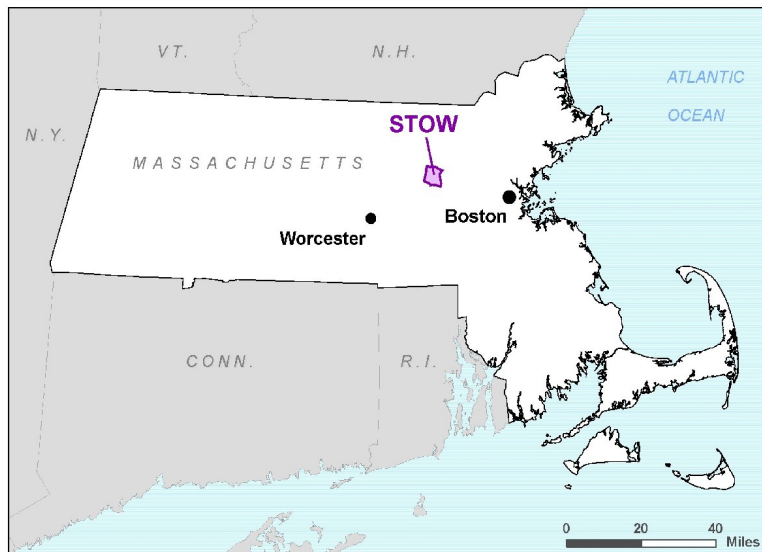
3A. Regional context

Stow is one of only a handful of communities within Route 495 that has managed to retain a largely rural character with many prominent open lands, farms and orchards, all of which contribute to the Town's character and economy. Stow's population, originally agrarian, has changed over recent decades to include workers in the high technology industries of electronics and biotechnology as well as many people who work from home in home-based businesses. Its socioeconomic level is generally middle to upper middle class.

Stow is within the Sudbury-Assabet-Concord (SuAsCo) Watershed (see Map 1). The Assabet River forms the main drainage area for the Town of Stow. The areas of highest elevation in Town are the bedrock and glacial till areas at Marble Hill. Other major topographical heights include drumlins such as Flagg Hill, Spindle Hill, Birch Hill, Pilot Grove Hill, Spring Hill, and Orchard Hill.

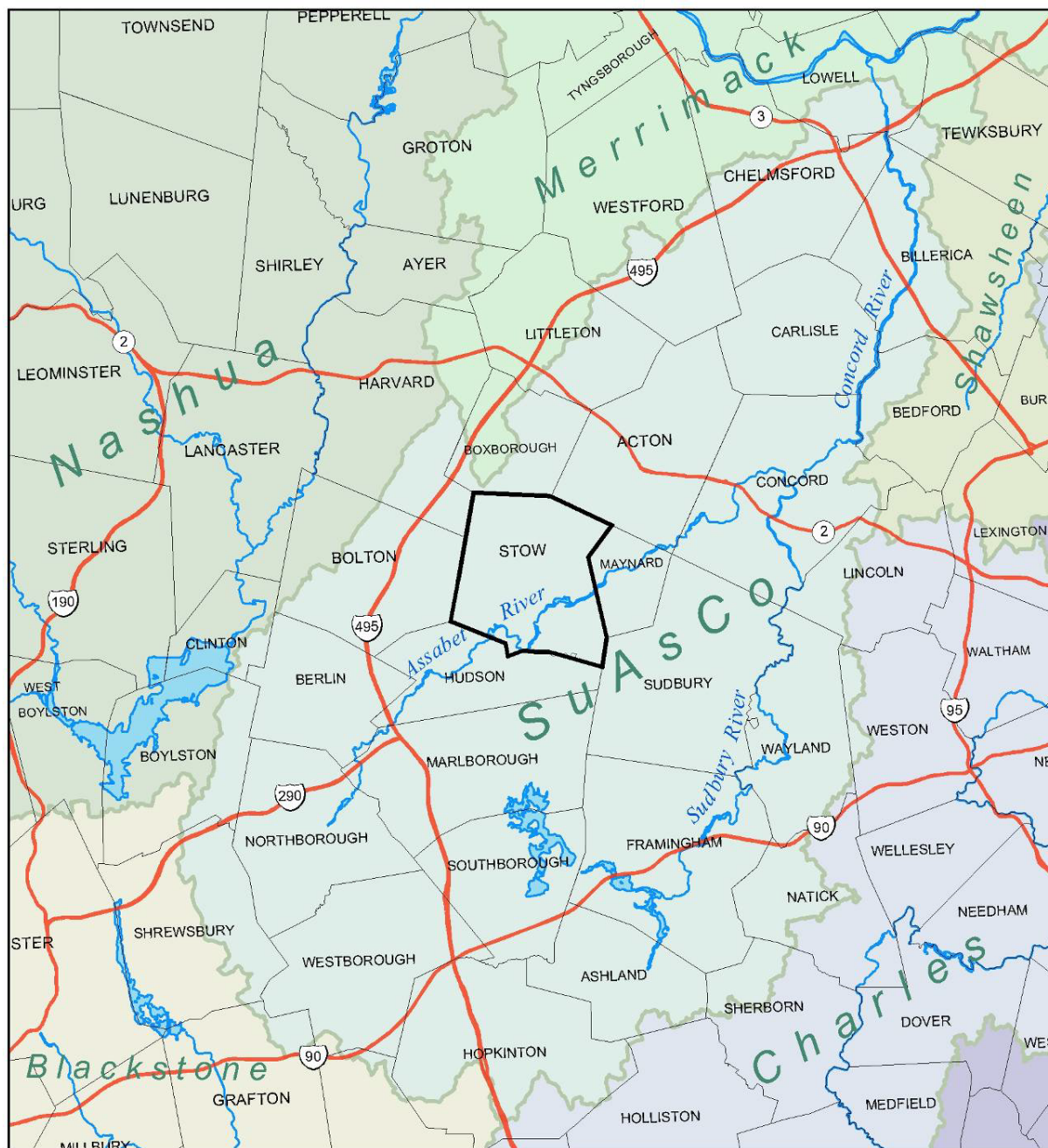
No interstate or other multi-lane highways pass through Stow. However, Routes 117 and 62 are heavily used by commuter and commercial traffic. These two roads, in addition to West Acton Road, carve the Town roughly into four quadrants. These main roads, as well as back roads which connect to adjacent towns of Acton, Maynard, Boxborough, Harvard, Bolton and Hudson, form the primary local road network. There are no public transportation systems in Stow, although the MBTA commuter rail is just over the town line in South Acton. North on Boxborough Road is Minute Man Air Field, which has grown over the years but still accommodates only small aircraft while also serving as an incubator for other industrial uses.

Stow has several light industries; the major ones include Radant, ET & L, and HydroTest. BOSE has recently vacated its campus and the land is currently being considered for purchase by several entities. Small businesses are clustered around the Lower Village Common (the eastern end of Route 117), along White Pond Road, scattered along Route 117, at the north end of Hudson Road, and in Gleasondale Village in the old mill complex.



The southeastern corner of the Town contains the Assabet River National Wildlife Refuge. This land, the former US Army Fort Devens Sudbury Annex, consists of approximately 1050 acres within Stow, a significant open space and recreational resource. Just across the Assabet River which forms the northwestern boundary of the Assabet Refuge is the Stow Town Forest (Gardner Hill Conservation Area) which encompasses 327 acres. Town Forest is traversed by

Stow - Regional Context and Watersheds



SuAsCo - Sudbury / Assabet / Concord River Watershed

Watershed Divides

Highways

0 1 2 3 4 5 Mile



Hydrography, Town Boundaries, and Roads data provided by MassGIS.

Map produced June 2006.

Map 1: Regional Context and Watersheds

Elizabeth Brook, which flows from Delaney Pond in the northwest corner of Stow, through Delaney Pond into Wheeler Pond, then through Fletcher Pond, and the Gardner Hill Conservation Area, emptying into the Assabet River near White Pond Road. In the center of Town is Minister's Pond which is flanked by Route 117 and a portion of Crescent St.

In the southeastern section of Stow is Lake Boon. Although originally surrounded by summer cottages, it now has mostly year-round residents and market pressures have resulted in many dwelling demolition and reconstruction projects. This is a trend that is likely to continue. The Town Beach (31 acres) is located on the northeastern side of the lake at Pine Bluffs. Due to the increase in population around the lake, some pollution has occurred from failing septic systems or cesspools. Over the last few years most of these systems have been upgraded and residents around the lake have worked diligently to decrease the pollutant load to the Lake and regularly pump septic systems. Lake Boon was also the focus of the recently completed Municipal Vulnerability Preparedness Grant which sought to better understand the watershed and the likely impacts of climate change on Lake Boon. Nearby is White Pond, which is controlled by the Town of Maynard which prohibits recreational activity to protect water quality for the nearby municipal wells. Sudbury State Forest is nestled among the Wildlife Refuge, White Pond and the Lake Boon area.

In the southwestern corner of Stow is a former private landfill, which contracted its services to Stow and Hudson. This landfill was closed in 1996 and has been capped and developed for solar power generation. The site also serves as a log processing operation for area landscape companies. This part of Town also has a great deal of undeveloped land, only a small amount of which is permanently protected, and also is home to some industry, e.g., Radant Corp, as well as the former BOSE site, which is likely to be repurposed in coming years. There are two large developments in this area which were built in the last 20 years, the Villages at Stow 40B and the Arbor Glen Active Adult Neighborhood. A large amount of undeveloped land still lies west of Hudson Road and is currently being considered for development. The Hemenway Farm subdivision has been permitted but not yet constructed due to groundwater contamination issues currently being remediated. Several other small subdivisions have recently been built in this area. To the west is the Annie Moore land (27 acres) which spans the town boundary and is accessed via Bolton. This is the part of Stow which is likely to see the greatest change in coming years, what with two large developments already on the drawing board and a new owner for the former BOSE facility.

The northwestern section of Stow is dominated by two main features, the Delaney Flood Control project and the Harvard Acres residential development. The Delaney Project encompasses 170 acres consisting of open water and marsh, and a perimeter of wooded or open conservation land. The north central region of Stow contains the Marble Hill Conservation Area (249 acres) which is close to but not immediately adjacent to the Delaney land.

The northeastern sector of Stow is dominated by a major marsh system, Heath Hen Meadow through which Heath Hen Meadow Brook meanders. Near this brook are the Captain Sargent Conservation Area, Heath Hen Meadow Brook Conservation Area, and the Flagg Hill Conservation Area, all of which were acquired with financial assistance from the Commonwealth's Self-Help Grant Program, and which make up a vast interconnected network of conservation land. Also in this area are the Red Acre Woodlands and a large complex of privately conserved land including Shelburne Farm.

Many of these conservation areas are close to being linked through a trail system called the "Emerald Necklace." One of Stow's long-term goals is to continue to connect this green belt and trail system throughout Stow, perhaps linking with adjacent towns.

Stow is a member of the Minuteman Advisory Group on Interlocal Coordination (MAGIC), one of 8 subregions of the Metropolitan Area Planning Council (MAPC). MAGIC is a group of communities that meet regularly to discuss issues of common interest. The Sudbury Valley Trustees (SVT) is a regional nonprofit organization that works on open space protection issues in Stow, as does the Stow Conservation Trust, a local nonprofit land trust founded in 1978. SVT coordinates the Metrowest Conservation Alliance (MCA) which brings together activists working to protect open space in Stow and surrounding communities. The Assabet River Rail Trail is a regional bike and pedestrian “rail trail” project which stretches from Acton to Marlborough.

Regional Open Space Priorities

As part of Stow’s Open Space and Recreation Plan update, the Open Space and Recreation Plans of the surrounding adjacent communities were reviewed.

The Town of **Acton's most recent Open Space and Recreation Plan covers the period 2014-2021**. Acton’s Open Space and Recreation Plan emphasizes the preservation of the remaining elements of Acton’s rural character, protecting the environment and improving recreational opportunities. Stow and Acton have been continuously working on the possible trail connections between West Acton’s Heath Hen Meadow and Stow’s Captain Sargent Farm Conservation Area, and Sudbury Valley Trustees (SVT) Conservation Restriction (CR) lands. Another possible winter connection is the Whitcomb CR land (held by Acton Conservation Trust) and Captain Sargent/Shepherd Woodlands. At this time, a walk to Stow’s Captain Sargent land from Acton can only be done in cold weather, when there is enough thick ice formed to get over the many marshy areas.

Bolton’s most recent Open Space and Recreation Plan was completed in July 2018. Stow’s common boundary with **Bolton** includes the Annie Moore Conservation area, which is accessed through Bolton but includes lands in Stow as well as the 580-acre Delaney Wildlife Management Area (WMA) which is formed by several dams located along Elizabeth Brook and managed by the Massachusetts Division of Fisheries and Wildlife. Delaney WMA spans four towns – Stow, Bolton, Boxborough and Harvard and is one of the more significant areas of Stow from an ecological standpoint. Delaney attracts large numbers of bird species to a variety of habitats – including open water and marshes used by waterfowl. Much of this area is mapped by the Massachusetts Natural Heritage and Endangered Species Program as rare species habitat. It also receives extensive public use from entrances in several towns for hunting, fishing, walking, dog walking, skiing and other recreational pursuits.

The **Harvard** Open Space and Recreation Plan was updated in 2016. Most of Harvard and Stow’s boundary encompasses the Delaney Project. Several of the streams that feed the Delaney rise from wetlands in Harvard and the Delaney (maintained by the Massachusetts Department of Fisheries and Wildlife) is an important area for wildlife habitat protection.

The **Boxborough** Open Space and Recreation Plan was recently updated and spans the period 2022-2027. The Plan includes among its goals to protect upland adjacent to the Delaney WMA and Wolf Swamp. The Town of Boxborough’s Conservation Commission jointly manages the Flagg Hill Conservation Area with the Town of Stow’s Conservation Commission.

Stow’s Heath Hen Meadow Brook, which is a priority for conservation, also has its headwaters in Boxborough. Much of this area is protected although there are some unprotected properties along the stream corridor. Most of these unprotected parcels are owned by Minuteman Airfield and are mapped by the Boxborough OSRP as an open space priority.

Hudson's Open Space and Recreation Plan was updated in 2016 and states among its goals continued protection of its well fields, including the Chestnut wells located on land bordering Stow. In 2014 the well fields were approved for siting of a ground mounted solar array. Stow and Hudson both own portions of Lake Boon and a Lake Boon Commission made up of representatives from both towns works to monitor and treat the water quality and health of the Lake. The Assabet River Rail Trail (AART), completed in 2005, still lacks contiguous connection through Stow, leaving a gap between Marlboro-Hudson and Maynard-Acton. Planning and design also continues for the Central Mass Rail Trail, a portion of which will pass through a corner of Stow's southern boundary.

The **Maynard** Open Space and Recreation Plan was last updated in 2017. Maynard shares several important resources with Stow including the Assabet River, Assabet River Rail Trail, and the Assabet River National Wildlife Refuge. In 2018, Maynard opened its section of the Assabet River Rail Trail, connecting the Assabet River National Wildlife Refuge with downtown Maynard and beyond. In addition, a large area of orchard land farmed by Derby Orchards straddles the town line, and has been identified as important to protect in both the Stow and Maynard Open Space Plans. There is also a large area of open land in Maynard that borders protected land in Stow to the east of Red Acre Road, much of which is wetland – this area is part of the Great Swamp. The area is identified as important for protection as it borders Rockland Woods and includes priority habitat. Previous proposals for the Ben Smith Dam in Maynard would have had a significant impact on the Assabet River in Stow. Because Maynard has fewer protected properties, residents widely use Town Forest and other Stow properties. Maynard's plan prioritizes the protection of water resources, including the Assabet River, and acquisition of additional land.

In the fall of 2021, the Metropolitan Area Planning Council (MAPC) adopted **MetroCommon 2050**, a **regional plan** for the Boston regional area which includes Stow. MetroCommon 2050 founded its plan on the values of equity, resilience, prosperity, and stewardship, and in commitments to creativity, partnerships, and utilizing data driven and evidence-based decision-making. The 5 Action Areas identified include: 1) Climate Change 2) Dynamic and Representative Government 3) Equity of Wealth and Health 4) Homes for Everyone 5) Inclusive Growth and Mobility. The following are goals and actions within each of the 5 interrelated areas most relevant to our plan:

Climate Change

- Prepare for the extremes of cold, heat, extreme rainfall, drought, and stronger storms.
- Neighborhoods are designed and improved to protect the health of residents, with ample shade, drainage, and green space. Wetlands, water bodies, forests, and plant and animal communities are restored and protected, and are able to adapt to climate change impacts.
- Our cities and towns are healthy, with beautiful parks and natural areas accessible to all.
- Unavoidable waste produces energy, fertilizes the soil, or is reprocessed.
- We have enough fresh water from our wells, streams, and reservoirs to meet the needs of people and wildlife. Our farms and fisheries produce plentiful and healthy yields and are sustainable. Habitats, forests, wetlands, and other natural resources are protected and enhanced.

Dynamic and Representative Government

- Community participation

- Our recommendations for strengthening our local and regional governments include greater collaboration and representation across governments and with institutional and private sector partners. We would like to see more flexibility and joint decision-making to raise funds from regional sources to address regional challenges. And by making government more accessible and a more rewarding experience, new generations of workers and volunteers of all backgrounds will be more likely to work for and participate in their municipal and regional governments.

Equity of Wealth and Health

- Create opportunities for communities historically excluded from our community to access resources.
- Undo historical practices and policies that have led to unequal access to resources.

Homes for Everyone

- Support partnerships with land trusts to create denser and wide range of housing options.

Inclusive Growth and Mobility

- People with mobility limitations and those without a car can get around easily and can afford to do so.
- People of all ages walk or bike more frequently for short trips because conditions make that option safe and enjoyable.
- Residents and visitors of all backgrounds enjoy a wide variety of historical, cultural, recreational, and artistic experiences. Public art, cultural institutions, and social activities reflect our region's diversity and an accurate reflection of history.
- Public programming and urban design encourage opportunities for social and cultural experiences and walkability. This builds social connections and cohesion.
- Our recommendations also call for greater attention to the public realm in both new and existing neighborhoods. This includes better access to parks and open space, support for public art, artists, and historic preservation, and human-scaled design.

The detailed plan contains numerous specific recommendations. Most relevant to Stow and this plan are:

- Action 3.1: The state should continue to incentivize cities and towns to construct separated bicycle facilities such as trails, greenways, and buffered bike lanes with increased funding programs for design and construction.
- Action 3.2: Cities and towns should adopt local policies to add separated bike facilities as part of most roadway reconstruction or repaving projects unless analysis recommends otherwise.
- Action 2.3: Incentivize and require local policy changes through state's MVP Program... An updated version of MVP could be used to incentivize municipalities to adopt climate resilient zoning ordinances and policies, such as flood resilient zoning, cool roof requirements, and green factors codes that encourage green infrastructure for residential and commercial properties. Policies should encourage and require the use of nature-based solutions where appropriate, including additional on-site water infiltration requirements, shading and shade trees, and protection of natural resources and land conservation. The program could provide technical assistance and template policies to help municipalities to take actions that make them eligible for additional funding and technical assistance support.
- Action 3.2: Encourage and incentivize adoption of local zoning that restricts development in high-risk locations.

Sudbury Valley Trustees has also completed a new regional land protection priority mapping exercise for the SuAsCo watershed in conjunction with the Metrowest Conservation Alliance, in which Stow plays a leadership role. SVT has produced four maps, each of which focuses on a separate conservation theme. These are: Natural Services, Habitat for Biodiversity, Community Conservation and Farmland.

Statewide open space and recreation needs are addressed in the Massachusetts Statewide Outdoor Recreation Plan (SCORP). The most recent plan was updated in 2017 with a focus on making open space and recreation lands accessible to underserved populations, supporting the statewide trails initiative by acquiring trail properties and developing new trails, increasing the availability of water-based recreation through land acquisition and facility development and protecting drinking water supply lands, and supporting the creation and renovation of neighborhood parks.

3B. History of the Community

The history of Stow has been compiled by several authors over the years. They don't all agree on the details. Two versions of the History of Middlesex County, compiled in 1880 and 1890, contain extensive chapters on the Town of Stow. The Crowell history was published in 1933 for the 250th anniversary of the Town. Fifty years later, a history of the Town was compiled by Ellie Childs and published by the Stow Historical Society Publishing Company as part of the Tercentenary in 1983. The summary below is taken from these works and several others.

Early Stow History

Britain was a country in turmoil during the mid-17th century, and Massachusetts was the recipient of a great number of migrants from that country during those turbulent times. The people the English settlers referred to as "Nipmuc" occupied the interior portion of what is now Massachusetts and parts of Rhode Island and Connecticut. Their homelands included the Natick/Sudbury/Concord area on the east, and the Connecticut River valley in the west. The Nipmuc were semi-nomadic hunter-gatherers, who fished, hunted game, gathered nuts and berries, and grew traditional native crops of corn, beans, and squashes.

According to the Hassanamisco Indian Museum, the bulk of the Nipmuc population lived along the rivers and streams connected to the Blackstone, Quaboag, Nashua, and Quinebaug Rivers. Local historian David Mark points out that our Assabet River with its fast flow in the spring followed by very low flow in the summer and fall was less conducive to year-round fishing than other rivers. Also, the land was hilly, with swamps and rock-strewn meadows, and therefore not well suited for agriculture. The land in Stow would later be described as "very meane" by prospective settlers. No doubt this is why Stow was the last among the surrounding towns to be settled by Europeans.

After the incorporation of Concord, Sudbury, Marlborough, Lancaster, and Groton, there remained quite a large tract of land



*Present day boundaries of Nipmuc lands.
Source: Hassanamisco Indian Museum*

surrounded by these towns, and the Nashobah Plantation (now Littleton). The Nashobah Plantation was one of the original seven plantations in the area populated by "praying Indians," Native Americans who converted to Christianity. This large tract of unsettled land was called Pompositticut by the Nipmuc, later to be called Pompositticut Plantation by settlers. After land was ceded to several surrounding towns over the years, the remaining area is what we now recognize as the present-day Stow.

There is no doubt that the Nipmuc frequented the territory known as Pompositticut, and that some of them laid claim to lands within its bounds. While there is relatively scant evidence of actual residency or farming by the Nipmuc in Stow, some arrowheads and other artifacts have been found in the area. After incorporation, the town ordered at least two local Natives be compensated for their land. Many years later the town voted to sell "'the Indian planting land' upon the river below Zebediah Wheeler's" (*History of Middlesex County*, 1880.)

The earliest known English settler upon this territory was Matthew Boone, arriving in 1660 from Charlestown, generations later than settlers arrived in the surrounding towns. Well-travelled roads had been laid out through the area long before Boone arrived, connecting the towns of Concord and Sudbury with Lancaster, among others. Mr. Boone settled upon what was described as a "vast surface of hills, plains and ponds", where he proceeded to farm the land and raise a family. Presumably, most if not all of those plains and ponds now lie under Lake Boon, formerly known as Boon's (or Boone's) Pond, following the construction of the dam on Bailey's Brook around 1870. The largest hill within the area he settled upon now bears his name, Boon's Hill, and a monument recognizing him stands on the west side of Barton Rd.

John Kettell was Stow's second known settler, arriving about three years after Boone. He took up residency in the southwestern part of town in the vicinity of where Maple St is now, on what was then the border with Lancaster. The Hale family acquired the Kettell land consisting of about 300 acres from an heir of his and held possession of the land until 1883. A monument to Kettell stands on the east side of Maple St., and Kettell Plain Road bears his name.

Another early settler was Sydrack Hapgood who had taken up land on the Assabet River about a mile and a half from the "old Common". He, along with eleven other men, made the first move toward the organization of a town on October 12, 1669. However, tensions were rising between some of the Natives and some of the Colonists, so fear prevented Pompositticut Plantation from formally being settled as a village until after the conclusion of King Philip's War, in 1680 or 1681. The Town of Stow was incorporated two years later. Sydryack Hapgood was killed early in the war, near Brookfield on August 2, 1675.

The Nipmucs initially had friendly relationships with the Europeans, and many continued to do so during the war and afterwards. Both Boone and Kettell apparently lived harmoniously with the Natives of the area for quite some time, farming the land and raising families. But hostilities between some English colonists and Natives were escalating under the Wampanoag leader, Philip, of southeastern Massachusetts and the Providence, RI area. Although many local Nipmuc remained on the side of the English during the war, many other Nipmuc joined with Philip and the Wampanoag in fighting both the English and other Natives. By June of 1675 King Philip's War had begun. Atrocities committed by both sides were widely reported.

The day before an infamous massacre at Sudbury in February of 1676, Matthew Boone and his son, while attempting to move their goods to a safe place, were ambushed and slain near the Stow/Sudbury border. John Kettell fled for protection to Lancaster, where his second wife and some of his children were captured in the famous raid upon that town, also in 1676. Some reports show Kettell having been killed on February 10, 1676, but other reports show him having lived for quite some time afterwards.

After the hostilities subsided, and peace returned to the area, plans to settle a village at Pompositticut Plantation were renewed, although no record of activity appears until 1680. A document from 1681 lists the owners of the twelve original lots drawn by the proprietors. These homestead lots were laid out along the northerly and southerly sides of the old road laid out in 1646, between Lancaster and Sudbury, passing along present-day Crescent St, and over the river where White Pond Rd crosses today. 22 more other persons were granted lots between 1679 and 1686. Some direct descendents of original landholders still reside in Stow today. Before long, the plantation had the beginnings of an organized town government. The village continued to grow, and by May of 1683 the General Court granted their request for incorporation and gave the name of Stow to the new town.

By 1702, the Town was looking to expand into the aforementioned Nashobah Plantation (Littleton), first by petition to the General Court and then by a lawsuit with Littleton over the bounds, both of which failed.

By the late 1600s the first mill was documented on "Assibath Brook" (now Elizabeth Brook) in an area that is now part of Stow Town Forest. Many other mills followed: "wherever there was sufficient flow of water one could expect to find a mill" (Childs, 1983). In the early 1700s some of the first bridges were built in Stow, primarily to cross the Assabet River.

One of the more notable citizens of Stow in the 1700s was Henry Gardner who in 1768 was unanimously chosen to go to Faneuil Hall in Boston to take "the state of our public affairs" into consideration. He was later appointed Receiver-General by the Provincial Congress to collect and hold the colonists' taxes in lieu of payment to the Crown. In 1775 he was unanimously elected Treasurer by the 3rd Provincial Congress.

On April 19, 1775, John Gates Diary officially recorded that "a civil war [the Revolution] began in this Province" (Childs, 1983) almost exactly 100 years after the King Philip War. Dr. Samuel Prescott came galloping into Stow to warn the people and the 81 militia men that the British were coming.

In 1786 there was a severe economic depression. Farmers were so desperate that in Western Massachusetts they started a revolt, Shay's Rebellion. Captain Nathaniel Sargent from Stow (after which Captain Sargent Conservation Area is named) led a company to quell the revolt. Times were particularly hard after the Revolution so the Town built a "Poor Farm" or alms house on White Pond Road.

The 19th century was a time of growth and change. The appearance of the Town was documented on the 1830 map of Stow. A woolen mill was built on the Assabet River in 1813. In 1823, Lucy Smith bought the Gibson Farm on Pompositticut Hill and eventually deeded it to her son-in-law, Isaac Maynard. Eventually this land became a part of the Town of Maynard. "Half-mile trees" - elms -



Stow's historic Town Hall, built in 1848

were probably planted before 1850 from Rock Bottom (now Gleasondale) to Stow Center. Dutch Elm disease has since destroyed all of them. The railroad came to Rock Bottom in June of 1850. It came from South Acton through Maynard eventually to Rock Bottom and ended in Marlborough. Near the Rock Bottom Mill was a shoe factory and cabinet makers.

The Civil War drew a prompt response from the Stow militia. The townspeople had long supported abolishing the slave trade. Stow sent 112 men to fight. The Rock Bottom Mill prospered by supplying woolen goods.

At the beginning of the 20th century, many changes occurred. Stow's population was 1002. The electric trolley line of the Concord, Maynard and Hudson Street Railway was installed through Stow. In 1923, the trolley was replaced with buses. Hudson Light and Power brought power to Stow in 1906. A little later the Marlborough-Hudson Gas Company brought gas to the community. Indoor plumbing, a telephone in the Town Hall and running water were now in place. Wireless was available at every railway station. Shortly after 1912, radios were commonplace in households. The automobile appeared in Stow in the first part of the century.

What is now Stow Acres Country Club became one of the first country clubs in the United States that catered to black players and hosted the Black Men's Championship Golf Tournament.

The dam on Bailey Brook on Barton Road enlarged Lake Boon and a few summer cottages were built around the Lake. A steamer ran around the shore to transport men to and from the train stop at Whitman's Crossing near what is now the corner of Sudbury Road and Barton Road. The Town took title to the Lake Boon dam in the late 1950s.

World War I had 77 Stow "boys" enlisted. After the war many immigrants arrived having fled Europe. In the Depression it was hard to make money but many citizens of Stow, good farmers, did not go hungry and inspired non-farming people to garden. However, the residents of Gleasondale Village suffered greatly when the mill shut down, workers lost their jobs, and the neighborhood grocery store had to close. The hurricane of 1938 did significant damage to the trees and buildings of the Town. Several sawmills were set up and worked for more than three years to convert the damaged trees into lumber. Then came World War II and many young men in Stow were drafted. Much of the stockpiled lumber cut from the trees felled during the 1938 hurricane was used to construct the barracks at Fort Devens in Ayer. After the war there was a great pressure to produce more food and Stow orchards constructed cold storage barns to handle the demand for increased quantities of fruit.

Modern Development and Conservation History of Stow

The 1950s and 1960s brought Stow's first large-scale subdivisions to a small town that was unprepared for the growth that was to come but which was suddenly accessible due to the opening of Route 495 in Bolton. At the time, town bylaws did not explicitly require building permits for the construction of houses, and the state sanitary code contained no requirements for septic systems. Zoning was virtually non-existent, with the whole town being in one zoning district. The Board of Selectmen was the Zoning Enforcement Agent and the Board of Health for the town. Stow's first subdivision to be developed was Assabet Heights, located on the Stow/Maynard line off Great Road. This area was once the location of Erikson's Hill Side Farm and cows reportedly grazed atop of the hill that is now Assabet Heights. The plan for Assabet Heights contains no endorsement of the Planning Board, as the plan's approval in the 1940s predates the existence of Planning Boards and Conservation Commissions in both towns — and of the state's subdivision control law.

Sandy Brook Park was another of Stow's early subdivisions, consisting of four developments on land owned by Bill and Adell Rawitser off Hudson Road and Walcott Street, much of it on low, marshy land west of Hudson Road. This was the first development to be approved by the

Planning Board, which was created in 1952, and the beginning of large-scale subdivision development in Stow – at the time a community with a population of 2,190 and total assessed valuation of all real estate of \$2.2 million.

The 63-lot Juniper Hill subdivision, off Gleasondale Road, proposed by Ivan ReHill on farmland owned by John Wetherbee, was the next major project filed with the Planning Board in 1956. At the time, it was the largest subdivision that had ever been proposed in Stow and was originally denied, and then later approved and constructed following litigation. A 47-lot second phase was approved in 1964. After approval in 1958, Planning Board files detail what was an arduous 25-year build out process that included complaints by subdivision residents about incomplete work, lots that were discovered to be undersized in the middle of house construction, and the use of poor quality materials for paving and drainage. There is acrimonious correspondence between the Town and various developers and their attorneys, threats of additional litigation, and the seizing of performance guarantees by the Town to complete roads and infrastructure.

The Town grappled with an even larger subdivision in 1966, when John G. Cahill, a developer from Littleton, purchased a 202-acre parcel of land that had been farmed by Atto and Aina Stein for more than 50 years off Harvard Road in the northwest corner of Stow. The \$100,000 purchase price for the Stein farm seems unthinkable today, but \$500/acre was the going price of land at the time. Cahill, who was at the same time developing lots off Edgehill Road at Sandy Brook Park, filed a 152-lot subdivision plan on the Stein Farm, in what would be the first of three phases of Harvard Acres. With only a little more than 1000 homes in Stow at the time, this must have seemed a mammoth subdivision, even though it was tucked away in a quiet corner of Stow, and far from the center and town services. The new development placed a huge strain on town services, led to the Planning Board's adoption of subdivision rules and regulations for the first time in October 1967, and also spurred Town Meeting to adopt comprehensive zoning revisions that passed by just one vote at Special Town Meeting in November 1968. All of this development meant that the population of Stow more than doubled from 1700 in 1950 to 3984 in 1970, and continued to grow rapidly for the next decade as houses were completed and sold.

In the midst of all of this development activity, the Conservation Commission was created in 1961, and charged with the acquisition and preservation of open space. The Commission created the town's first Open Space in 1966. The Conservation Commission's first major acquisition occurred at Gardner Hill Conservation Area/Stow Town Forest, where more than 300 acres were purchased from the heirs of C.D. Fletcher between Elizabeth Brook and the Assabet River for a total of \$150,000 in 1968. Since that time, the Town, largely through the efforts of the Conservation Commission, has purchased or acquired many significant parcels of land in Town including Marble Hill Conservation Area, Captain Sargent Conservation Area and



Stow Community Gardens

Flagg Hill/Heath Hen Conservation Areas for conservation and agricultural preservation and actively manages much of this land for public use. The Stow Community Gardens were started in 2002 on Tuttle Lane with a pilot program of five gardeners and has grown to more than 60 plots today. The Town has also obtained many conservation restrictions on privately owned property through donations, purchases and negotiation with developers.

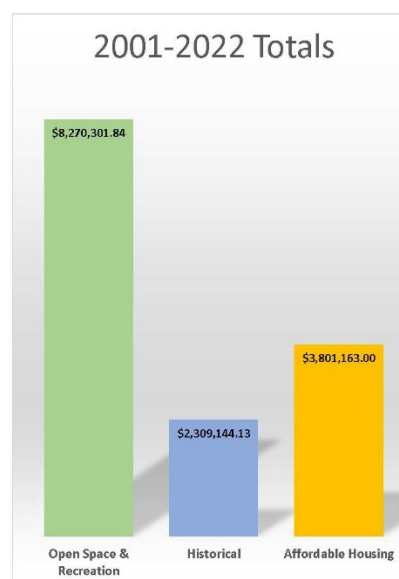
Over the years, the Town's open space preservation efforts have been augmented by the Stow Conservation Trust, a private, nonprofit land trust that was founded in 1978. The Trust owns several large open space parcels in Town and has been encouraging many of the larger land holders to protect their land especially through agricultural and conservation restrictions (CRs). The Trust has also made efforts to educate and provide non-monetary assistance to private land holders. Numerous projects have been completed by the Trust in partnership with the Town over the years, the most recent of which include the protection of Carver Hill and Small Farm, two iconic farm properties in Stow, as well as the protection of the Kunelius property on Red Acre Road, and Hallock Point on Lake Boon. Most recently, the Trust and the Town have worked collaboratively with a local developer and the owner of Stow Acres to secure the future of this important property as a model for open space conservation and mixed income housing.

The Town of Stow has active recreation facilities managed by the Recreation Department and a paid Recreation Director. Actively used by residents and especially youth groups, the facilities have grown over time, with the most recent additions being Town Center Park on Great Road and the former School Lot in Gleasondale. The Recreation Department is currently working with residents of the Gleasondale Neighborhood on creation of small park on the latter property, along the Assabet River. The Stow Recreation Commission is an appointed body, created to oversee the Recreation Department and Director. The Recreation Department's mission is to provide recreation opportunities for residents of Stow as well as to maintain the Town's recreational assets. Under leadership of the Recreation Director, a mix of programs are run and overseen such as the youth basketball program and the management of the Town beach personnel and swimming programs. Some programs, such as the active school age soccer program and baseball program are run by independent groups, such as Stow Soccer Club and Assabet Valley Little League. Other programs are independently run, with groups and businesses paying for use of fields and facilities. There are diverse programs year round, promoted through seasonal mailings to residents.

In 2001 the Town voted acceptance of the Community Preservation Act (CPA) and over the 20 year period ending November 2021 had collected nearly \$9.2 million in local funds and \$5.2 million in state matching funds. The Town has long prioritized the goal of keeping the maximum amount of funding unrestricted, so as to be ready to respond to a diversity of needs and to encourage projects that meet multiple CPA goals. Funds have been spent on a number of important open space and recreation projects, including acquisition of an easement along Track Road (a popular walking and biking corridor), acquisition of Conservation Restrictions on the Hale, Corzine and Shepherd properties, acquisition of the Snow Property and creation of Stow Community Park on Old Bolton Road, acquisition of land at Ministers Pond and creation of Town Center Park, and acquisition of the Tyler and Mosley Agricultural Preservation Restrictions. The Recreation Commission recently completed an effort to upgrade facilities at Pine Bluff Recreational Complex using CPA funds. Most recently, the Town has voted to spend \$4 million in CPA funds for a two-phase project to protect the majority of Stow Acres Country Club, a project of regional significance. CPA funds have also been spent on a number of affordable housing and historic preservation projects. A list of projects completed in the past five years follows:

CPA Projects Approved in the Past 5 Years

2017	Development of Affordable Homes (Habitat for Humanity)	\$150,000
2017	Affordability Safeguard Program Extension	\$200,000
2017	Historic Document Preservation Project - Phase II	\$85,000
2017	Restoration of the 2nd Floor Historic Areas of the Randall Library	\$380,000
2017	Creation of Community Park at 323 Great Road	\$275,000
2017	Conservation Restriction on Carver Hill Orchard	\$1,400,000
2017	Conservation Restriction on Small Farm	\$275,000
2018	Town Hall Construction Funds for Roof Repair	\$30,000
2018	Town Hall Restoration Design Funds	\$175,000
2018	Supplemental Funds for the Historic Randall Library Building	\$65,000
2018	Recreational Facilities at Pine Bluffs (Final Phase of Work)	\$20,000
2018	Purchase of Kunelius Property for Housing and Open Space	\$215,875
2020	Red Acre Road Housing Design Funds	\$25,000
2020	COVID-19 Emergency Rental Assistance Fund	\$300,000
2020	Additional Design Funds for Stow Town Hall Restoration	\$200,000
2020	Pre-Engineering Services for Track Road	\$70,000
2020	Playground at Town Center Park	\$50,000
2021	Hallock Point Open Space Acquisition	\$400,000
2021	Stow Acres I – South Course Conservation Restriction	\$1,500,000
2021	Kane Land Access – Path in Gleasondale	\$50,000
2021	Stow Acres II – North Course Acquisition	\$2,200,000
2022	Randall Library Expansion - Historical Component	\$1,000,000
2022	Red Acre Road Affordable Housing	\$1,100,000



3C. Population Characteristics

The population of Stow has increased steadily as can be seen in Table 3-1, and now numbers approximately 7,159 people according to the 2020 Census. The population increase from 2000 to 2010 was 11.7%, and the increase from 2010 to 2020 was 8.9%.

Year	Population
1930	1,142
1940	1,243
1950	1,700
1960	2,573
1970	3,984
1980	5,144
1990	5,328
2000	5,902
2010	6,590
2020	7,159
2025 (est)	7,350
2030 (est)	7,554
2035 (est)	7,703
2040 (est)	7,781

Table 3-1. Population and Population Projections for Stow: 1930-2040.

Source: UMass Donahoe Institute, Census Counts and Estimates; 2000 and 2010 Decennial Census, Summary File 1; ACS 5-year estimates 2016-2020 Table B01001

Notably, the percent of individuals over 65 and over 85 has continued to increase faster than regional and state averages (Table 3-2), placing additional demands on senior services. In 2020 more than one in five residents is over the age of 60, and 17.2% are over the age of 65 with seniors numbering approximately 1562. More than 30% of households have an individual 65 or older. This is undoubtedly due to the development of several 55+ housing developments in Stow as well as the general aging of the population. It points to a need for facilities that will be accessible to and useable by older residents, as well as the need for additional senior services. According to the Metropolitan Area Planning Council data, this portion of the population is expected to continue to grow as the baby boomer population ages. In addition, the Elizabeth Brook Apartments (formerly Plantation 2) senior housing development is fully permitted and has commenced construction as of fall of 2023, and another large “age-targeted” development is in the permit process off Hudson Road

The percentage of households with an individual 18 or younger is also growing faster than regional and state averages, with 45% of households having an individual 18 or younger, up from 38% in 2010. The statewide average is approximately 29% and both state and regional percentages have declined in the past 10 years.

	Share of Population under 18				Share of Population over 65		
	2000	2010	2020		2000	2010	2020
Stow	28.4%	26.7%	28.4%		8.3%	12.8%	17.2%
Subregion	27.5%	26.9%	24.4%		9.7%	12.5%	15.9%
Middlesex County	22.4%	22.0%	19.8%		12.8%	13.6%	15.3%
Massachusetts	23.6%	22.4%	19.8%		13.5%	14.3%	16.5%

Table 3-2. Population Distribution in Stow 2000-2020. Source: 2000 Decennial Census, Summary File 4; 2010 Decennial Census, Summary File 1; ACS 5-year estimates 2016-2020, Table DP05

The racial composition of Stow is primarily White, however, there is a small representation of diverse minorities (Table 3-3). Stow’s racial mix has changed slightly, but at a lower rate than in the region or the state. The population is well educated with more than half of Stow’s adults having a college education, significantly higher than the Massachusetts population as a whole. This is also reflected in the distribution of occupations which indicates that more than half of the Town constitutes professionals and managers.

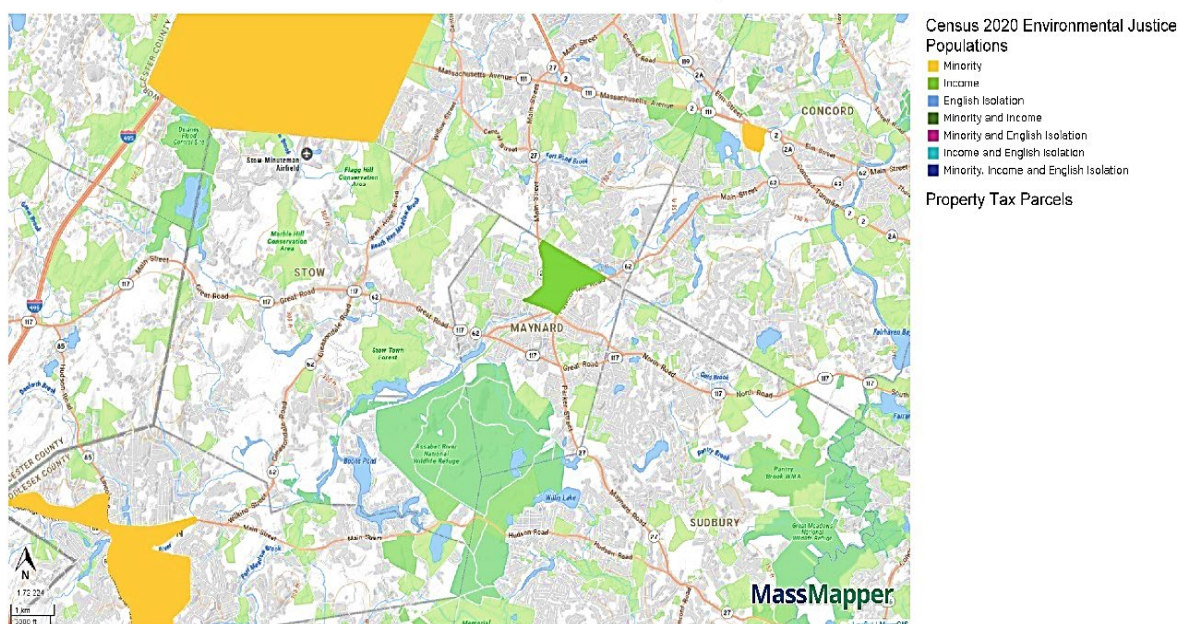
	Stow			Middlesex County			Massachusetts		
	2010	2020	Change	2010	2020	Change	2010	2020	Change
Black or African American	0.7%	0.9%	0.2%	4.7%	5.2%	0.5%	6.6%	7.0%	0.4%
American Indian or Native Alaskan	0.2%	0.2%	0.0%	0.2%	0.2%	0.1%	0.3%	0.3%	0.1%
Asian	3.3%	4.3%	1.0%	9.3%	12.9%	3.6%	5.3%	7.2%	1.9%
Two or more races	1.9%	6.8%	4.9%	2.5%	8.3%	5.7%	2.6%	8.7%	6.0%
Hispanic	1.9%	3.6%	1.8%	6.5%	8.8%	2.2%	9.6%	12.6%	3.0%

Table 3-3. Racial Make-Up of Stow

Source: 2010 Decennial Census, Summary File 1; 2020 Decennial Census, Redistricting Data

Stow has no Environmental Justice (EJ) Populations within its boundaries, as can be seen from the map below, but as of the 2020 Census there are EJ populations nearby in Hudson, Maynard and Boxboro as can be seen on the map below:

Environmental Justice Populations



There is very little industry in Stow, with more than 95% of the tax base being residential. In addition to agriculture and construction, major employers include Radant, municipal government, and small businesses in Lower Village and the Gleasondale Mill. Most of the commercial activity is in the retail and service sector and is located along the major routes through town, most notably Routes 117 (Great Rd.) and Route 62. There is little vacant land zoned for commercial and industrial use, although there is steady turnover of retail space in Lower Village with an increasing number of vacancies in recent years. The Planning Board is currently working to revitalize the Lower Village area in part through the recent adoption of mixed use zoning. BOSE has recently vacated its facility on Route 117 near Hudson Road and the fate of this large industrially-zoned site remains to be determined. According to the Massachusetts Executive Office of Labor and Workforce Development, approximately 3957 Stow residents are in the labor force and the unemployment rate is approximately 2.2% as of December 2022.

3D. Growth and Development

Patterns and trends

Between 2000 and 2010, the total number of households increased in Stow from 2,082 to 2,429, or 16.67% and by 2020 there were approximately 2569 housing units in Stow for a 10 year increase of 5.8%. It is estimated that there are 2770 housing units in Stow and that number has grown from 2,526 in 2010 at a rate faster than the state or county average. Approximately 81% of Stow's housing units are single family detached dwellings and approximately 85% of dwelling units are owner-occupied. The median single family house price in 2020 was \$514,100 versus \$398,800 for Massachusetts. New single family dwellings in Stow are now routinely selling for well over \$1,000,000. Part of the reason for this is that new dwellings are increasing in size, as can be seen from Tables 3-4 and 3-5 below. It is unclear whether this trend will continue or whether home sizes will begin to shrink to adapt to the preferences of younger and older buyers and concerns about climate change. Two new large developments in the review process on Randall Road and Athens Lane will add 300-350 housing units, smaller in size than a typical new single family house in Stow which may help moderate this trend.

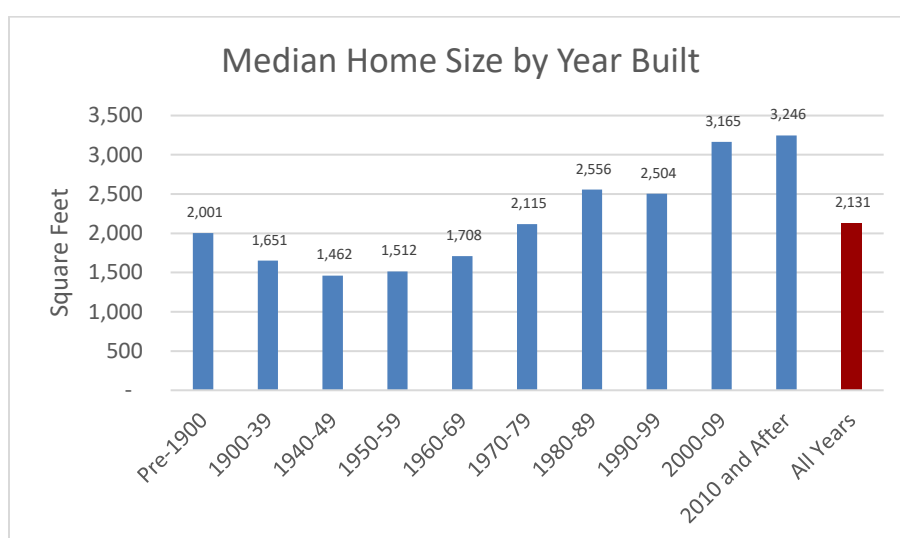


Table 3-4: Median Home Size by Year Built, Source: Stow Planning Dept.

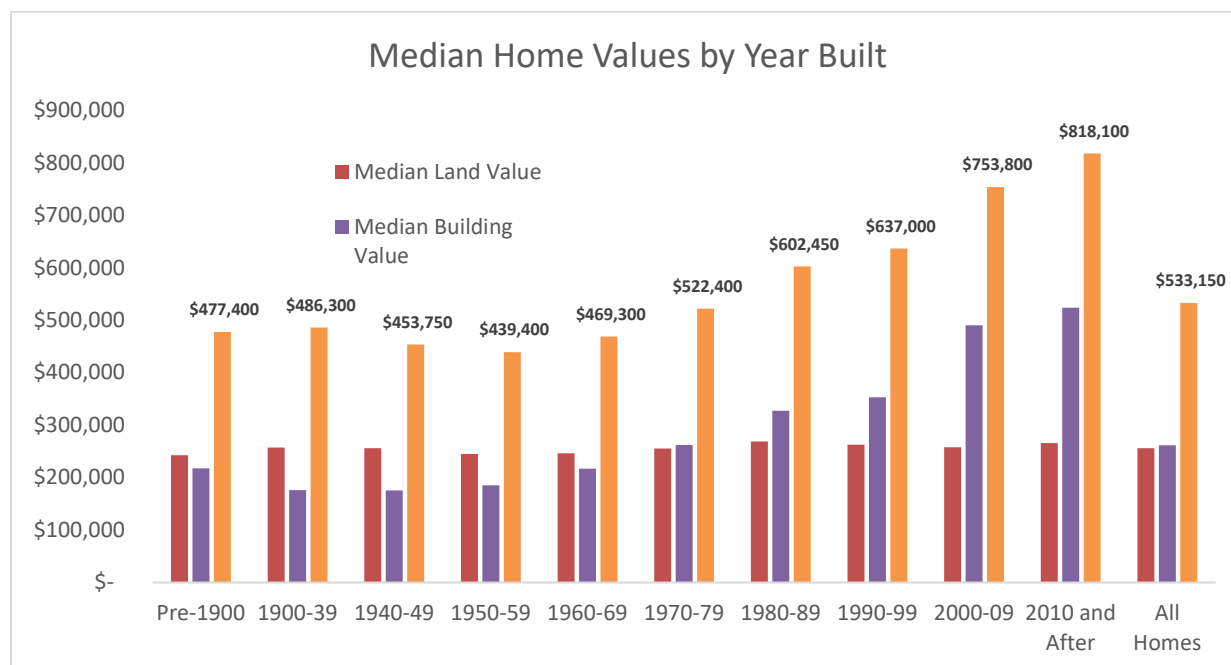
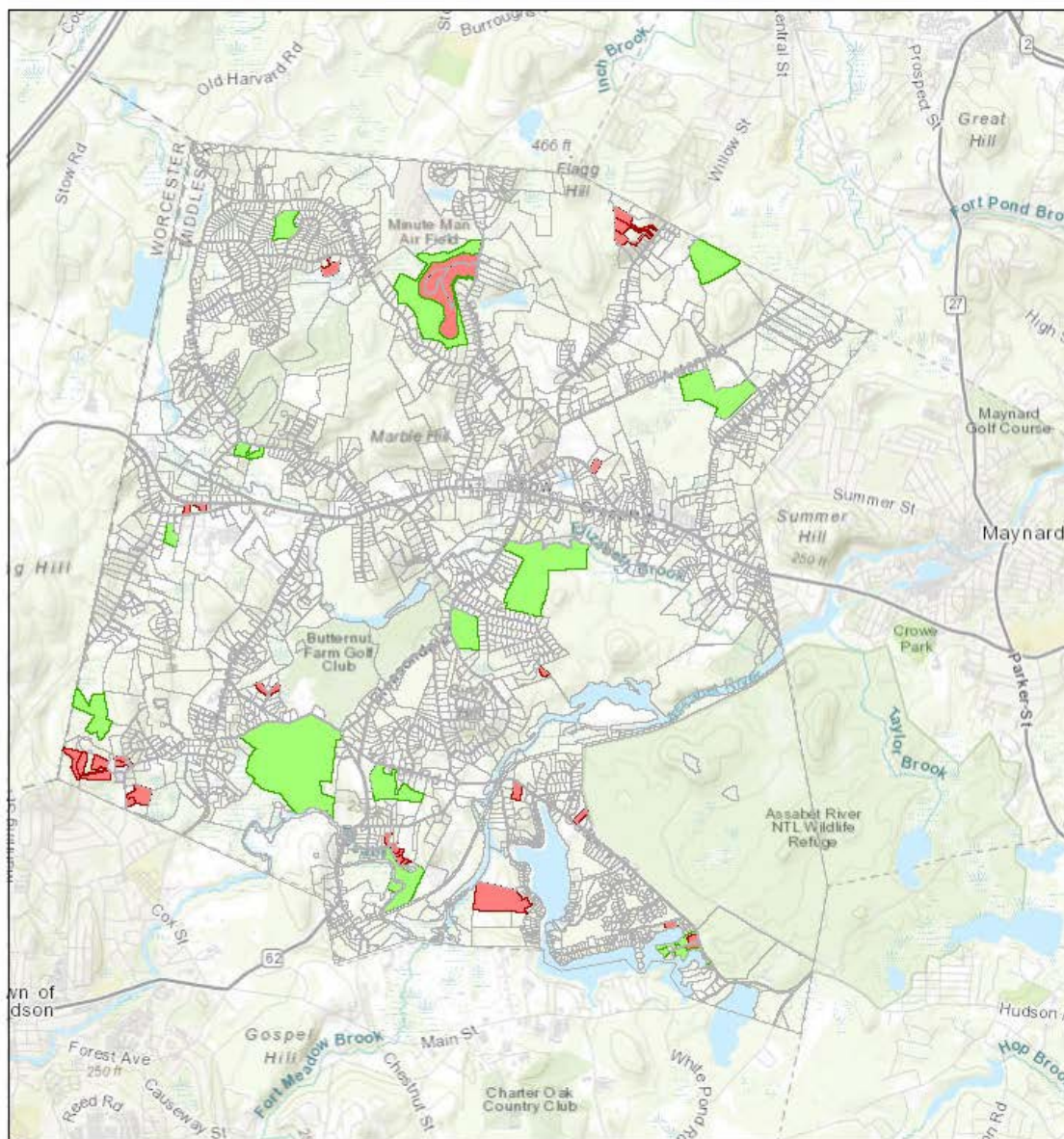


Table 3-5: Median Home Values by Year Built, Source: Stow Planning Dept

Median rent for units in Stow is \$1,390. Table 3-6 shows the number of Building Permits for new single family dwellings that have been issued in Stow from 2004-2021. In the past few years, the number of single family dwelling permits declined sharply, but is projected to increase again, with several large projects on the drawing boards.

<u>Year</u>	<u># of Permits</u>	<u>Total Valuation</u>
2004	34	\$7,756,786
2005	29	\$7,852,000
2006	43	\$9,324,900
2007	55	\$13,692,421
2008	45	\$13,605,983
2009	47	\$13,820,468
2010	27	\$8,338,397
2011	20	\$6,212,353
2012	11	\$4,148,944
2013	4	\$1,540,149
2014	2	\$600,000
2015	6	\$2,563,288
2016	11	\$4,500,000

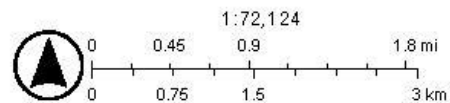
Protected and Developed Land 2016-2022



11/18/2022

Protected and Developed Lands

- Developed
- Protected



MapGIS, Esri Canada, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METI, NASA, NGA, EPA, USDA

Map 2: Stow Lands Protected and Developed 2016-2022

Infrastructure - Transportation Systems

The principal transportation network which serves Stow has not changed significantly in many years. Public transportation is provided only by the South Acton train station, part of the MBTA's Wachusett to Boston line. The Town of Stow offers free and subsidized transportation to eligible residents through the GO Stow program, including a taxi service and the Stow Council on Aging's van service. The town is looking to expand this sort of microtransit in the future. There are still not many designated pedestrian, bicycle or horseback ways, although portions of the Assabet River Rail Trail (ARRT) have been completed including from Acton through Maynard and from Hudson to Marlboro. Stow is a significant gap between the two. Stow was awarded a federal grant for design of a section of this missing segment along Track Road in a FY 23 appropriations bill and this work will be a focus in coming years. In Stow, where a few private landowners have raised concerns about the Rail Trail extension, various alternative proposals have been examined that would provide for continuation of the trail. (ARRT Feasibility Study, 1997), the most promising of which is extension of the Rail Trail through the Assabet River National Wildlife Refuge or an on-road alternative through Hudson. A rail trail on an abandoned portion of the Mass Central rail line is also proposed to be built in coming years and will have parking and access just over the Stow town line on Wilkins Street in Hudson.

Infrastructure - Water Supply Systems

The water supply system in Stow has also not changed significantly in recent years. It is still primarily based on individual on-site systems except for a number of privately owned "public" water supplies. These systems include those of Juniper Hills, Elizabeth Brook Apartments (formerly Plantation), Meetinghouse at Stow, Arbor Glen, Villages at Stow, Pilot Grove Apartments, Hale and Center Schools, and the Town Common water system, which serves the Town buildings, one home and a church. Currently under consideration is a small-scale public or private water supply system to serve the "Lower Village" area, in order to alleviate regulatory constraints on businesses in this area. A portion of the Heritage Lane Open Space adjacent to Lower Village has been approved by Town Meeting and the Legislature for use as a water supply system in this area and a feasibility study commenced in 2022 that is evaluating the water supply potential of this parcel as well as another on Red Acre Road and estimating costs, so as to assist local businesses in their consideration of this water supply.

Protection of groundwater resources is a high priority according to Stow residents. It received a high priority ranking in the townwide survey for the 2010 Master Plan in addition to being identified by participants in the 2010 Master Plan public forums. In the late 1980s Town Meeting approved a Water Resource Protection overlay zoning district in order to protect the groundwater resources of Stow. The overlay zones are based on an evaluation of the groundwater potential throughout the Town. The protected areas are those with the highest potential and generally coincide with the major aquifers in Stow. The Water Resource Protection district is shown in Map 7.

Infrastructure – Wastewater Disposal Systems

Sewage disposal systems in Stow, still mostly individual on-site septic systems, have not significantly changed in the last 20 years. New systems are all required to meet the local Board of Health regulations which are more stringent than the State's Title 5. Several recent residential developments have constructed on-site private sewage treatment facilities including Meetinghouse at Stow on Rt. 117, Villages at Stow on Rt. 117, Arbor Glen on Hudson Road, and Regency at Stow on Boxboro Road. Additional "community" systems are proposed off Athens Lane and at Stow Acres.

Long-Term Development Patterns

Stow has always prided itself on maintaining its rural character. Various town surveys over the years have consistently shown that the rural nature of the Town is crucial to the citizens. The perception of rural character is strongly dependent on the large amount of existing open land along the main roads of Stow. Thus preservation of these highly visible undeveloped parcels is necessary to maintaining the character of the Town.

The traditional development pattern in Town has encompassed 2 primary types of development: residential and business/light industry. During the 1980s, land values soared and some tracts of agricultural and forest land were sold for development. With the recession of the late 1980s and early 1990s and the drop in land values, growth slowed to its pre-boom pace. In the mid-1990s, however, housing growth increased and continued at a high rate through the early 2000s when large developments like Villages at Stow (96 units), Arbor Glen (66 units), and Derby Woods (33 units) were approved and constructed. The rate of development has slowed since 2006, but is beginning to pick up again. Particularly vulnerable is the land in the southwest corner of Town where there are many undeveloped parcels and relatively little protected land. This area was identified for special attention in the 2008 Open Space and Recreation Plan and with both the Athens Lane development and the Stow Acres conservation and housing initiatives this focus will continue in the coming years.

Townwide, the 2000 Build Out Study completed by the Executive Office of Environmental Affairs (EOEA) for Stow identified the potential for the construction of more than 1300 additional homes *under current zoning* (see Map 3), which would increase the population from 5902 at the time of the study to 9582. Not taken into consideration are increases in population resulting from “density bonuses” in 40Bs or AAN developments or zoning changes, which could put this total higher. The study estimated that new development permitted by current zoning would add 699 new schoolchildren to Stow, generate a demand for 515,915 additional gallons of water/day, add 30 miles of new roads, and generate an additional 1888 tons of solid waste/year. Such growth would also increase the need for senior services and demand for recreation facilities. The study also identified the potential for an additional 3.1 million square feet of commercial/industrial development on land currently zoned for this use. Not factored into these numbers are the additional housing development that is being mandated by the Commonwealth through the “MBTA Communities” mandate which is currently being reviewed by the Planning Board.

Past build-out studies provided helpful insight for the community and depict a completely suburbanized landscape that will require significant investment in capital projects (such as new schools) to meet the demand generated by this development. While it is difficult to imagine a future Stow in which the only “open” land is that which is currently under permanent protection, this is the future reality depicted in the build out analysis. In addition to the impacts on the school population, such development would fragment habitat, threaten surface and groundwater quality, reduce recreational opportunities, add substantially to traffic issues on major arteries, and fundamentally change the character and quality of life of Stow. As a result, one of the recommendations of the 2008 Open Space and Recreation Plan was that town boards work actively to reduce the total buildout that is possible using a variety of tools including zoning, land acquisition, and other land protection techniques such as conservation restrictions, and seek to protect one additional acre of land for every acre that is developed. The town has continued with an ambitious land protection effort in the intervening years and residents have continued to voice their strong support for these measures, focused on those properties with the greatest potential to cause land use change. The recent two near-unanimous votes regarding the future of the two golf courses at Stow Acres are an example of this.

Another major regional study which included Stow was the 495/MetroWest Development Concept Plan addressing growth and development in 37 cities and towns along the I-495 corridor. The study identified Priority Development Areas (PDAs) and Priority Protection Areas (PPAs) within the study area. The study notes the progress that the Town of Stow is making regarding planned production of affordable housing. Relevant to this Open Space and Recreation Plan, the study notes the existence of several regionally significant land areas including Orchard Hill/Rockbottom Farm, Stow Acres (North and South Courses), Butternut Golf Course, Pilot Grove Farm, and several orchards including Honeypot, Carver Hill, One Stack Farm, Derby Orchards, and Shelburne Farm. Of these, Orchard Hill, Pilot Grove and the five orchards are listed as being of statewide significance. The “major” farms in Stow encompass more than 500 acres. Lastly the study notes a high priority protection and development area on White Pond Road near the Assabet River.

Mapledale Country Club

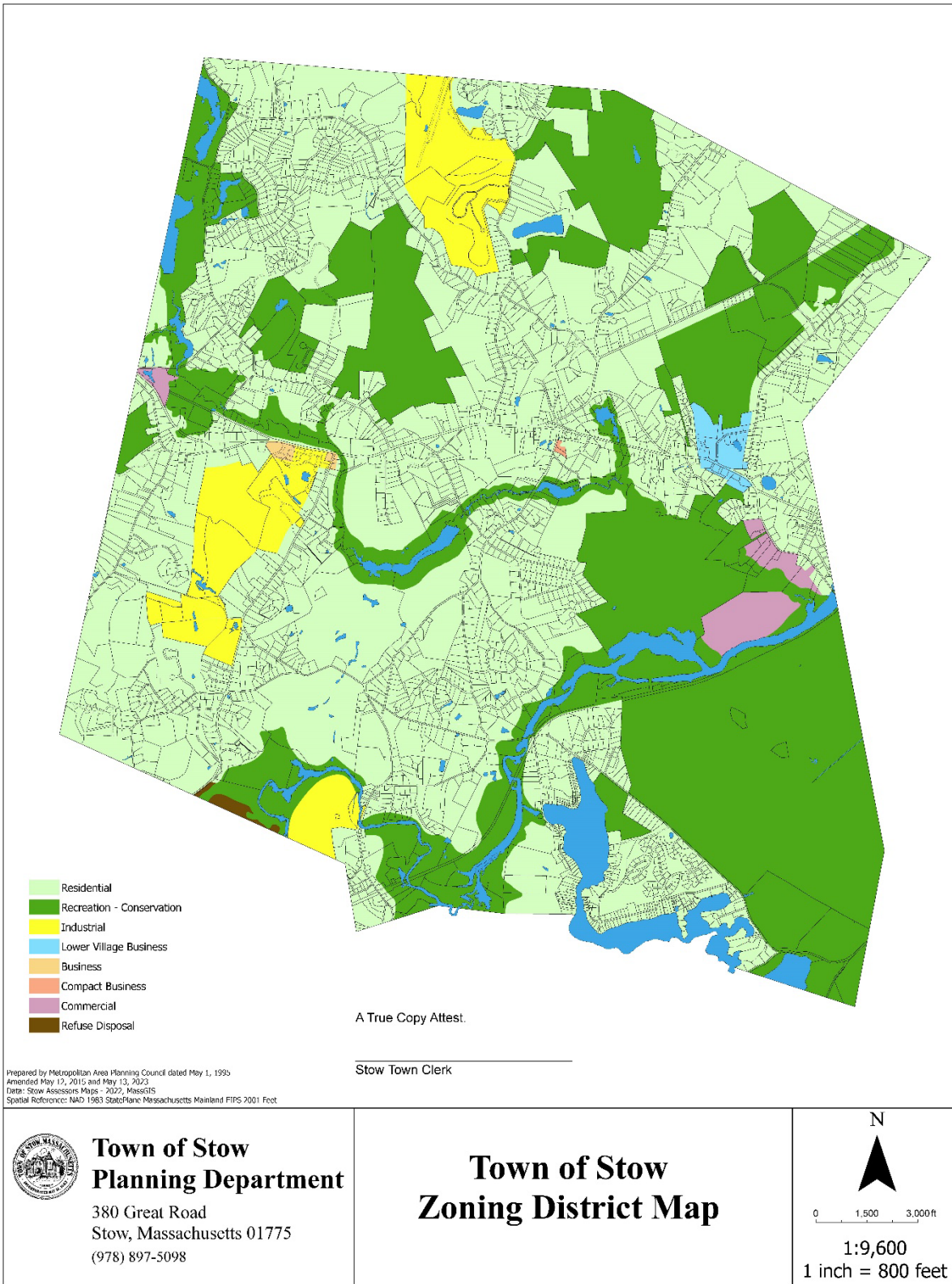
A little-known fact is that one of Stow’s golf courses, Stow Acres Country Club, played a historically significant role in Black golfing history – a legacy going back to the early 1900s. Opened in 1926 as a nine-hole course, Mapledale Country Club, as it was called then, was among the earliest Black country clubs in the country.

It started when Robert Hawkins, a local Black entrepreneur, purchased the 196-acre Randall Estate and its mansion to create a club that hosted golf, horseback riding, and tennis. Hawkins, an avid golfer, had caddied growing up and later became the general manager of Sandy Burr Country Club in Wayland, MA—the first Black man to hold that position in New England. It was there that the idea of owning his own country club for Black Americans was born.

At a time when segregation barred Black Americans from most courses, Mapledale was open to all. Significantly, it was also home to the first three United States Colored Golf Association (USCGA) Opens from 1926-1928. The competition was not restricted to just Black players, as Chairman Norris Horton explained, “We knew what it was like to be excluded and we didn’t want to do the same to anybody else, so blacks, whites, anybody who qualified and paid the entry fee could play.” In 1929 the course closed, claimed by the Great Depression, and the competition began moving around the country. What started as a dream for a place to play the game Hawkins loved, evolved into a showcase event at municipal courses in northern cities, attracting Black golfers from all over the country.

Rediscover Mapledale, a local group, is currently exploring ways to interpret and celebrate this early golfing history in Stow.





Map 3: Current Stow Zoning

Section 4

Environmental Inventory and Analysis

4A. Geology, soils, and topography

The topography in Stow varies from low elevations along the Assabet River (180 feet above Mean Sea Level) to the highest elevation of 457 feet on Marble Hill. The Assabet River is the main drainage area for most of Stow. The areas of highest elevations in Stow are the bedrock and glacial till areas in the northwest quarter of the Town. Other major topographic highs include drumlins such as Spindle Hill, Birch Hill, Pilot Grove Hill, Spring Hill and Orchard Hill.

Stow's topography is a product of glacial activity. As the glaciers retreated, meltwater streams flowing out from under the glaciers dropped sand, gravel and silt either in large glacial lakes or along those drainage areas that existed in Stow. These meltwater deposits created the flat plains and irregularly shaped hills and ridges found throughout the Town.

From a land use perspective, the bedrock in Stow has not been a major impediment to agriculture or development. In most of Stow, bedrock is found only at considerable depths. Where bedrock occurs at the surface, the exposures are small and rather scattered. Most of the exposures are limited to either the northwest quarter of Stow or the southeast corner within the Assabet Refuge. In most places where bedrock is exposed, there are other constraints on land use such as high slope and/or perched water tables.

Stow's geology was studied extensively in 1977 by IEP, an environmental consulting firm. The report and accompanying maps are available in the office of the Stow Conservation Department.

Soils (Map 4) and topography place constraints on development in Stow and affect land use patterns. In steep areas, access often requires significant cuts or fills, creating drainage problems, and erosion and sedimentation. Examples of this can be seen in the lots along the southwest side of Wheeler Road on the side of Spindle Hill, the access road to Pilot Grove Apartments on Pilot Grove Hill, and the Common Driveways serving the Highgrove Estates development on West Acton Road and Jillian's Lane on Walcott Street. The Town has limited authority in the Zoning Bylaw to address these issues in Section 3.8.1.10, but does have a common driveway bylaw which may serve to reduce the problem of multiple driveways serving individual single-family houses. Similar changes could

Orchard Hill – Rockbottom Farm Gleasondale

A unique drumlin/esker feature in Stow can be found at Rockbottom Farm in Gleasondale. This feature is so significant that it is highlighted in the popular book "Roadside Geology of Massachusetts" as well as in a 1956 regional geological study which contains this quote and photo:

"Most interesting of all the drumlins in the area is Orchard Hill near Gleasondale. Viewed from its base, Orchard Hill betrays nothing unusual in its form, but extending for about three-fifths of its length, parallel to and just west of its axis, is a remarkable scoured meltwater channel... 27 feet deep at its deepest point. Its gradient is toward the south... its sides remain steep and sharply outlined."



From: Geology and Mineral Resources of the Hudson and Maynard Quadrangles Massachusetts. Geologic Study Bulletin 1038, 1956 (photo from report)

be made in the subdivision rules and regulations to require additional scrutiny for lots with severe topographic constraints. For example, some towns limit the amount of cut and fill or clearing permissible in these situations. Stow's Planning Board requires an Erosion Control Special Permit for many projects like these.

Drumlins are a notable feature of Stow, and many of the high hills scattered throughout the community singly and in groups have been the focus of land protection efforts, however some remain available for future development. Orchard Hill is one of the more interesting drumlins in Stow and additional detail about this feature can be found in the box on the previous page. Drumlins are glacial deposits that often have soils that make them poor choices for development. We have mapped the drumlins of Stow and noted their protection status. (See Map 5). It is also worth noting the exemplary esker – a geologic ridge -- located within Red Acre Woodlands behind Pilot Grove Farm.

In addition to its high hills, Stow has many low-lying wet areas that place constraints on the development of septic systems. A good example is the 124-acre Kane property located on both sides of Gates Lane off Route 117, which was examined and rejected by the School Building Committee in 2005 as a potential site for a new school and has had several incomplete proposals for development. Despite its large size and access to Route 117, extensive wetlands and streams, combined with steep slopes on a portion of the property, will make development on this parcel challenging.

As Stow approaches buildout, the remaining parcels will be increasingly constrained by wetlands and steep slopes. This will necessitate additional scrutiny of proposed projects, including professional review of applications, particularly roadway designs and stormwater management plans.

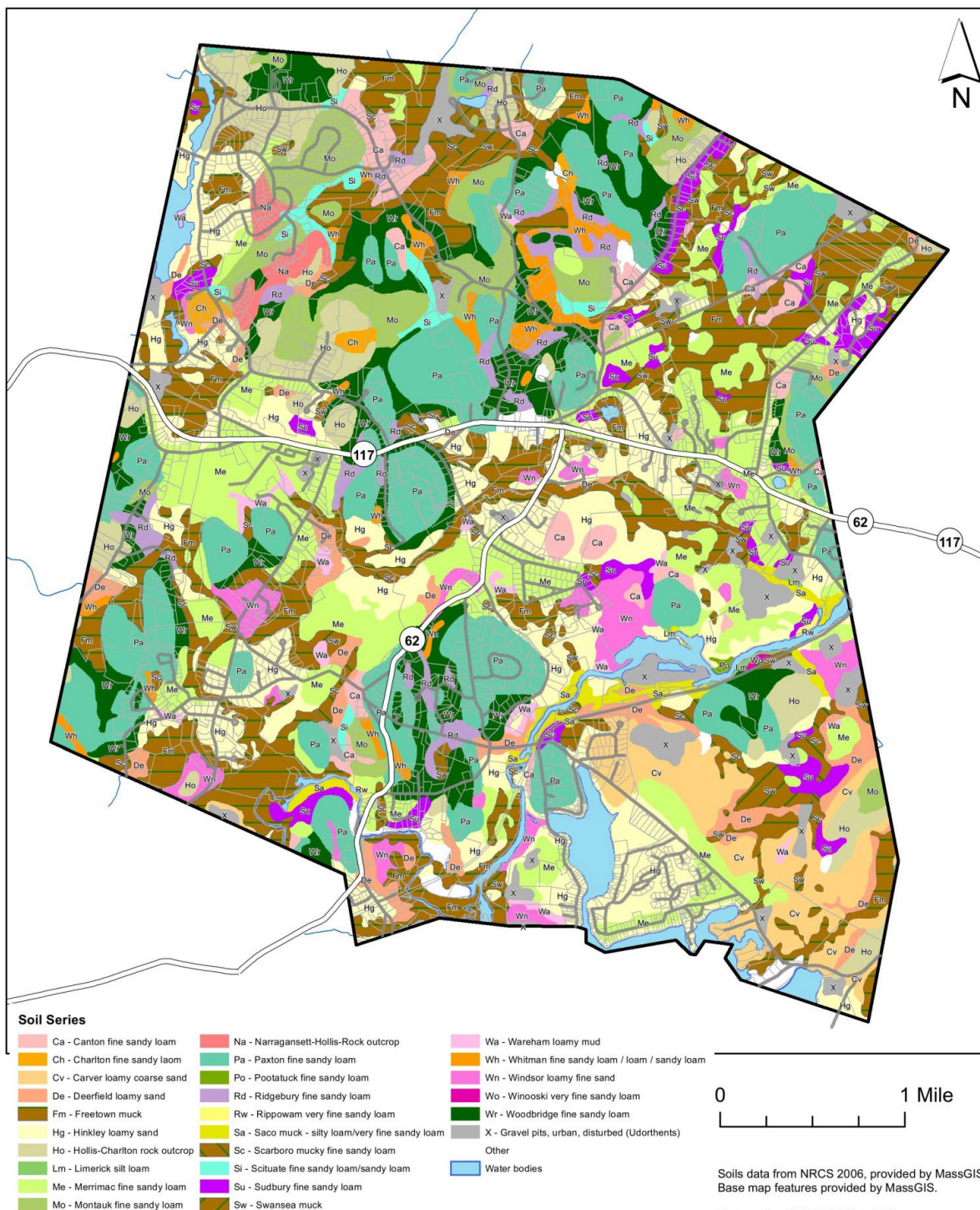
4B. Landscape Character

Stow is generally considered a rural community by its residents. This impression is reinforced by the areas of open space and scenic vistas visible along the Town's roadways. In particular, the many active orchards and farms lend a distinctively rural element to the Town that is not found in many nearby communities. In addition to the agricultural and conservation aspects of the community, Stow has five golf courses: Stow Acres North and South, Butternut, Wedgewood Pines, and Stowaway. These open spaces contribute to the rural visual impression and sense of "elbow room" in Stow.

In addition, to the visible farms and golf courses, there is a large amount of undeveloped land "hidden" behind the many lots which front along public ways. One has only to look at the assessors' maps to discern the large parcels behind these lots; areas left in their natural state because of difficult access, wetlands, rocky soils, or poor drainage. Where the forested hills rise behind these homes, or one is able to see between the buildings, then one can sense the extensive undeveloped landscape of Stow.

Also contributing to the Town's open character are "odd" lots, which occur at forks in the road, on the outside of curves, or at wetland crossings. These bring a welcome relief to the developed roadside landscape, contributing a positive landscape attribution far beyond their size. Some of these lots are identified in this Plan, however, there has been no comprehensive inventory of Stow's scenic assets. The "Scenic Significance" map in Section 5 of this Plan identifies important unprotected scenic parcels in Stow (See Map 24).

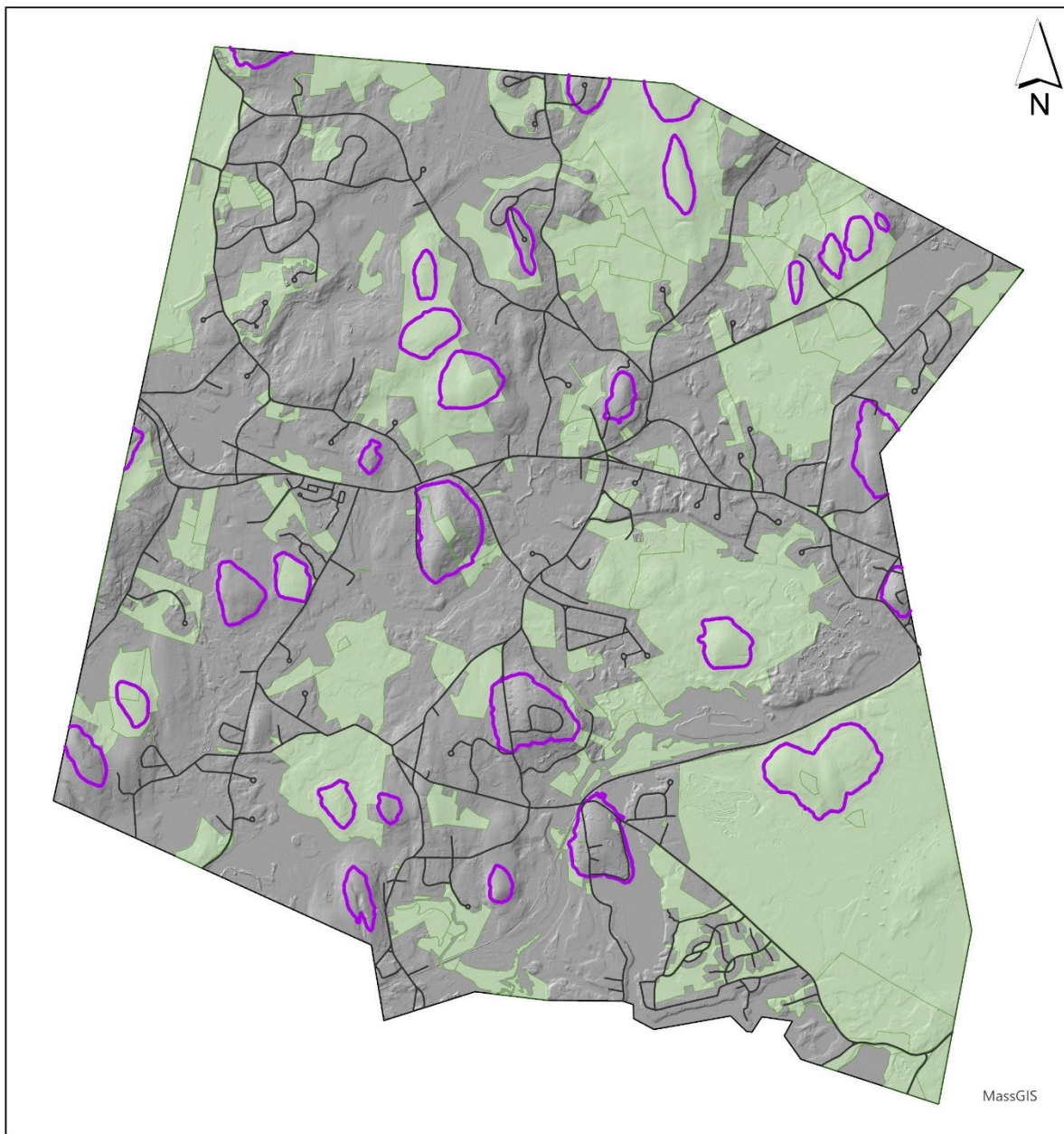
Stow - Soils





L:\Kristen\My Documents\Jesse\GIS\PROJECTS\Conservation\Open Space Plan\OSP_Soils.mxd

Map 4: Stow - Soils

Stow - Drumlin Protection Status



Legend

-  Drumlin
-  Protected Open Space Lands

0 1 Mile

Floodplain data developed by the Town of Stow MA.
Base map features provided by MassGIS.

Map produced 2/17/2023 by M Ragan

G:\Maps\Open Space Plan 2023\Open Space Plan 2023.aprx

Map 5: Drumlin Protection Status

One of Stow's more noticeable landscape aspects is the health of the roadside trees. These trees are endangered by road salt, by extensive cutbacks for telephone, cable and electric wires, and by disease. Dutch elm disease has killed most of the majestic elm trees, and ash decline and emerald ash borer (an invasive beetle) are quickly reducing the population of the White Ash, a common roadside tree. A number of other pests threaten beech, hemlock, pine and other trees.

In an attempt to preserve the existing character of Stow, the Town has adopted a zoning bylaw that provides for "planned conservation development" of larger parcels. This bylaw encourages developers to build houses on reduced size lots, leaving large areas open for recreation and conservation purposes instead of using the traditional "cookie cutter" approach to subdivision. The landowner can realize the value of the property and the Town gains by retaining some of the open space. With the encouragement of the Planning Board, most recent subdivisions in Stow have taken advantage of this provision, providing important open space and recreation land.

4C. Water Resources

Watersheds and Surface Waters

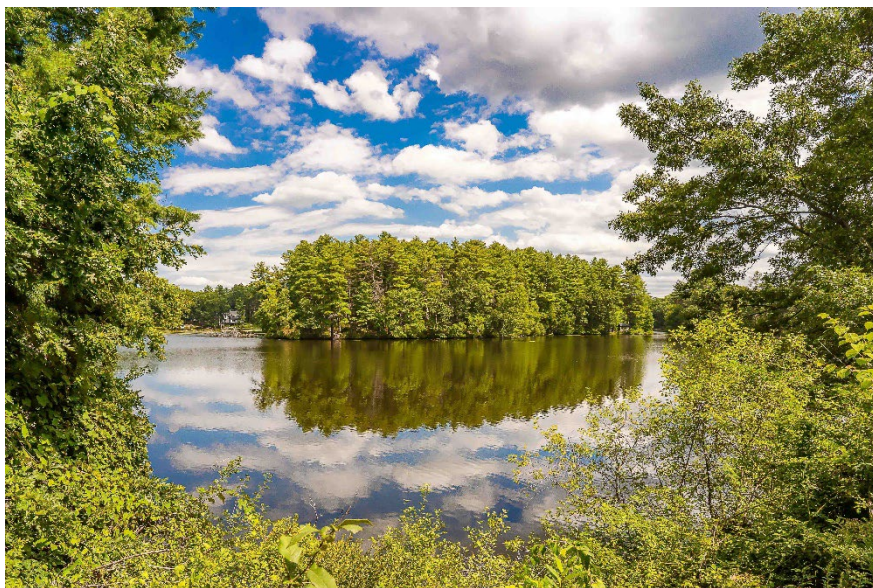
Stow is located within the Concord River basin and the Assabet River sub-basin of the Sudbury, Assabet and Concord (SuAsCo) watershed. Nearly all the surface runoff in Stow enters one of three drainage areas: Heath Hen Meadow Brook which flows northward into Acton and joins Fort Pond Brook; Elizabeth Brook which drains the middle of Stow and empties into the Assabet River near the Maynard town line; and the Assabet River, which with its smaller tributaries drains the lower third of Stow as it continues eastward to meet the Sudbury River and form the Concord River. Elizabeth Brook is the largest tributary of the Assabet River.

The Delaney Flood Control Project in the northwest corner of Stow also uses land in Bolton and Harvard; it is essentially the headwaters of Elizabeth Brook.

Lake Boon

Lake Boon is the largest surface water body in Stow (and Hudson). The Lake itself is made up of three major basins. It was expanded by the construction of a dam in 1847 in order to provide water storage for the Assabet Mills in Maynard. The Town of Stow acquired the water rights and subsurface land area (in Stow) from the heirs of Assabet Mills.

As Stow has grown and developed, summer cottages that surround Lake Boon have been converted to year-round homes and many of these homes are now being



transformed from cottages to much larger dwellings. Many of the sewage disposal systems for these residences do not meet Board of Health regulations for wells and septic systems, and failures have to be treated as emergencies, resulting in limited upgrading to the extent practical. Many wells are also shallow point wells, which are gradually being upgraded over time.

A recognized problem associated with Lake Boon is increased growth of aquatic weeds (notably Milfoil and Fanwort) caused by runoff from lawn fertilizers, roads, and septic leachates from the densely developed shores. Despite regular pump outs and septic system improvements, installation of 25 leaching catch basins within the watershed, and broad community education on practices to minimize runoff, excessive growth of several species of invasive aquatic weeds is still adversely affecting recreational use of Lake Boon. The Lake is now regularly treated for weeds in a cooperative effort by both Stow and Hudson to maintain its ability to support swimming and boating. A related issue is algal blooms, some of which have forced the closure of the Town Beach during summer months due to the presence of cyanotoxins. The Town is required to examine measures to reduce phosphorus to Lake Boon as part of EPA stormwater requirements.

The Town is also under order from the Massachusetts Office of Dam Safety to make improvements to the Lake Boon dam. This project is expected to be undertaken within the next five years.

The Assabet River

The Assabet River is a major regional surface water feature that flows from the southwestern to the east-central parts of Stow. Nearly all surface drainage in Stow flows either directly to the Assabet or to its tributaries - Heath Hen Meadow Brook in northern Stow and Elizabeth Brook in central Stow. A small area in the southeastern corner of Stow drains into the Sudbury River watershed.

Stream flow normally varies in an annual cycle, declining from peak flows in the early spring, reaching minimums in the later summer and early fall, and then rising and remaining at moderate heights during the winter. The US Geological Survey maintains a measuring station on the Assabet River (150 feet upstream from the bridge on Route 27 in Maynard).



Assabet River from Sudbury Road

The Assabet River has serious water quality problems caused by excessive nutrients. A local nonprofit watershed association, OARS, regularly monitors the water quality in the river and in Elizabeth Brook. OARS has been working with state and federal agencies to reduce the discharge of pollutants from the wastewater treatment plants upstream of Stow in Hudson, Marlborough, and Westboro that adversely impact the river. While these treatment plants have been significant sources of nutrients, additional nutrients come from septic systems and stormwater runoff. As land in Stow and the watershed as a whole is developed, runoff from impervious surfaces will increasingly contribute to the river's water quality problems unless

stormwater is managed well. The Town is required to looking at measures to reduce phosphorus to the Assabet as part of EPA stormwater requirements.

Aquifer Recharge Areas

Abundant and clean groundwater supply is one of Stow's most valuable resources, for drinking, wildlife and recreation. Since all of the Town is on private (or community) water supply wells, the entire town is considered important for aquifer recharge. The subsurface hydrology of Stow is directly related to its subsurface geology, the ability of the rainfall to infiltrate into the ground, thereby becoming groundwater. Once there, it is constantly moving from areas of higher elevation to areas of lower elevation. Therefore, it needs to be constantly replenished, or "recharged." Removal occurs as withdrawal for use or through seasonal discharge into streams, ponds, and wetlands.

There are four general hydrogeologic requirements that must be met for an area to be a high yield aquifer:

- 1) surficial geologic deposits of proper size and sorting to produce high rates of water movement
- 2) sufficient saturated thickness of surficial deposits
- 3) sufficient area-wide recharge, and
- 4) acceptable water quality.

A 1977 IEP study for Stow mapped aquifer areas in Stow likely to meet these requirements (see Map 6a and 6b). Prudent protection of these aquifers and their recharge areas is vital not only to Stow but to other communities as well, and to the base flow of local streams and rivers. This is particularly the case with climate change, as we are seeing more frequent drought conditions.

The quality of groundwater in the aquifers depends to a large extent on the quality of water that recharges the aquifer – which is affected by the land uses at the surface. Land uses which discharge contaminated water, or result in pollutants leaching into the ground water, must be carefully regulated to protect groundwater. In general, the quality of water from the surficial aquifer is naturally of high quality. However, high concentrations of naturally-occurring iron and manganese in wells are common, especially near wetlands. Many wells have water softening systems to counteract the effects of these minerals.

Water Resources Protection District

The surface hydrology or flow of surface waters is directly related to the groundwater systems in Stow and must be thought of as one complex hydrologic system. The streams, ponds and wetlands of Stow reflect the location of the groundwater table. Fluctuations in the surface water levels coincide directly with fluctuations in the water table and vice versa. During most of the year surface waters are fed and maintained predominantly by groundwater flow.

To aid in the protection of its water resources, Stow has established a zoning overlay district, the Water Resource Protection District, and the Town has adopted protections within the Stow Zoning Bylaw that regulate the types and intensity of land uses within the overlay district. Map 7 on the next page shows the location of the Water Resource Protection District as well as other areas around wellheads that are protected by DEP.

Flood Hazard Areas

Flooding may be defined as the occurrence of flow in a stream or river that exceeds the capacity of the banks formed by normal flows. All waterways have floodplains, those areas that flood during significant storms. An increasingly important factor related to flooding in Stow is the creation of impervious surfaces that limit infiltration and increase surface flow.

In January of 2013, the Federal Emergency Management Agency (FEMA) released Preliminary Flood Insurance Rate Maps (FIRMs) updated with more precise base flood elevation data and land contour mapping for Middlesex County. These maps were approved by Annual Town Meeting in 2014. FEMA's updated FIRMs, together with floodplain designations delineated for the Assabet River, by the Army Corps of Engineers in 1966, and for Heath Hen Meadow Brook, by BSC Engineering in 1975, form the official boundaries of Stow's Floodplain Overlay District.

The three sources of floodplain data are shown on Map 8, depicting Stow's floodplain boundaries.

Wetlands

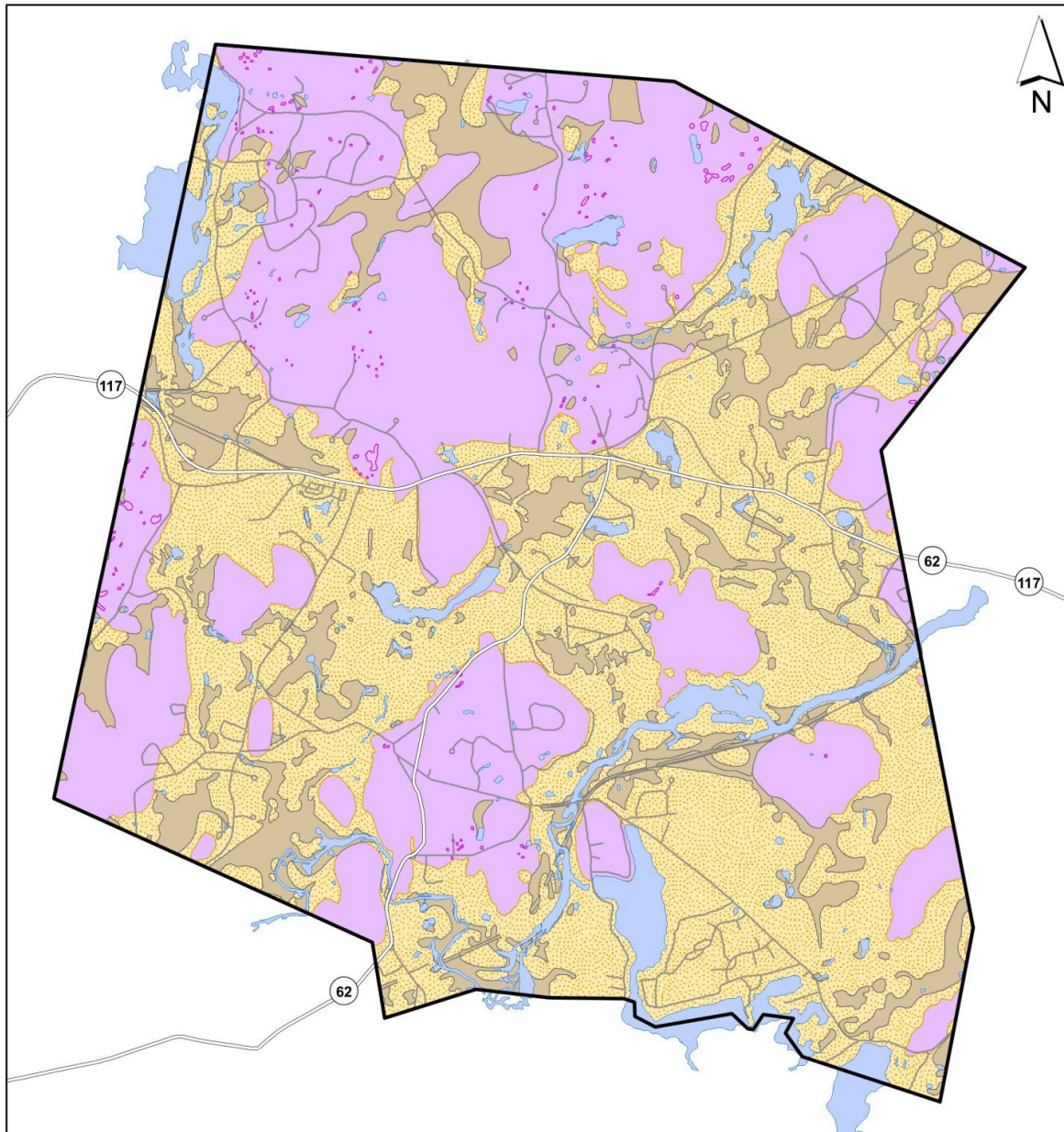
Low-lying wetlands can be found in virtually every corner of Stow. Map 9 depicts wetlands in Stow as mapped by the Fish and Wildlife Service's National Wetlands Inventory and the Massachusetts Department of Environmental Protection. Because many small wetlands are not shown, this map should not be viewed as a substitute for actual on-the-ground wetland delineation.

Stow has a local wetlands bylaw that is more stringent than the Massachusetts Wetlands Protection Act and which is administered by the Conservation Commission.



Wetlands and water resources such as this pond and marsh system at Stow Acres are abundant in Stow

Stow - Surficial Geology



Legend

- Sand and Gravel
- Till or Bedrock
- Floodplain Alluvium
- Water

0 1 Mile

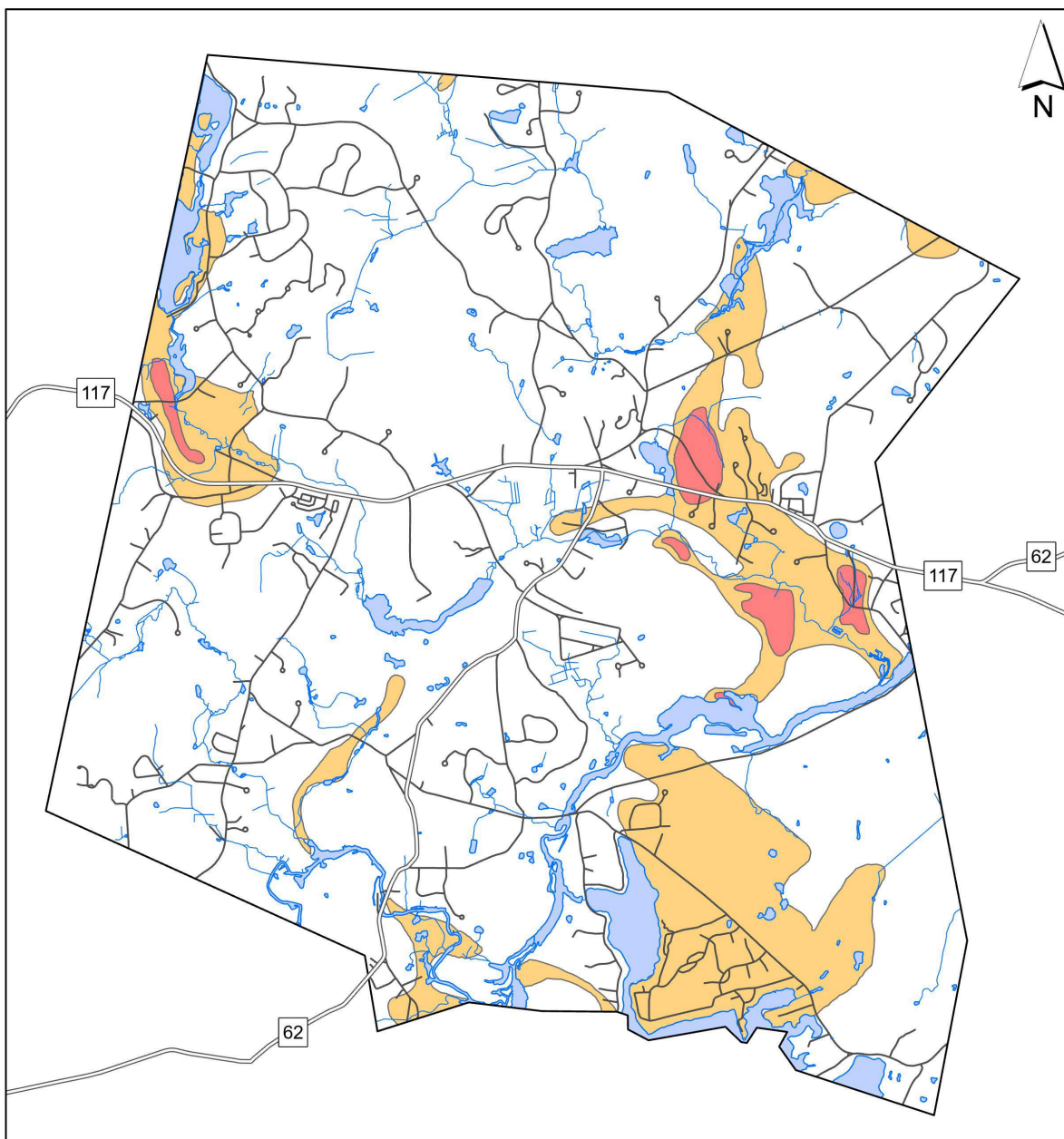
Floodplain data developed by the Town of Stow MA.
Base map features provided by MassGIS.

Map produced 3/18/2015 by J P Kern

L:\Kristen\My Documents\Jesse\GIS\PROJECTS\Conservation\Open Space Plan\OSP_Surficial Geology.mxd

Map 6a: Stow - Surficial Geology

Stow - Aquifers



Legend

- High Yielding
- Medium Yielding
- Surface Water

0 1 Mile

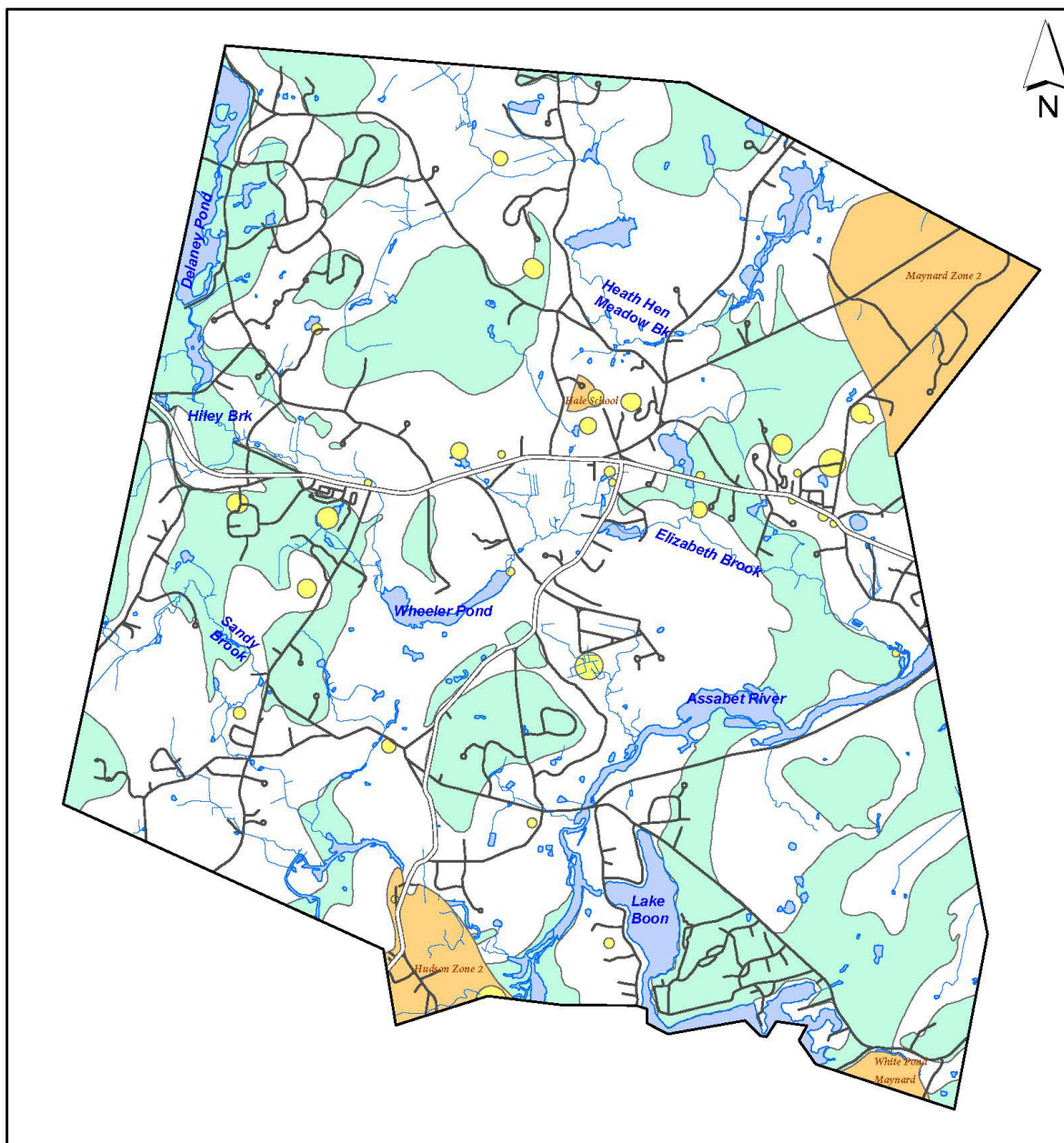
Data provided by MassGIS.

Map produced 8/28/2023 by M Slagle

G:\Maps\Open Space Plan 2023\Open Space Plan 2023.aprx

Map 6b: Stow - Aquifers

Stow - Water Resources Protection



Legend

- MassDEP Wellhead Protection Zone 1
- MassDEP Wellhead Protection Zone 2
- Water Resource Protection Overlay District
- Surface Water

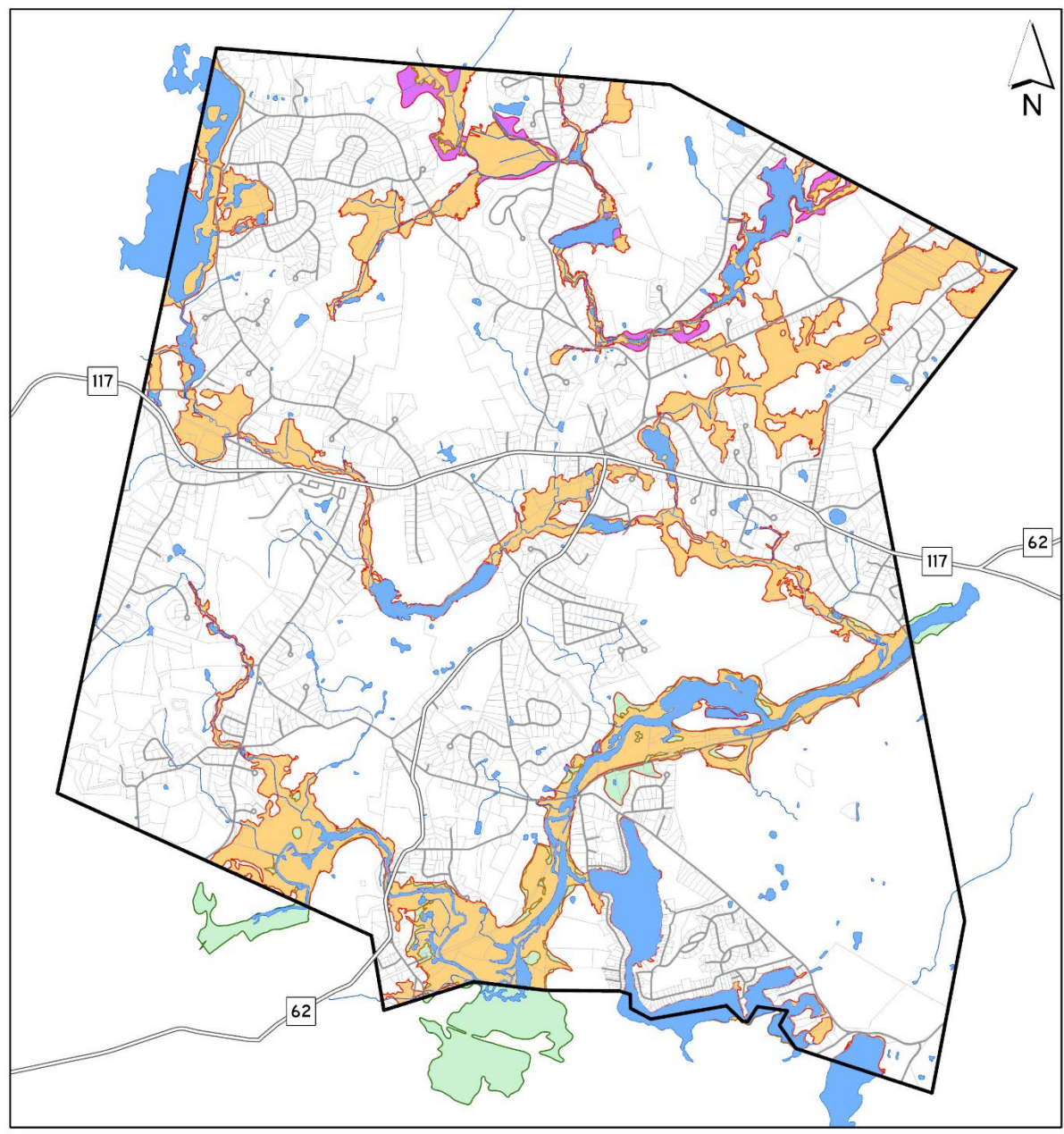
0 1 Mile

Overlay District developed by Town of Stow.
Wellhead features provided by MassGIS.
Map produced 8/24/2023 by M. Slagle

G:\Maps\Open Space Plan 2023\Open Space Plan 2023.aprx

Map 7: Stow – Water Resource Protection District

Stow - Floodplain Overlay District



Floodplain Overlay District

- Stow Floodplain Overlay District
- (1) FEMA Floodplain
- (2) Assabet River Floodplain
- (3) Heath Hen Floodplain

- (1) Federal Emergency Management Agency
Middlesex County Flood Insurance Rate Maps
Zones A, AE
July 7, 2014
- (2) US Army Corps of Engineers
Assabet River Technical Report, Floodplains and Profiles
Sheets 2, 3, and 4
June 1966
- (3) BSC Engineering, Inc.
Floodplain - Plan and Profile, Heath Hen Meadow Brook
February 21, 1975, Revised May 2, 1975

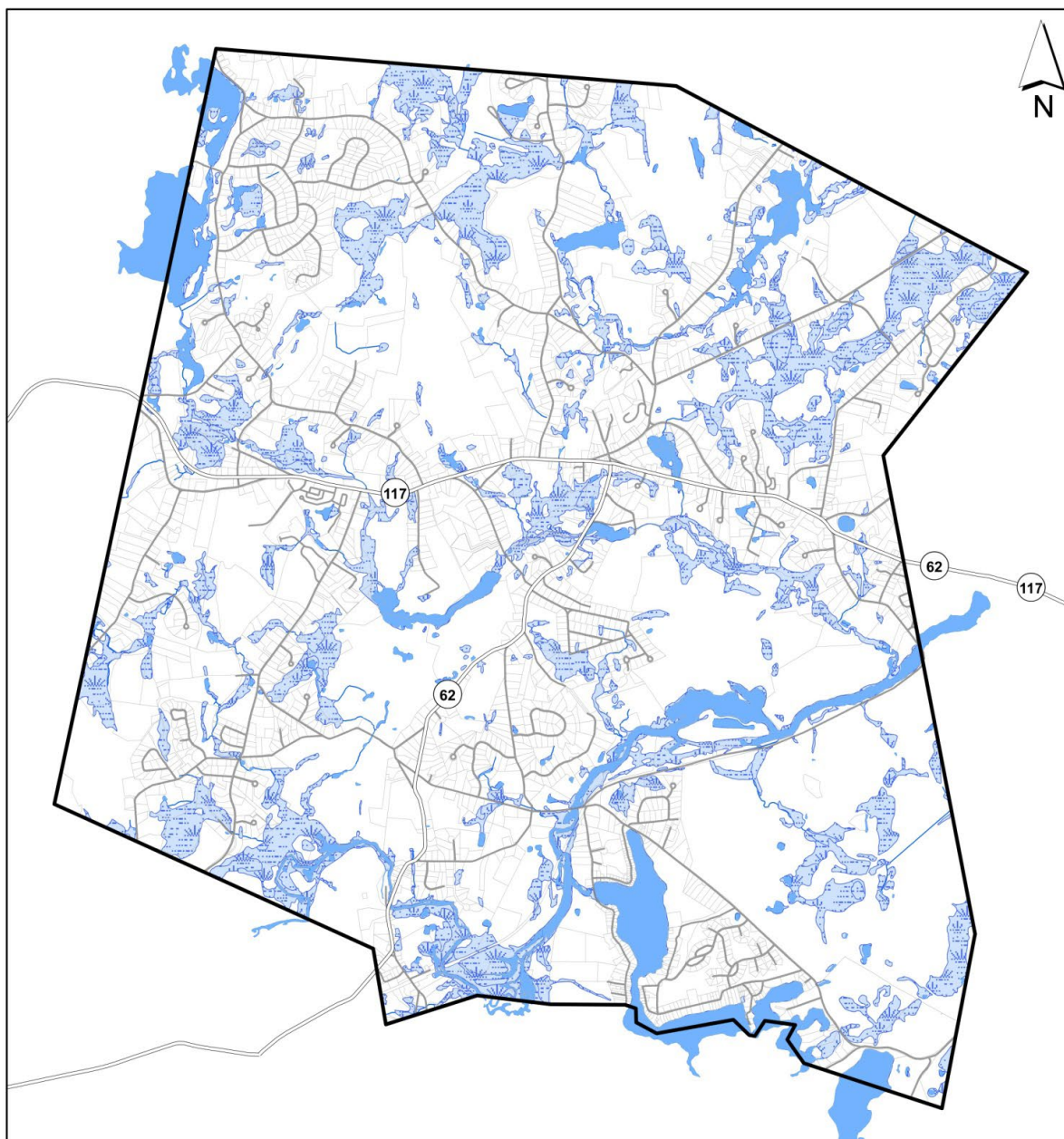


Floodplain data developed by the Town of Stow MA.
Base map features provided by MassGIS.
Map produced 2/17/2023 by M Ragan


G:\Maps\Open Space Plan 2023\Open Space Plan 2023.aprx

Map 8: Stow - Floodplain Overlay District

Stow - Wetlands



Legend

-  Water
-  Wetland
-  Stream

0 1 Mile

Floodplain data developed by the Town of Stow MA.
Base map features provided by MassGIS.

Map produced 8/12/2015 by J P Kern

G:\MAPS\Open Space Plan 2015\1. MXDs\OSP_Wetlands.mxd

Map 9: Stow - Wetlands

4D. Vegetation

General Inventory

There is a wide range of natural vegetative communities in Stow, including hardwood and pine forests, red maple swamps, cattail marshes, wet meadows and quaking (Sphagnum) bog-like wetlands known as fens. The Stow Acres North Course includes a spruce bog in which pitcher plants and Jack-in-the-pulpits can be found. The Town Forest has two fens. In addition, topographic maps show cranberry bogs on the Assabet Refuge land in the southeast corner of Stow. Woodland wildflowers are common in some pine and oak forest areas. The Town contains several orchards, nurseries, greenhouses and farms. These areas provide a wide variety of habitat for wildlife species, and add to the Town's aesthetic and economic resources.

Forest Land

The principal native forest trees in Stow are white pine, red oak, and mixed hardwoods in the upland areas along with hemlock groves and hickories; most wetlands are dominated by red maples. Birches and poplars are interspersed in the edge areas where more light is available and as an understory tree in some younger forests. Understory vegetation consists of a variety of small trees and shrubs including evergreen shrubs, native dogwoods, viburnums, witch hazel and highbush blueberries.

A number of mature groves of white pines are found in Stow's conservation lands, particularly at Town Forest, Marble Hill, and Captain Sargent. Other extensive groves of white pines are found at Lake Boon and on top of Pilot Grove Hill.

Since 1900 a variety of diseases and pests have limited the diversity of our woodlands. Chestnut blight eliminated the American Chestnut; American Elms succumbed to Dutch Elm Disease; White Ash trees are now dying of Ash Decline and Emerald Ash Borer and many Hemlocks are infested with wooly adelgid. This lack of diversity could prove disastrous if new diseases appear; a good example was the massive damage done to oaks during the Gypsy Moth infestation of the early 1980s and in 1990-1991. To date there have been no infestations of Asian Long Horned Beetle or Spotted Lanternfly, although these pests have been found in nearby communities and a single spotted lanternfly adult was found in Stow in 2022. Stow is also seeing a large population of winter moth in recent years, which could affect apples, blueberries and various hardwood species.

Agricultural Land

Stow has a large number of parcels that are in agricultural use – ranging from large and highly visible properties such as Pilot Grove Farm, Carver Hill, Shelburne Farm, Honey Pot Hill Orchards, Applefield Farm, and Small Farm, to smaller and less visible properties. These farms are important elements of the Town's business base and community character and play a key role as scenic vistas both from public roads as well as the



Assabet River. They also serve to link existing conservation lands and provide wildlife habitat. Protection of agriculture and agricultural lands is a high priority in this Plan. Map 10 depicts areas with prime agricultural soils in Stow. Massachusetts has a statewide Executive Order designed to minimize development on prime farmland and to require mitigation for state funded or permitted projects on prime farmland. A copy can be found in the Appendices of this Plan.

In 2013, Stow played an active role in the Minuteman Advisory Group on Interlocal Coordination (MAGIC) Comprehensive Agricultural Planning Project, focused on farm viability, food system planning, farmland preservation in a thirteen-town region. Several significant agricultural issues in the region emerged, such as limited options for land tenure and difficulty accessing affordable farmland, public education about farming processes and its community impact, as well as the affect local municipal regulations can have on farm viability strategies. Several key recommendations are noted in the report that support the continued viability of farming in Stow, including 1) undergoing a local assessment of the agricultural system (including potentially productive lands), regulatory support for diversified revenue streams for farms, and supporting potential agricultural productivity in the process of acquiring and protecting land.



Public Shade Trees One of Stow's more noticeable landscape aspects are its roadside trees. Although protected from arbitrary cutting through the provisions of the state statute commonly known as the Public Shade Tree Law (G.L. Ch. 87), these trees are endangered by diseases, droughts, storm damage, motor vehicle damage, insect infestations, girdling roots, compacted soils, and other environmental stresses such as the application of road salt, and extensive cut-backs for utility wires, and poor planting practices. Fortunately, many miles of our roadsides have seen volunteer species rise to the occasion and infill areas where dead, diseased, and storm-damaged trees have been removed. Their numbers are regularly enhanced by the planting of other roadside trees through the efforts of the Tree Warden and other residents. Some disease-resistant European varieties of native American trees have also been planted, such as a European Chestnut donated by a resident of Gleasondale and planted on the common area at Marlboro Road and Gleasondale Road, and which is thriving.

Diseases, over the decades, have killed most of the majestic American elms, American chestnuts, ash varieties, and the American sycamore. Very few of the butternut and/or black walnut trees, once prevalent in some areas of town, remain on our roadsides, presumably due to their sensitivity to road salt. Emerald Ash Borer is a newly arrived pest that is affecting the already declining ash population in Stow. The number of different types of beetles, mites, aphids, adelgids, borers, caterpillars, moths, and other insects that can stress and kill trees is significant, and always of concern.

The Stow Tree Warden has created and maintains a list of acceptable and unacceptable species for street tree plantings in Town. Residents and developers are encouraged, and/or

required, to refer to the list when choosing trees that are intended to be our future public shade trees. Many different species and varieties from this list have been planted around town.

The Tree Warden also maintains a current list of dead, dying, storm-damaged, or otherwise hazardous roadside trees for the Highway Department tree crews to prune or remove as time allows, in order to keep our public ways reasonably safe for travel. Highway Department personnel regularly prune roadside trees of low, dead, or otherwise troublesome limbs, as well as other small roadside growths. The cutting of roadside trees and growths is performed generally in accordance with the Tree Warden's *Policy on the Cutting of Public Shade Trees by Highway Department Personnel*.

The Tree Warden regularly deals with many requests from residents who wish to remove, or have removed, trees that they deem to be of concern to them. Determining whether a particular tree is in fact a public shade tree by definition, and therefore protected under the law, is often a difficult task, because most of the Town's public ways do not have recorded layouts that would show definitive property lines on each side.

For many reasons, the streets of Stow may never again be lined by huge numbers of towering shade trees, but our tree canopies are significantly greater now than at other periods of time in our past and continue to expand. As one of the first settled areas in the country, our lands were almost entirely clear-cut, more than once over the centuries, prompting the need for Massachusetts to promulgate the nation's first public shade tree law.



4E. Fisheries and Wildlife

Inventory

Stow's diverse plant communities provide habitat for a wide variety of wildlife species. The transition zones between developed and undeveloped acreage or between wetland and upland provide particularly valuable 'edge' habitat suitable for many species because they combine the characteristics of both types of land.

There are now four major properties in Stow that are managed specifically to encourage wildlife: the Delaney Project (MA DFW/DCR), the Assabet Wildlife Refuge (US Fish and Wildlife Service), and the Town-owned Flagg Hill and Heath Hen Meadow Conservation Areas. Many other properties in Stow, although not managed specifically to encourage wildlife, serve as links between many of these four main areas.

Stow is within the range of about 50 mammal species, 220 bird species, 20 reptile species, and 20 amphibian species. Increasingly common are mink, river otter, fox, bobcat, fisher, beaver and coyote. Moose have made regular appearances in Stow in the past few years and have even been seen at Lake Boon. Bald Eagles are frequently seen over large waterbodies like Delaney Pond, Lake Boon and the Assabet River and are known to be nesting on the Hudson/Stow line. Eastern Black bear is an increasingly frequent but still occasional visitor, that

is likely to be more common in Stow in coming years. The Stow Conservation Department has worked over the years to educate residents on how to peacefully co-exist with a variety of wildlife including coyotes, foxes, fishers, and bobcats.

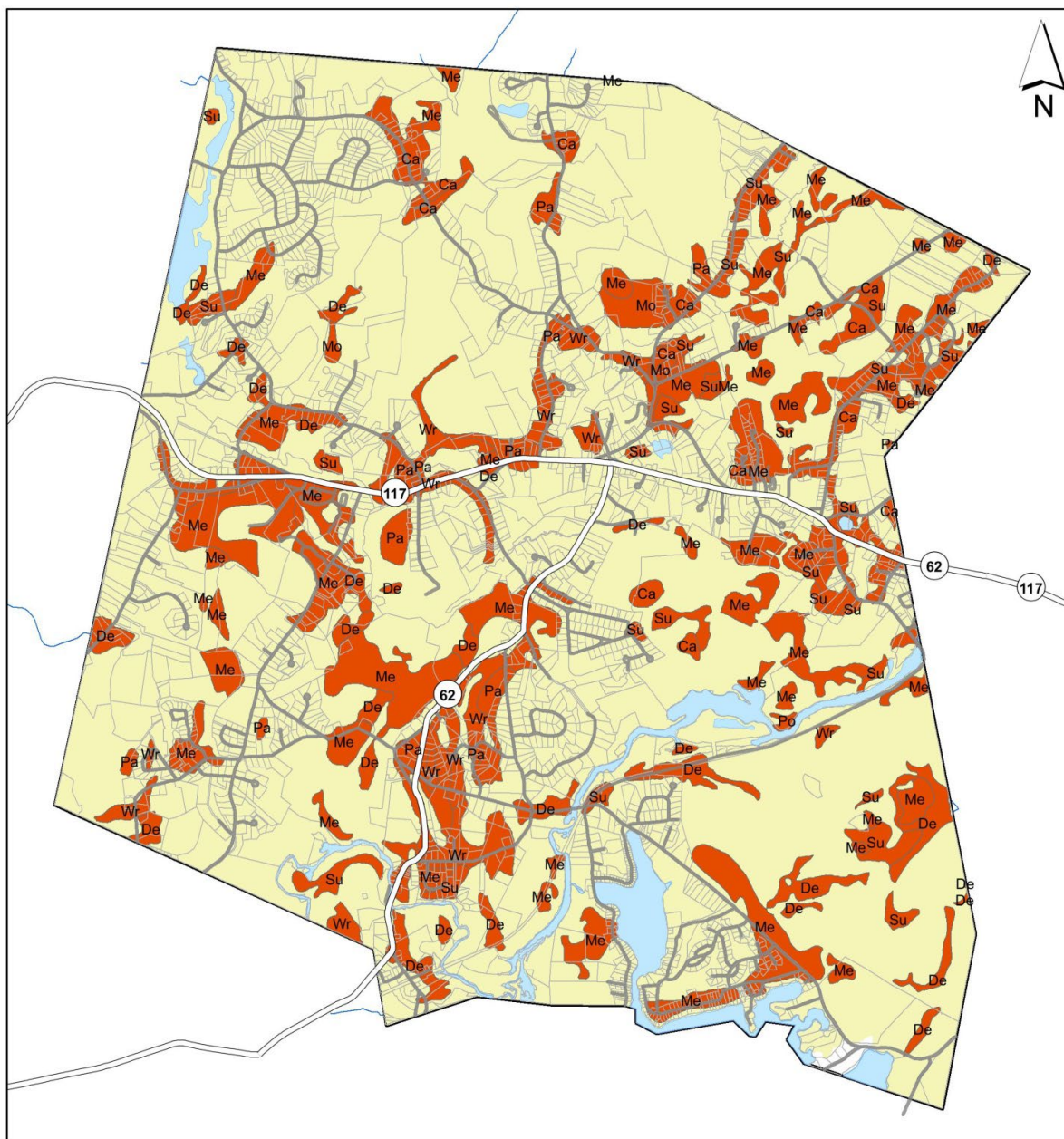
A list of these Stow wildlife species that was compiled in the 1987 Open Space and Recreation Plan and has been updated with data from inaturalist.com and included in the Appendices to this Plan.

Vernal Pools

Stow has 33 certified vernal pools – seasonally wet depressions that are important for amphibian breeding -- that have been certified by the State to date and which are scattered throughout Town, with a high concentration of these areas in the Assabet River National Wildlife Refuge. The Stow Wetlands Bylaw provides additional protection for vernal pools beyond what is contained in the Massachusetts Wetlands Protection Act. When development is proposed near a potential vernal pool, the Conservation Commission requires the applicant to research the area to determine whether it functions as a vernal pool. This process has resulted in the certification of several vernal pools near proposed developments in recent years. Map 11 depicts certified and potential vernal pools (as identified by aerial photography). The Town should ensure that unprotected areas that function as vernal pools are certified to increase their protection. It is particularly important to document, certify and protect clusters of vernal pools located within proximity to each other and large vernal pools as these provide the most viable habitat for species that depend on vernal pools for the breeding portion of their life cycle.



Stow - Prime Agricultural Soils



Prime Agricultural Soils

Designated Prime Agricultural Soils from U.S. NRCS

0 1 Mile

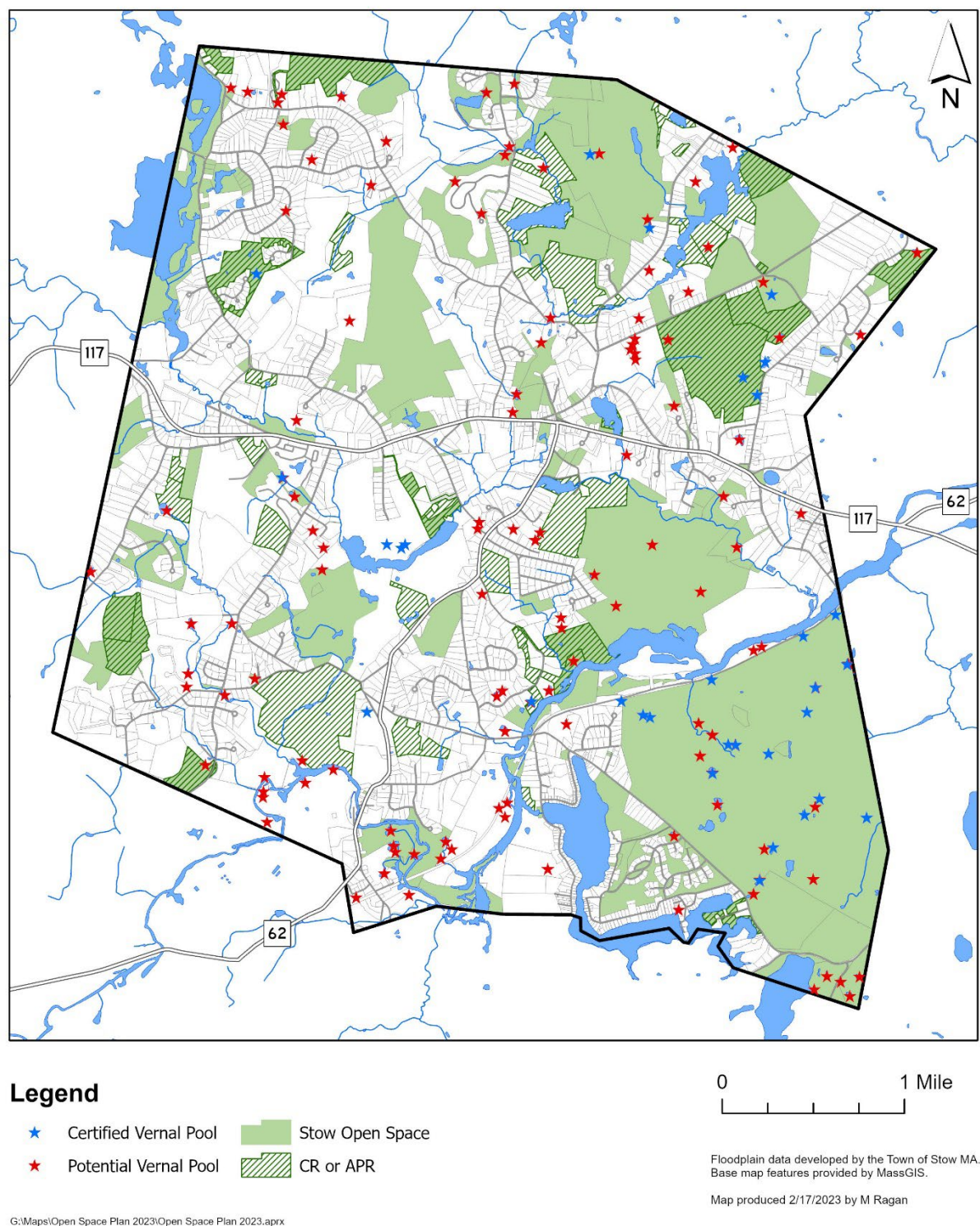
Soils data from NRCS 2006, provided by MassGIS
Base map features provided by MassGIS.

Map produced 10/28/2014 by J P Kern

L:\Kristen\My Documents\Jesse\GIS\PROJECTS\Conservation\Open Space Plan\OSP_Prime_Ag_Soils.mxd

Map 10: Stow - Prime Agricultural Soils

Stow - Certified and Potential Vernal Pools



Map 11: Stow – Certified and Potential Vernal Pools

Stow's certified vernal pools to date are listed below:

Pool Number	Location	Year Certified
1545	Flagg Hill	1998
1546	Flagg Hill	1998
2839	Derby Woods	2002
3052	Off Red Acre Road (private)	2002
3188	Off Apple Blossom Lane (private)	2003
3750	Red Acre Woodlands	2006
4058	Villages at Stow	2006
4169 through 4178	Assabet River NWR (10 pools)	2006
4181	Assabet River NWR	2006
4183-4192	Assabet River NWR (10 pools)	2006
6524	Captain Sargent	2011
7803	Gates Lane	2017
7804	Gates Lane	2017
7805	Gates Lane	2017
8139	Gleasondale Road	2020

Rare Species

The following list of rare plant and animal species – endangered (E), threatened (T), and special concern (SC) – have been documented in Stow as reported by the Massachusetts Natural Heritage and Endangered Species Program (NHESP). The date in the last column represents the most recent observation of a particular species. However, many rare species are difficult to detect even though they are present, and Natural Heritage does not conduct methodical species surveys in each town on a consistent basis. Therefore, the fact that the most recent observation of a species may be several years old should not lead to the interpretation that the species no longer occurs in a town. In addition to the species on the list below, Eastern Box Turtle has been documented in Stow in the area of Marble Hill and these reports provided to the NHESP program. The locations of habitats of rare species are not publicized in order to protect the species.

In addition to tracking rare species occurrences, the Massachusetts NHESP has completed studies of both terrestrial and aquatic systems designed to identify those most critical to the protection of biodiversity in Massachusetts – including rare species and priority habitats. These studies are incorporated into the BioMap report recently published by the Massachusetts NHESP and can be used as a tool to help make land protection decisions. While only small areas of Stow are identified in this report, these are important areas to protect wherever possible.

Type	Latin Name	Common Name	Rank	Last
Amphibian	<i>Ambystoma laterale</i>	Blue-Spotted Salamander	SC	1992
Reptile	<i>Terrapene carolina</i>	Eastern Box Turtle	SC	2016
Bird	<i>Botaurus lentiginosus</i>	American Bittern	E	1992
Bird	<i>Capimulgus vociferous</i>	Eastern Whip-poor-will	SC	2019
Bird	<i>Gallinula chloropus</i>	Common Gallinule	SC	1992
Bird	<i>Ixobrychus exilis</i>	Least Bittern	E	2005
Bird	<i>Rallus elegans</i>	King Rail	T	2005
Vascular Plant	<i>Carex oligosperma</i>	Few-Seeded Sedge	E	2012
Vascular Plant	<i>Liatris scarioa</i> var. <i>navae-angelie</i>	New England Blazing Star	SC	1992
Vascular Plant	<i>Lipocarpa micrantha</i>	Dwarf Bulrush	T	1917
Vascular Plant	<i>Panicum philadelphicum</i>	Philadelphia Panic-Grass	SC	1992
Vascular Plant	<i>Spiranthes vernalis</i>	Grass-Leaved Ladies'-Tresses	T	2011

The state's new (2022) BioMap data layer identifies areas of statewide conservation significance called Core Habitat and Critical Natural Landscapes. Core Habitats are key areas that are important for the long-term persistence of rare species and other Species of Conservation Concern, as well as a wide diversity of natural communities and intact ecosystems across the Commonwealth. Protection of Core Habitats will contribute to the conservation of specific elements of biodiversity. Critical Natural Landscape identifies large natural Landscape Blocks that are minimally impacted by development. If protected, these areas will provide habitat for wide ranging native species, support intact ecological processes, maintain connectivity among habitats and enhance ecological resilience to natural and human-caused disturbances in a rapidly changing world. Areas delineated as Critical Natural Landscape, also include buffering upland around wetland and aquatic Core Habitats to help ensure their long-term integrity.

In Stow, these Core Habitat consist primary of areas around the Assabet River National Wildlife Refuge and Town Forest, Stowaway Golf Course, the Delaney Wildlife Management Area, Minute Man Air Field, Flagg Hill, and the Great Pine Swamp off South Acton Road.

The largest areas of Core Habitat and Critical Natural Landscape that are unprotected in Stow are Stowaway Golf Course, the Great Pine Swamp, and Minute Man Air Field. For the first time, the BioMap project (now in its third iteration) also identified areas of local habitat significance. These areas are more plentiful in Stow and encompass many existing protected conservation areas, as well as unprotected areas along South Acton Road, West Acton Road and Red Acre Road, land to the east of Hudson Road, land off Athens Lane, and land in Gleasondale. Maps of these areas can be found in this section as Map 12a (statewide areas of significance) and Map 12b (local areas of significance).

Wildlife Habitat and Connectivity

As part of the 2016 update of the Open Space and Recreation Plan, the Stow Open Space and Recreation Plan Subcommittee worked with Sudbury Valley Trustees (SVT), a regional land conservation organization focused on conserving land and wildlife habitat in the Concord, Assabet and Sudbury river basins, and the MassLIFT Americorps program, to analyze parcels in Stow using new statewide information developed by The Nature Conservancy, the University of Massachusetts and the Commonwealth of Massachusetts regarding priority lands for conservation for wildlife habitat and resilience to climate change. SVT and Americorps have developed a watershed-wide plan showing those parcels which emerge as most important for conservation when analyzed for climate resiliency, biodiversity, connectivity, and the creation of large blocks of habitat.

The following data was used in this analysis:

MassGIS/Natural Heritage Data:

- NHESP Priority Habitats of Rare Species
- BioMap2 Core Habitat and Critical Natural Landscape
- Areas of Critical Environmental Concern
- Priority Natural Vegetation Communities

Data from Other Organizations:

- UMass Conservation Assessment and Prioritization System (CAPS) Index of Ecological Integrity
- Audubon Important Bird Areas
- The Nature Conservancy Massachusetts and Northeast Resilience Data

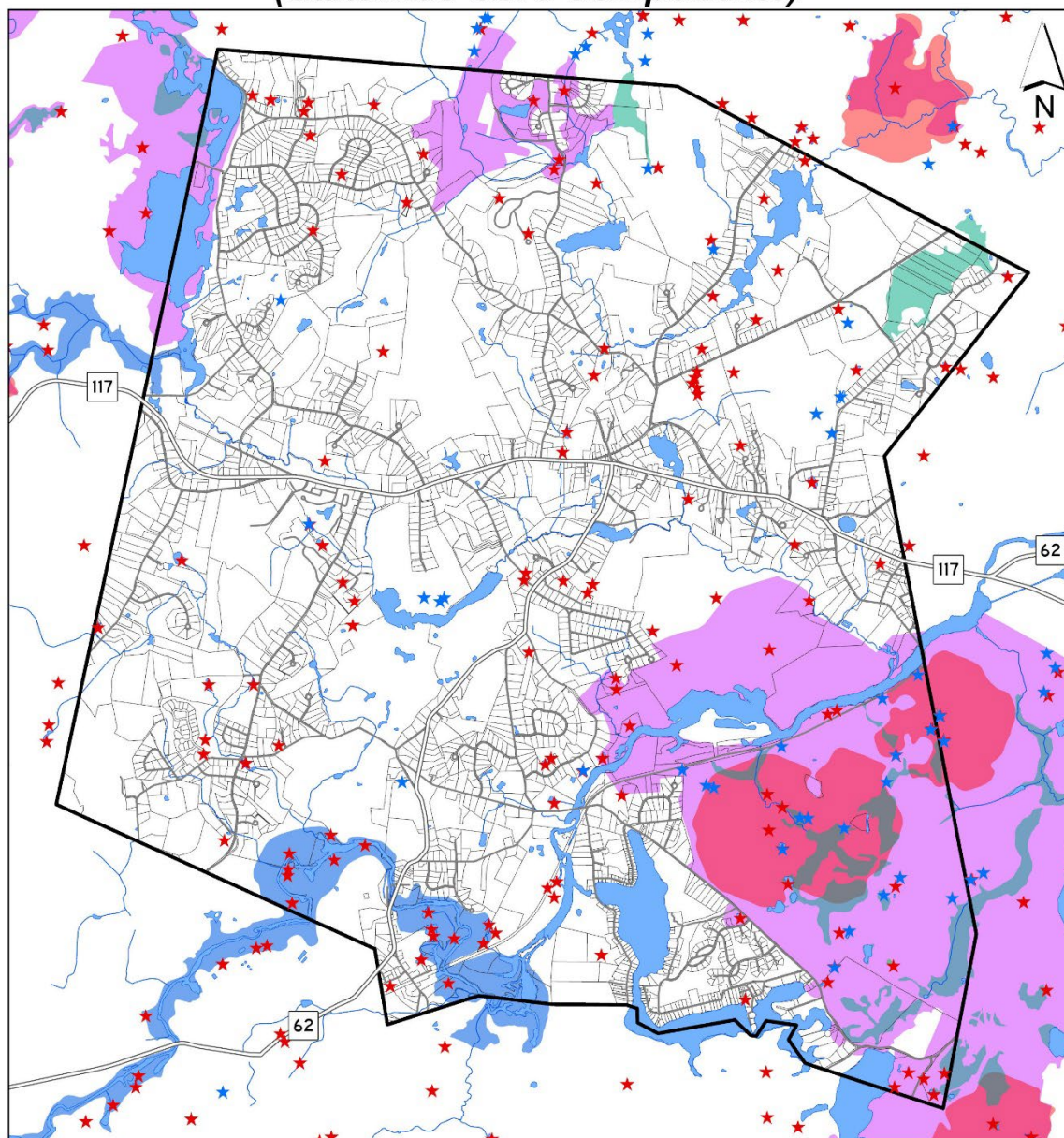
Because this model does not capture lands that might otherwise be of conservation interest – farmland or land of scenic or historic value – SVT will be ground-truthing and revising the plan on a town-by-town basis in consultation with municipal partners and local land trusts. The Town of Stow has been the first partner in this consultation. This data has been incorporated into the maps of Habitat Significance in Section 5 of this Plan.

4F. Scenic Resources and Unique Environments

Scenic landscapes

Although there are many scenic spots in Stow, the most dramatic include: Pilot Grove Farm, the McCassey/Perkins (Orchard Hill) drumlin in Gleasondale, Honey Pot Hill Orchard, Shelburne Farm Orchard, and the Delaney Flood Control Project. The Assabet River and the Elizabeth are among the most scenic rivers and streams in the area.

Stow - Areas of Habitat Significance (Statewide Core Components)



BioMap Core Habitat Components

Aquatic Core

Wetland Core

Priority Natural Communities Core

Forest Core

Vernal Pool Core

Rare Species Core

★ Certified Vernal Pool

★ Potential Vernal Pool

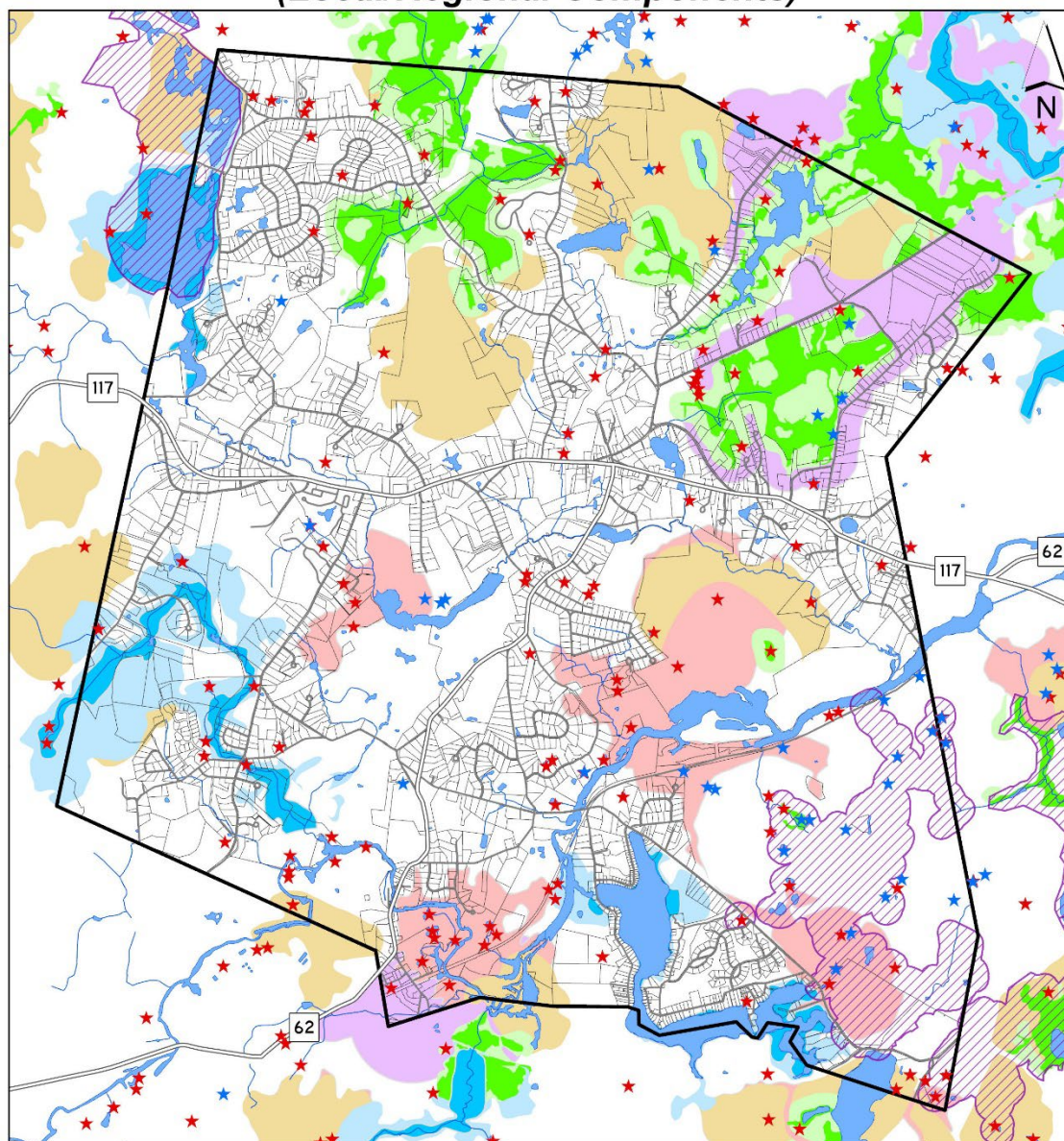
0 1 Mile

Floodplain data developed by the Town of Stow MA.
Base map features provided by MassGIS.
BioMap data courtesy of MassWildlife and
The Nature Conservancy
Map produced 2/17/2023 by M Ragan

G:\Maps\Open Space Plan 2023\Open Space Plan 2023.aprx

Map 12a: Stow – Unprotected Areas of Statewide Habitat Significance

Stow - Areas of Habitat Significance (Local/Regional Components)



BioMap Local Level Components

- Local Aquatic Habitats
- Local Aquatic Habitat Buffers
- Local Wetlands

Local Wetland Buffers

- Local Landscapes
- Local Vernal Pools
- Local Rare Species

BioMap Regional Components

- Regional Rare Species
- Regional Connectivity

Certified Vernal Pool

- Potential Vernal Pool

0 1 Mile

Floodplain data developed by the Town of Stow MA.
Base map features provided by MassGIS.
BioMap data courtesy of MassWildlife and
The Nature Conservancy.

Map produced 2/17/2023 by M Ragan

G:\Maps\Open Space Plan 2023\Open Space Plan 2023.aprx

Map 12b: Stow – Unprotected Areas of Local Habitat Significance

Pilot Grove Farm (seen below) is centrally located in Town and contributes significantly to the rural character of Stow. It is an active sheep and cow farm with rolling hay fields and forested borders and fence rows, which are highly visible from major roadways. The farm is important in the history of the Town and has been owned by the same family since 1782.



The McCassey/Perkins (Orchard Hill) drumlin offers a windswept open hill that juts out into the Assabet River forcing the river to bend sharply as it wends its way through Gleasondale. Although the view is partially obstructed by the homes along Route 62, it peeks out from behind the houses and is visible from the South Course of Stow Acres and the School Lot in Gleasondale. If one stops to walk down to the river's edge or explores this area by canoe, the drumlin makes a distinctive impression with iconic farm barns and horses found on its treeless but grassy slopes.

Honey Pot Hill Farm, an orchard located in the southern portion of Stow, is divided by Sudbury Road and Boon Road. Shelburne Farm is located near the Town center along West Acton Road and has been permanently protected. Both are thriving orchards with rolling hills covered with apple trees that are highly visible from public roadways. All of Stow's orchards attract large numbers of visitors from Boston and surrounding areas for apple picking, making them important for the community's economy.

Spindle Hill, a drumlin near the center of Stow, has been used for recreational purposes for many years. At one time there was a small ski tow on the hill. It presents an attractive view towards the north from Wheeler pond on the Elizabeth Brook.

The Delaney Project is a flood control area in the northwestern sector of Town. Because of its large area of water bordered by tall pines, some grassy ridges and fields, wildlife frequent the area. Its open expanse makes it an attractive site for hiking, horseback riding, fishing and mountain biking. It is also widely used for dog walking as well as dog training classes. Portions of this area are also located in the adjacent towns of Bolton and Harvard.

The Assabet River and Elizabeth Brook were working streams in the early history of our community, with mills located along both. Significant stretches of these rivers have almost no development visible from the banks and are extremely beautiful especially in fall. OARS, a regional watershed protection organization, is active in trying to clean up the river and enhance the natural beauty while also encouraging responsible recreational use.

The Stow Historical Commission and others have worked with the Massachusetts Heritage Landscape Inventory to develop the “Stow Reconnaissance Report” for the Freedom’s Way Landscape Inventory which identifies many of these important scenic attributes. Map 13, the Unique Features Map, shows the larger unique features found in Stow, and a full list can be found in Appendix 4.



One of the town’s many scenic golf course views

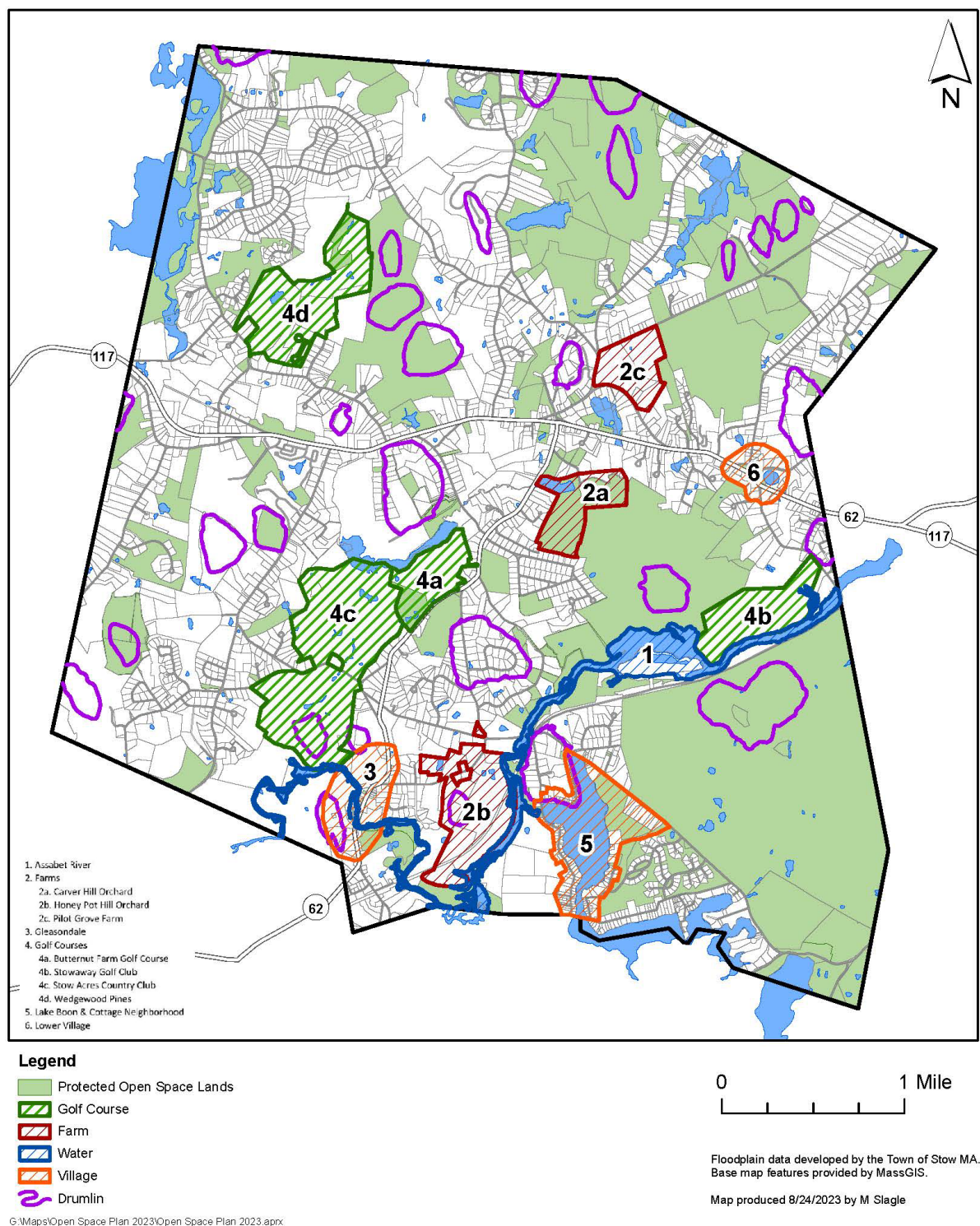
Cultural, Archeological and Historic Areas

Although there are a large number of historic sites and homes in Stow, only the most prominent are mentioned here. A more complete listing of historical sites and landscapes has been compiled by the Stow Historical Commission and is currently in the process of being updated. Pilot Grove Farm and Hill are of central historic significance. The Stow West School is a restored one room school house on Harvard Road which is open to the public for special weekend events in the summer and fall. The Town created a small parking area and other access enhancements at the West School site using Community Preservation funds. The Gleasondale Mill area has a number of structures dating back to its operation as a woolen mill and the Planning Board is currently examining redevelopment of the mill and the creation of a stronger “sense of place” in the Gleasondale Village. The Town Center has many old homes and structures (e.g., old Town Hall, First Parish Church, etc.) that make the area both culturally and historically important for preservation. Appendix D of this plan contains a detailed list of many of important landscapes and historical sites that are known to exist in Stow and which were compiled as part of the Freedom’s Way Landscape Inventory Project.

Unique Environments

Stow currently has no designated Areas of Critical Environmental Concern (ACECs). Other areas with significant or unique resources include the Assabet River and Lake Boon, and the rare species and BioMap2 Core habitat areas described in Section 4E. At present, there are no plans to seek ACEC designation for any of these areas.

Stow – Unique Features Map



Map 13: Stow – Unique Features Map

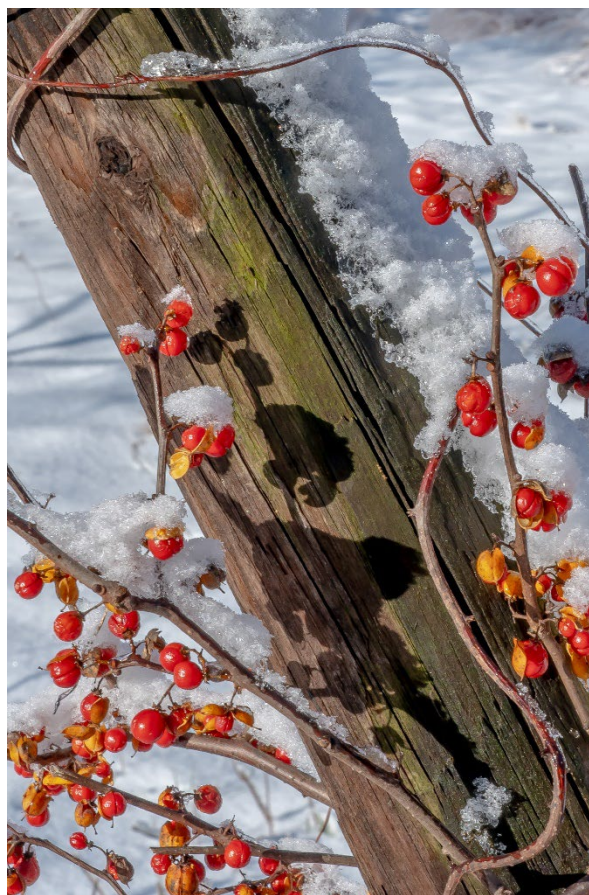
4G. Environmental Challenges

New Development

Development is gradually fragmenting Stow's forest lands and wildlife habitat, reducing opportunities to provide trail linkages between protected lands and affecting the Town's rural and historic character. Particularly noticeable is the fact that new residential developments tend to consist of large homes that can be intrusive on the landscape and out of character with much of the existing development in Stow, particularly when they require extensive grading and clearcutting or the construction of mounded septic systems due to high groundwater. The Planning Board has worked diligently to revise and modify zoning bylaws and regulations to encourage low impact development and retention of a roadside buffer and has succeeded in convincing applicants to revise plans to reduce required clearing and grading.

Invasive Species

Like most communities, Stow is seeing increased growth of non-native, invasive plant species that often outcompete native species. Common invasive plant species that are affecting both upland and wetlands in Stow include bittersweet, common and glossy buckthorn, Japanese barberry, multiflora rose, and Japanese knotweed. The Conservation Commission has worked to map and control some of these infestations where they occur on conservation land and a pilot mapping and control project was approved by Town Meeting in 2015 using Community Preservation Act funds. Current municipal efforts are primarily focused on Japanese knotweed at Captain Sargent and Heath Hen Meadow Brook, and on Japanese Stiltgrass at Flagg Hill and Marble Hill. In addition, invasive plant species in Lake Boon are a nuisance for swimmers and boaters. A non-native invasive clam has also been documented in Lake Boon. OARS has been mapping and removing invasive water chestnut from the Assabet for several years with funding assistance from the Town. The Open Space and Recreation Plan contains recommendations focused on the management and control of some of these invasive species.



Invasive bittersweet vine

Water Quality and Hazardous Waste Sites

A complete list of the reported hazardous release sites in Stow is available on DEP's website at available from DEP's Waste Site Lookup Portal at <https://eeaonline.eea.state.ma.us/portal#!/search/wastesite/results?TownName=STOW>.

A large number of sites have been added since the last plan revision in 2016. Rather than re-publishing the whole list here, the major sites are summarized below:

Recent activity has occurred at the following sites:

- 45 Walcott Street – Clean up underway of TCE contamination buried on site
- Stow Town Center/Fire Station, Crescent Street – Investigation/Remediation of PFAS contamination suspected as having originated at the former Fire Station
- Gleasondale Mill, Gleasondale Road– Investigation/Remediation of PFAS contamination
- MA Dept of Fire Services Training Academy, State Road – Investigation/Remediation of PFAS contamination
- Barton Road Neighborhoods – TCE contamination of private wells
- Wedgewood Golf Course – Investigation of PFAS Contamination

Stow does not have any currently operating landfills. Former landfill sites on the Stow/Hudson and Stow/Acton lines and the Sudbury Annex (Wildlife Refuge) have been closed and capped to DEP standards. Water quality issues in Lake Boon, the Assabet River and in groundwater are addressed as part of Section 4C above.

Erosion, Sedimentation and Flooding

Lake Boon has several areas where steep banks are susceptible to erosion in heavy storms, from ice, and as a result of wash from power boats and inappropriate recreational use of the shoreline. Agricultural fields which are plowed regularly can be vulnerable to erosion, but there are few of these fields that are on significant slopes so this problem is minimal. The only other erosion which occurs in Stow is transient as a result of disturbance of the soils during development. Within 100 feet of wetlands, the Conservation Commission has been conscientious in requiring erosion mitigation and control measures as it reviews applications under the Wetlands Protection Act and Town of Stow Wetlands Bylaw.

Agricultural run-off from Stow's farms and orchards and from the golf courses in Stow is considered by some to be a possible source of ground and surface water pollution. However, a more likely source is the unregulated and uncontrolled application of fertilizer and pesticides to lawns and the incremental impact of nutrients from septic systems. Areas subject to chronic flooding include Heath Hen Meadow Brook, Elizabeth Brook (mostly due to the beaver dams), the Hiley Brook area, and portions of the Assabet River in Gleasondale just below the dam and at the Sudbury Road crossing. Flooding also occurs regularly in a low wetlands area on Maple St. near the Hudson/Bolton Town line and at the lower "field" at the former Pompositticut School north of Great Road.

Beavers are also a source of flood waters and there are currently healthy beaver populations in most Stow waterways, including Lake Boon. Wherever possible, it is the goal of the state and town to co-exist with beavers, so long as their dams do not create hazards to public safety or health, for example by flooding roads and septic systems or wells.

Environmental Equity

Environmental Equity refers to looking at the distribution of open space and recreational amenities in the town and identifying any areas that are lacking in them. The lack of open space in the southwestern quadrant of town is a major issue that was identified in the 2008 Open Space and Recreation Plan and, while progress has been made, is identified as a continuing need in this plan. Additional information about this is contained in Section 7 below.

Climate Change

Beginning with the 2016 Open Space and Recreation Plan, we introduced a significant environmental challenge that will affect future open space protection and management efforts in Stow. Climate change is a shift in long-term weather patterns: temperature, precipitation, wind, and more. There is scientific consensus that our climate is changing as a result of warming caused by human activities that produce greenhouse gas emissions. The ongoing debate in the scientific community is not about whether climate change will occur, but the rate and extent to which it will occur and the adjustments needed to address its impacts. Communities in Massachusetts are expected to experience warmer temperatures, increased frequency and intensity of storms, public water supply shortages, and rising sea levels and increased erosion which will affect coastal areas. There is also likely to be a change in rainfall rates with less rain in the dry summer months, and increased precipitation, primarily in the form of rain, during winter months. This change in precipitation type will have impacts on the amount of snow cover, winter recreation, spring snow melt and peak stream flows.

Since 2016, Stow has actively participated in a regional effort to develop a Climate Resilience Plan with our neighboring communities. This effort was led by the Minuteman Advisory Group on Interlocal Coordination (MAGIC), our regional planning committee. Members and staff from Planning Board, Conservation Commission and the Energy Working Group were involved in this effort which led to the preparation of a report highlighting climate vulnerabilities. The Town has also completed a Municipal Vulnerability Preparedness Plan and now has an active Green Advisory Committee, which is the midst of preparing a Climate Action Plan. Stow has applied for and received two Municipal Vulnerability Preparedness Action Grants – a two-year grant to address the health of Lake Boon and a two-year grant for acquisition and climate-resilient facility planning at Stow Acres.

Stow's Municipal Vulnerability Preparedness Plan, prepared in 2018, identifies drought, extreme storms, and extreme temperatures as among the greatest challenges of climate change facing the Town. As a community we are dependent on

How will the changing climate affect Massachusetts?

Changes in the climate can have subtle as well as devastating effects on humans, infrastructure, and natural systems. An increase in temperature can cause increased virulence of viruses, insects, and pests; decimation of sensitive crops and plants; increased asthma and other human health effects; and impacts on the built environment.

Heat waves are predicted to be of particular concern and could have broad implications for public health, infrastructure, government capacities, native plants, and agricultural crops. It is likely that habitat boundaries of certain species may shift.

Change in precipitation will have significant effects on the amount of snow cover, winter recreation, spring snow melt, peak stream flows, water supply, aquifer recharge, and water quality. Large areas of the Northeast are projected to lose more than one-quarter and up to one-half of their snow-covered days toward the end of the century in the high-emissions scenario as a result of increased ambient temperature in February and March.

The predicted changes in the amount, frequency, and timing of precipitation, and the shift toward more rainy and icy winters would have significant implications for winter recreation such as skiing and snowmobiling and could compromise water supplies and water availability for fish and various habitats. More winter rain is expected to drive more high-flow and flooding events during the winter, earlier peak flows in the spring, and extended low-flow periods in the summer months. These changes in hydrologic cycles would have profound impacts on water resources, including increased flooding and polluted overflows from stormwater and wastewater systems during high periods of flow, and increased stress on surface and ground drinking water sources during periods of drought and low flow. Increased intensity of precipitation can cause increased flooding, put humans and their property at risk, ruin crops, and create public health concerns from sewage overflows and hazardous waste leaks.

From MA Executive Office of Environmental Affairs, 2015

individual private wells with no municipal water supply. The Northeast Climate Adaption Science Center's (NCASC) 2018 data, at resilientma.org, was cited in Stow's MVP Planning Study (June 2018) as projecting a 4.37°F increase in average daily temperature by 2050 and 10.94°F by 2100 for this region. As noted, this increase is expected to occur during all seasons. The number of days above 90°F, currently eight days a year on average, is expected to increase to up to 35 days in 2050 and up to 76 days in 2100, according to the NCASC. Average annual precipitation is expected to increase by up to six inches by 2050 and eight inches by 2100. Notably, the biggest increase is from significant storms of greater than 1" rainfall, currently seven days/year, and expected to increase by up to three days in 2050 and up to four days in 2100, across all seasons. Impacts of increased frequency and intensity of severe weather events are already noticeable in Stow. Going forward, we can expect to see additional flooding events, and stresses from heat on vulnerable populations, , and surface and groundwater supplies. We expect additional data on flood forecasts to be released during the planning phase of this project and will incorporate this and any other new information into our planning as it becomes available.

Mitigating flood impacts to the Assabet River is particularly critical for the Town of Maynard immediately downstream. The Assabet River is a short (34 miles) river, meaning that its entire watershed of 177 square miles can be impacted by a single storm system. As a result, a flood situation can develop quickly. Data shows that timing from beginning of a storm to peak flow through Maynard is about 48 hours. Particularly damaging can be back-to-back storms – the first which saturates soils and the second to flood the already raised river. The result is flooded mill buildings, flooding on main street and potential loss of property and disruption of Maynard's downtown area. Efforts to increase the amount of flood storage in the watershed and allow gradual release of these waters will help mitigate this flooding condition. In 1971, the Delaney Flood Control Project was completed in Stow, Bolton, and Harvard to attempt to mitigate flooding conditions in Maynard. While this significantly abated flooding impacts, we are hopeful that nature-based solutions like enhancement of flood storage, can avoid costly future hard infrastructure projects as rainfall amounts and severity of storms increase.

Locally, we need to be mindful that climate change is likely to have an impact on important elements of the economy. Winter recreation, particularly skiing, will be affected by increased rain, and agricultural production may be affected by changes in temperature, rainfall, and pests. For example, maple sugar production is likely to decline nationwide, and apple production may be affected, resulting in changes in particular types of apples. The longer growing season may provide opportunities for new crops, however it may also encourage new pests and invasive species.

Climate change will also affect open space protection and management planning. In the past, land conservation planning was relatively simple. For example, land with scenic qualities and/or rare species present would be acquired to prevent it from being compromised via development. By acquiring such properties and possibly some buffer around them, and by making a reasonable commitment to long-term stewardship, one would generally be able to ensure that future generations of rare species would continue to live on the site, and that future generations of human visitors would have a reasonable likelihood of viewing that species in that particular location.

With current and projected climate change impacts factored in, the old "simple" approach to land conservation will be inadequate. While not all plants and animals will be significantly impacted by climate change, the reality is that due to increasing temperatures and shifting climatic conditions globally, most may need to shift around a bit to find suitable habitat going forward. Targeted land conservation and thoughtful ecological management are both projected to play important roles as climate change response strategies.

The concept of *Landscape Resilience* to the impacts of climate change provides a very clear and very solid path forward in a climate changing world. There are two relevant aspects of this concept. First, some properties are already highly resilient to the impacts of climate change. They are pristine, intact landscapes, where the natural systems are functioning well. Nature is projected to fare far better in these locations as the impacts of climate change become more pronounced.

The second aspect of landscape resilience is perhaps even more important – virtually any existing tract of conserved land can be made more resilient by applying key strategies as follows:

- *Reduce Stressors*: This activity includes reducing the impact of very traditional stressors such as land use conversion via development, as well as reducing the negative impact (stress) from certain invasive plant species. Climate change itself is a significant additional stressor – hence the strategy of reducing other stressors where possible to offset its impacts.
- *Restore Form and Function of Natural Systems*: Examples of this strategy in action include removing a dam or replacing a culvert that may be compromising the free flow of an otherwise healthy river or stream; restoring a floodplain forest that may have been cut years ago before its natural flood storage qualities were adequately appreciated; or accommodating migration of wetland system as water levels change so that they that they continue to serve as important habitat.
- *Increase Landscape Connectivity*: With the need for many species to find suitable habitat going forward, size does matter. By connecting an existing block of conserved land to another one, both become more resilient. If that linkage includes wildlife corridors between the two the resilience boost will be even greater.
- *Increase Landscape Complexity*: Increasing landscape complexity of a block of conserved land essentially means increasing the habitat diversity of it. On the most granular level, this strategy is about increasing the micro-climates present in a given conserved landscape – again geared at increasing the opportunity for resident plants and animals to shift around and find appropriate habitat to sustain them in the years ahead.

While much of resilience building is about helping nature endure the current and projected future impacts of climate change, much of it has tremendous relevance to human beings as well. The trees that are conserved already serve important duty by absorbing up to 15% of greenhouse gas emissions, in addition to generating clean air and clean healthy drinking water. Lands acquired/protected for climate change response can also greatly reduce potential for public health risk associated with flooding as well.

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. These lands are divided into different categories of open space that are further explained in the narrative below and shown on Map 14.

Why Conserve Land?

Land conservation is an important municipal activity to advance a wide array of priorities and objectives. The acquisition of land or rights (such as conservation restrictions) can accomplish all the following:

- Protect important surface and groundwater resources to promote public health and provide future economic expansion opportunities.
- Maintain community character and preserve the rural and agricultural character of Stow.
- 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 animal and plant species, and opportunities for humans to experience the wonders of nature firsthand.
- Maintain the often-overlooked green infrastructure that preserves natural system functions and ecosystem services such as clean air and water.
- Minimize the impacts of climate change by making land and systems more resilient and by protecting stream corridors and floodplains

These are some of the many community priorities that can be accomplished through ongoing municipal land conservation efforts. Importantly, we must recognize that if we fail to appreciate what land conservation can do for our community, opportunities to protect important places may disappear forever. Thus, our challenge is to see the tremendous potential of land conservation and to use it wisely while we still can. The Open Space and Recreation Plan is a roadmap to do just that.

5A. Inventory of Protected Land in Stow

Town Land Managed by the Conservation and Recreation 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.” This provision was supplemented in 2022 when the Massachusetts Legislature enacted the Public Lands Protection Act, further clarifying the process for diversion of conservation and recreation lands to other uses. 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, 2) the matter must be taken up at Town Meeting and pass by a 2/3 vote, 3) the town must file an Environmental

Notification Form with the Commonwealth Executive Office of Energy and Environment, and 4) 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 EOE's Division of Conservation Services, 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/or federal agencies. Lands acquired for general municipal purposes and under the control of the Select Board are generally not protected by Article 97.

Table 5-1 contains information about land under the control of the Stow Conservation Commission and Recreation Commission, along with additional information about each parcel.

TABLE 5-1: Inventory of Stow Conservation and Recreation Parcels

<u>Area/ Parcel Name</u>	<u>Location</u>	<u>Map/Parc.</u>	<u>Area (ac.)</u>	<u>Owner /Mgr</u>	<u>Acq. Date</u>	<u>How Acquire d?</u>	<u>Funding</u>	<u>Protection</u>	<u>Current Uses & Access</u>	<u>Zone</u>	<u>Con ditio n¹</u>	<u>Add'l Rec. Opps</u>
				SCC = Conservation Comm; SRC = Recreation Comm.; SB= Select Board		P=Purcha se; B=Bargain Sale; T=Transfe r G=Gift; TT-Tax Taking	1=State/Federa l Funds; 2=Stow Cons Fund; 3=CPA; 4=Other Municipal;	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 7 – Boat Launch 8 - Other	R – residential RC – recreation /conserva tion	(excel lent to poor)	Potential for additional recreation uses
Northeastern Stow												
Flagg Hill Cons. Area/SVT	Boxboro/W. Acton	R20/6A(par t)	98.0	SCC	Feb-99	P	1 (Self Help), 4	1,2	1,2,6	RC & R	G	n/a
Flagg Hill/Woodhead	Boxboro	R20/6A (part)	42.0	SCC	May- 99	B	1 (Self Help), 4	1,2, 5	1,2,6	RC	G	Emerald Necklace trail
Flagg Hill/Boyer	W. Acton	R20/6A(par t)	74.3	SCC	May- 99	P	1 (Self Help), 4	1,2,5	1,2,6	RC	G	n/a
Flagg Hill/Sureau	Off W Acton	R20/6A(par t)	28.0	SCC	Apr-99	P	1 (Self Help),4	1, 2	1,2,6	RC	G	n/a
Flagg Hill/Stuart (Bxbro)	W. Acton	R19#3	17.8	Boxboro Selectmen	Jun-98	P	4	None known	1,2,6	RC	G	n/a
Flagg Hill/Trefry Lane Open Space	Trefry La	R19/5A- A;5A-B	32.3	SCC	Aug-06	G	N/A	1, 4, 5	1,2,6	R	G	n/a
Flagg Hill/Waluck	Off Windemere	R-19/2A	4.7	SCC	Apr-03	P	2	1	1,2,6	RC	G	n/a
Captain Sargent Conservation Area	S.Acton	R21/43	36.0	SCC	Oct-81	B	1 (Self Help),4	1,2,	1,2,3,6	RC	G	
Captain Sargent Conservation Area	Tuttle	R31/15	117. 0	SCC	Oct-81	B	1 (Self Help)	1,2,	1,2,3	RC	G	Connector Boardwalk pending

<u>Area/ Parcel Name</u>	<u>Location</u>	<u>Map/Parc.</u>	<u>Area</u>	<u>Owner /Mgr</u>	<u>Acq. Date</u>	<u>How Acquire d?</u>	<u>Funding</u>	<u>Protection</u>	<u>Uses</u>	<u>Zone</u>	<u>Con ditio n</u>	<u>Add'l Rec. Opps</u>
						P=Purchase; B=Bargain Sale; T=Transfer G=Gift; TT-Tax Taking	1=State/Federal Funds; 2=Stow Conservation Fund; 3=CPA; 4=Other Municipal;	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 7 – Boat Launch 8 - Other	R – residential RC – recreation /conservation	(excellent to poor)	potential for additional recreation uses
Captain Sargent Conservation Area (Kunelius)	Tuttle	R30/20	42.1	SCC	May-18	P	3	1, 3	1, 2	RC	G	Purposes include water supply
Captain Sargent Conservation Area (Brewer)	Tuttle	R31/2-2B	1.5	SCC	July 15	P	3	1,3	1,2	R	G	n/a
Heath Hen/Shelburne Woodland	Boxboro	R18/29-1	48.8	SCC	Dec-96	P	1 (Self Help),2,4	1,2	1,5,6	RC	G	n/a
Heath Hen/Frecha Land	Boxboro	R18/31-2	3.5	SCC	May-96	P	1 (Self Help)	1,2,5,6	1,2,6	RC	G	n/a
Red Acre Estates Parcel A	Off Militia	R30/82	8.1	SCC	Feb-03	TT	N/A	1, 4	1	R	G	n/a
LSN Tax Title Land	Off West Acton	R20/31	18.5	SCC	May-07	TT/T	N/A	1	1	R	E	n/a

¹ Property condition is a subjective scale. Areas in excellent condition are likely to be natural habitat, free of trails, invasive species and other sources of degradation. Areas in fair to poor condition are more likely to have erosion or require corrective measures. Most properties in Stow are in Good condition.

Area/ Parcel Name	Location	Map/Parc.	Area	Owner /Mgr	Acq. Date	How Acquire d?	Funding	Protection	Uses	Zone	Con ditio n	Add'l Rec. Opps
						P=Purchase; B=Bargain Sale; T=Transfer G=Gift; TT-Tax Taking	1=State/Federal Funds; 2=Stow Cons Fund; 3=CPA; 4=Other Municipal;	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 7 – Boat Launch 8 - Other	R – residential RC – recreation /conservation	(excellent to poor)	potential for additional recreation uses
Crescent Farms Open Space	Deerfield	U11/39C-1	13.5	BOS	Mar-06	TT	N/A	3,4	1,2	RC	G	n/a
Ministers' Pond Conservation Area	Great Rd	U10/26(part)	7.3	SCC	Jun-14	P	3	1, 3	1	RC	E	n/a
"Police Station" Parcel	Great Rd	U10/40	0.7	SCC	Nov - 22	TT/T	N/A	1	1	RC	E	Article 97 mitigation land
Town Center Park	Great Road	U10/26 (part)	4	SB (SRC)	Jun- 14	P	4	n/a	1, 2, 6, 8 (nature play, gazebo)	R	G	Under BOS custody, temporary transfer to Rec
Northwestern Stow												
Marble Hill Conservation Area	Great Rd.	R9/80	249. 2	SCC	Jan-75	B	1 (Self Help)	1,2	1,2,5,6	RC	E	n/a

Area/ Parcel Name	Location	Map/Parc.	Area	Owner /Mgr	Acq. Date	How Acquire d?	Funding	Protection	Uses	Zone	Con ditio n	Add'l Rec. Opps
						P=Purchase; B=Bargain Sale; T=Transfer G=Gift; TT-Tax Taking	1=State/Federal Funds; 2=Stow Conservation Fund; 3=CPA; 4=Other Municipal;	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 7 – Boat Launch 8 - Other	R – residential RC – recreation /conservation	Excellent to poor	potential for additional recreation uses
Derby Woods Open Space	Off Harvard Rd.	R4/35A	42.5	SCC	Dec-13	G	N/A	1,3,4	1,2	R & RC	G	n/a
Pacy Land (Delaney)	Off October La	R4/32A	3.6	SCC	Aug-06	B	2	1	1	RC	E	n/a
Regency at Stow OS	Boxboro Rd	R18/22C-1A	59.5	SCC	Aug-18	G	N/A	1,4	1	I	G	Trail development
Harvard Acres HOA Land	Off Conant	R5/22	12.1	SCC	Mar-21	G	N/A	1	1, 2	R	G	
Southeaster n Stow												
Gardner Hill Conservation Area/Town Forest	Brookside Ave	R29/105	326.5	SCC	Aug-68	P	1 (Self Help),4	1,2	1,2,6	RC	G	New SCT Trail links needed
Gardner Hill/Town Forest (Caswell)	Off White Pond	R29/74-2	18.8	SCC	Dec-93	B	2	1	1,2	C & RC	G	n/a
Gardner Hill/Town Forest (Taylor)	Off White Pond	R29/74A	2.5	SCC	Jun-72	P	2?	1	1,2	RC	G	n/a

<u>Area/ Parcel Name</u>	<u>Location</u>	<u>Map/Parc.</u>	<u>Area</u>	<u>Owner /Mgr</u>	<u>Acq. Date</u>	<u>How Acquire d?</u>	<u>Funding</u>	<u>Protection</u>	<u>Uses</u>	<u>Zone</u>	<u>Con ditio n</u>	<u>Add'l Rec. Opps</u>
						P=Purchase; B=Bargain Sale; T=Transfer G=Gift; TT-Tax Taking	1=State/Federal Funds; 2=Stow Conservation Fund; 3=CPA; 4=Other Municipal;	1=Article 97; 2=SH Agreement; 3=3rd Party CR; 4=Permit Conditions; 5=Deed Restrictions; 6=Reverter	=Conservation & Passive Recreation; 2=Trails; 3=Agriculture & Community Gardens; 4=Playing Fields; 5=Fitness Course; 6=Parking 7 – Boat Launch 8 - Other	R – residential RC – recreation /conservation	Excellent to poor	potential for additional recreation uses
Gardner Hill/Town Forest (Eliz Brk Farms)	Off Heritage	R29/85B	17.7	SCC	May-98	G	N/A	1,4	1,2	R & RC	G	n/a
Gardner Hill/Town Forest (Melone)	Off White Pond	R29/70A	1.0	SCC	Feb-19	G	N/A	1	1		G	Settlement (mitigation land)
Memorial Field	Bradley	R29/104	5.0	SRC	?				4, 6, 8 (seasonal portajohn)	R	G	n/a
Apple Blossom Woods	Apple Blossom	R14/6A-G	6.8	SCC	Aug-92	G	N/A	1,4,5	1	R & RC	G	n/a
Dawes Lot	Sudbury	U6/9A	0.1	SCC	Jan-83	G	N/A	1	1	R & RC	F	boat ramp
Kingland Road A (SCT)	Kingland	U4/63	0.4	SCC	May-81	G	N/A	1	1	R	F	Boating?
Kingland Road B	Kingland	U4/74	1.2	SCC	Jan-81	G	N/A	1	1	R	F	Boating?
Pine Bluff Recreation Area	Sudbury	U3/12	31.0	SRC	Dec-75	P	4	1, 5	2, 4, 6, 7, 8 (bathrooms, beach, playground, deck, pavilion, picnic tables, volleyball)	RC	G	

Area/ Parcel Name	Location	Map/Parc.	Area	Owner /Mgr	Acq. Date	How Acquire d?	Funding	Protection	Uses	Zone	Con ditio n	Add'l Rec. Opps
						P=Purchase; B=Bargain Sale; T=Transfer G=Gift; TT-Tax Taking	1=State/Federal Funds; 2=Stow Cons Fund; 3=CPA; 4=Other Municipal;	1=Article 97; 2=SH Agreement; 3=3rd Party CR; 4=Permit Conditions; 5=Deed Restrictions; 6=Reverter	=Conservation & Passive Recreation; 2=Trails; 3=Agriculture & Community Gardens; 4=Playing Fields; 5=Fitness Course; 6=Parking 7 – Boat Launch 8 - Other	R – residential RC – recreation /conservation	Excellent to poor	potential for additional recreation uses
Hallock Point Conservation Area	Sudbury Rd	U6/13A & 9B	10	SCC	July-21	P	3	1,3	1, 2, 7	R	E	
Southwestern Stow												
Susan Lawrence Park	Great Rd.	U1/(68	1.3	SCC	1963			1	1, 6	R	G	n/a
Annie Moore Conservation Area	Old Bolton	R3/35+R2/ 24	27.5	SCC	Jun-89	P	1 (Self Help),2,4	1,2	1,2	R	G	Could improve access
Hudson Road Woods	Walcott	R1/66	1.2	SCC	Nov 22	TT/T	N/A	1	1	R	E	Article 97 mitigation land
Spindle Hill/SVT	Wheeler Rd.	R10/1-4B,	8.9	SCC	Jun-99	P	?	1,3,6	1,2	RC	G	Improve parking?
Spindle Hill/Hyde Land	Gates Lane	R10/17B	5.7	SCC	Dec-95	G	N/A	1,5	1,2	R	F	n/a
Gates Lane Woods	Gates Lane	R10/33	0.9	SCC	Apr-97	TT,T	N/A	1,5	1	R	E	n/a
Access Strip to Elizabeth Brook	Off Maguire	R10/53-7B	0.1	SCC	Apr-07	G	N/A	1,4,5	1	R & RC	G	n/a
Fairway Drive Open Space	Off Edson St..	R11/11B	12.7	SCC	Jan-13	G	N/A	1,4,5	1	R	G	Currently being evaluated
Phillip Noonan Field (Arbor Glen)	Hudson Rd/BOSE Rd.	R10/0560- 1B	20.2	SCC	Jan-10	G	N/A	1,4,5	1,2,3	I	G	n/a

State and Federal Protected Land

Stow is fortunate to have three areas that are owned and managed by State and Federal agencies within our borders.

- *Delaney Wildlife Management Area* -- The Massachusetts Division of Fisheries and Wildlife manages the Delaney Wildlife Management Area (WMA) also known as the “Delaney Flood Control Project,” a combination of open water, wetlands and upland that is in Stow, Bolton and Harvard. Approximately 170 acres of this 580-acre area are in Stow. There are three dams within this area that were built to control flooding in the Elizabeth Brook and the Assabet River. The area is actively used for hunting.
- *Marlborough-Sudbury State Forest* -- Also located in Stow is a small portion of the Marlborough-Sudbury State Forest, off Sudbury Road. This area is owned and managed by the Massachusetts Department of Conservation and Recreation.
- *Assabet River National Wildlife Refuge* – This area is located on the Stow-Hudson-Sudbury-Maynard boundary and includes more than 1000 acres in Stow, which provides extensive walking, biking, and hunting opportunities. Formerly part of Fort Devens, the area was known as the Sudbury Training Annex. The U.S. Army transferred 2,230 acres to the U.S. Fish and Wildlife Service in 2000. A newly constructed visitor center is located just outside of Stow in Sudbury.

Table 5-2: State and Federal Protected Land				
	Location	Map/Parcel	Acres	Manager
Delaney Flood Control Land	Off Harvard	R5/2	170.5	MADFW
Sudbury State Forest	Off Sudbury	R26/5-1	77.3	MADCR
Sudbury State Forest	Sudbury Rd	R26/5-3	19.0	MADCR
Sudbury State Forest	Sudbury Rd	R26/5-2	46.82	MADCR
Assabet River NWR	White Pond	R26/1A	990.4	USFWS
Assabet River NWR	Off Sudbury	R24/12	9.0	USFWS
Assabet River NWR	Off Track Rd	R13/13A	53.5	USFWS
Total State and Federal			1366.52	

Nonprofit Conservation Land

The Town has three nonprofit conservation organizations that are active managers of land in Stow: the Stow Conservation Trust, Sudbury Valley Trustees, and OARS. All work closely with the Town on land protection and land management projects. Collectively, these organizations protect more than 450 acres of land. A list of nonprofit holdings is found in Table 5-3 below.

Table 5-3: Land Owned by Nonprofit Conservation Organizations				
Area	Location	Map/Parcel	Acres	Manager
Fieldstone Preserve	Off Taylor	R6/118	53.0	SCT
Hale Property	Off Maple	R2/20	23.0	SCT
Corzine Property	Off Edgehill	R2/1B, R2/19A	30.3	SCT
Red Acre Woodlands	Red Acre/S.Acton	R30/20	167.0	SCT
Leggett Property	Gleasondale	R15/64A	34.5	SCT
Frost Property	Gleasondale	R15/62	0.6	SCT
Cogswell Parcel	Off Edgehill	R1/51A	0.2	SCT
Sureau	Boxboro	R18/27-1	17.5	SCT
Red Acre Parcel	Red Acre Road	R31/43	29.0	SCT
Red Acre Parcel 2	Off Red Acre	R31/44	3.0	SCT
Kalousdian	Hudson Rd	R1/2	20.2	SCT
Adj. to Kane Land	Off Forest	U8/24	2.4	OARS
Herene Preserve	Great Road	R9/1	13.0	SVT
Bolton Land	Off Apple Blossom	R15/48C	7.8	SCT
Rising/Cohen Land	Treaty Elm	R15/47D	29.5	SCT
Shepherd Land (Dunn)	Off South Acton	R20/48	24.5	SCT
Hemenway Farm (pending)	Off Walcott	R1/64A-D-E	3.2	SCT
TOTAL Nonprofit			458.7	

Conservation Restrictions and Agricultural Preservation Restrictions

Permanent Conservation Restrictions (CRs) and Agricultural Preservation Restrictions (APRs) are other tools used to protect land – and often allow land to remain in private ownership and on the tax rolls, while preventing future development. These restrictions are held by the Town, the State, or a nonprofit conservation organization – or a combination of these. They may be donated or purchased. There are 43 properties in Stow protected by CRs and APRs which total 1260 acres. Of this, just 102.87 acres are protected by APRs, the remaining acres are CRs. These are listed in Table 5-4.

Table 5-4: Conservation Restrictions & Agricultural Preservation Restrictions							
Grantor	Grantee	Date	Bk/Pg	Map/Lot	Area	Notes	EOEA CR #
Rising & Cohen	Town of Stow CC	12/31/1975	12916/297	R15/47D	29.50	Owned by SCT	#3

Grantor	Grantee	Date	Bk/Pg	Map/Lot	Area	Notes	EOEA CR #
SCT (Fieldstone Dr)	Town of Stow CC	12/30/1983	15386/426	R6/118	53.00	Lot 5 Taylor Rd	#6
Robert and Irene Page	Town of Stow CC	6/13/1991	21217/121	R15/66	6.10	PB Condition, Not signed by EOEA, Renewal needed, though written to be "permanent"	n/a
Mass Audubon	Town of Stow CC	8/7/1991	21339/152	R1/2	21.00	Kalousdian	#7
Richard and Dorothy Bolton	Town of Stow CC	10/28/1992	22551/027	R15/48-5; 48-3; 48-4; 48-6, (ALL A); R15/48B (B); R15/48C (C); R14/27 (D); R14/26 (E)	24.41	Springbrook Farm Subdivision, Parcels A-E; Partial release lot A2 approved by TM 2/2000 of 1.994 acres, orig total was 26.4; No EOEA sign off; renewal needed, Barn on Lot A	n/a
Peters Pond R.T., Peter Conant TR	Town of Stow CC	10/24/1996	26767/184	U11/39C	13.05	Parcel C Crescent Farms; Incl. Trail Esmnt; No EOEA sign off; renewal needed; Amended by Legislature	#9
Lynch	MA & Town CC	6/22/1998	28734/253	R21/004C	48.50	Shelburne Farm APR	n/a
Richard and Dorothy Bolton	Town CC	12/19/2000	32154/512	R15/48-5A	2.20	Parcel G Apple Blossom; Granted in exchange for partial release of earlier CR	#15
Stow Cons. Trust	Town CC	6/5/2002	35750/435	R30/20; R3 1/43, 44;	199.00	Red Acre Woodlands, Self Help Funding	#19
Wedgewood Properties, Inc.	Town CC	3/12/2004	42225/191	R8/6, 7, 8	15.60	No EOEA sign off, needs renewal, required by SP	#20
Stow Cons. Trust	Town CC	12/14/2006	48665/111	R2/20	23.00	aka Hale Property, CPA Purchase	#22
Pulte Homes/NE	Town of Stow CC	8/2/2007	49887/490	R10/56/1A (part)	20.79	Arbor Glen wellsite	#23
Distinctive Acton Homes, Inc.	Town of Stow CC	6/14/2011	56987/301	R20/17-1 through 17-5, 17A, 17B	approx 10.5	Highgrove Est., No EOEA sign off, CC can re-record, required by SP	n/a
Stow Cons. Trust	Town of Stow CC	1/23/2013	61033/577	R2/1B; R2/19A	30.30	aka Corzine property, includes access easement, CPA purchase for \$75K	#25

Grantor	Grantee	Date	Bk/Pg	Map/Lot	Area	Notes	EOEA CR #
Habitech	Town of Stow CC	9/27/2013	69698/260	R6/107B-6	9.20	Taylor Road PCD, Boxborough Land excluded	#28
Tyler	MA DAR and Town of Stow CC	6/30/2008	51386/88	R2/12	8.00	APR	n/a
Kettell Farm Realty Trust	MA DAR and Town of Stow CC	5/18/2005	45203/243	R3/23B-3	18.00	APR	n/a
Frecha	SVT/SC T	12/23/1996	26928/534	R18/028A	37.80	Boxboro Rd. Heath Hen Meadow Brook & Pond	#10
Kennedy & Bowers	SVT/SC T	12/29/1997	28023/1	R20/47; R31/1	35.10		#11
Sudbury Valley Trustees	SCT	10/9/1998	29204/547	R10/1-4A	5.80	Spindle Hill Lot 5	#12
Sudbury Valley Trustees	SCT	6/1/1999	30240/376	R10/1-4B	8.90	Wheeler Pond, Lot 6A (adj to Lot 5 CR)	#13
Sureau	SVT/SC T	12/23/1999	30989/467	R19/010A	31.50	269 Boxboro Rd.	#14
Fletcher & McCord	SCT/SV T	12/27/2000	32180/325	R20/42B (part)	18.52	W. Acton Rd.; Incl. Trail Esmnt; aka Whitney Field	#16
Kennedy & Bowers	SCT/SV T	12/27/2000	32180/304	R20/042C	22.74	aka Whitney Field Incl. Trail Easement	#17
Smith	SCT	12/27/2001	34431/251	R21/025	1.74	109 W. Acton Rd.	#18
Lawson	SCT	5/27/2004	42902/179	U1/53	3.53	57 Barton Rd.; 475' on Assabet River with upland, bank, marsh	#21
Derby Woods LLC	SCT	9/27/2013	62698/260	R4/35A-1	42.50		#24
Frecha	SCT	12/27/2013	63118/289	R18/31-1	1.52		#26
MacFarlane	SCT	12/27/2013	63118/304	R18/33	2.92		#29
Sferra/Salvie	SCT	4/9/2014	63467/463	R21/1D-1	5.06		#30
SCT	Town	9/13/16	68006/73	R20/49	24.5	Shepherd Woodlands	#31
Town of Stow	SCT	9/17/2015	66091/320	R31/2-2B	1.5	Brewer Woods	#32
Boon Road South	MA DAR and Town of Stow CC	1/26/18	70559/212	R14/20B	23.12	Honey Pot APR	n/a

Grantor	Grantee	Date	Bk/Pg	Map/Lot	Area	Notes	EOEA CR #
Lord Family TR	SCC/SC T	6/28/18	71231/327	R22/2B	79.31	Carver Hill; LAND funding	#33
Sipler	SCC/SC T	6/28/18	71231/111	R15/75	21.08	Small Farm; Conservation Partnership Funding	#34
Town of Stow	SCT	6/28/18	71227/11	U10/26(part)	7.3	Ministers Pond	#35
Town of Stow	SCT	7/29/19	73002/109	R30/20	42.04	Kunelius	#36
Bolton	SCC	1/28/18	72073/284	R15/48A-6; 48B; 48A-5	10.07		#37
Nancy Shepherd	SCT	6/30/21	78152/225	R4/2A	6.45		#38
Stow Holdings, Inc.	SCC/SC T	12/30/21	79426/313	R11/37A	151.0	Stow Acres South Course	#39
Town of Stow	SCT	3/29/24	82613/38	U6/9B-A, B,X;13A-3, 4	10.5	Hallock Point	#40
Mong	MA DAR	4/26/22	80029/61	R3/23-2C	5.25		
Town of Stow	SCT	pending			109	Stow Acres North Course; MVP Funding	
Total CR					1258.95		

Other Town Land

The following list of parcels in Table 5-5 are owned by the Town of Stow, but not held by the Conservation or Recreation Commission and not protected from future development. Many of them are dedicated to specific uses like schools, public safety buildings, cemeteries, etc. Others were donated or taken for back taxes and are not currently being used. Many of the parcels in the latter category are small or wet and have limited utility.

Table 5-5: Other Town Land (not held for conservation/recreation)				
Area		Location	Map/Lot	Size (acres)
Dam		Barton Rd	U1/51	1
Boone Monument		Barton Rd	U1/55	0.1
		Barton Rd.	R24/23A	0.43
Cemetery		Box Mill	R22/1-1	3
Cemetery		Box Mill	R22/2-4	2.06
Cemetery		Brookside Ave	R16/1	5
Cemetery		Brookside Ave	U10/62	1.2
		Conant Drive	R5/18	1.38

Area		Location	Map/Lot	Size (acres)
		Conant Drive	R5/19	1.18
		Conant Drive	R5/20	1.04
		Conant Drive	R5/21	1.01
		Conant Drive	R5/23	1.15
Cemetery		Crescent St	U10/15	1.3
Fire Station		Crescent St	U10/9	3
Library		Crescent St	U10/33	0.14
Old Highway Barn		Crescent St	U10/14	0.75
		Eliot St	R6/15	1.04
		Eliot St	R6/16	1.43
		Farm Rd	R31/47	4.13
Kane Well Parcel		Gleasondale	U7/34-2	28.75
		Great Rd	R30/15A	0.01
Cemetery		Great Rd	R29/2	3.5
Cemetery		Great Road, Brookside	R22/1A-A	9.53
Lower Common		Great Rd	R30/1	0.75
Center Common		Great Rd	U10/69A	0.38
Police Station		Great Rd	U10/39	1.64
Town Hall		Great Rd	U10/4	0.1
Town Building/Parking Lot		Great Rd	U10/68	2.5
"Fish Lot"		Great Road	R29/100A	1.13
Center School		Great Rd	U9/44	14.98
		Great Rd	U9/21-1	1.46
Former Pompo School		Great Rd	R9/92	18
Hale School		Hartley Rd	R17/19	16.56
West School		Harvard Rd.	R4/40	.26
West School Parking		Harvard Rd.	R4/17	2.00
		Harvard Rd	R6/69	0.93
		Harvard Rd	R6/70	0.93
		Harvard Rd	R6/71	0.97
		Lane's End	R29/100B	0.1
Kettle Monument		Maple St	R3/26	0.01
Stormwater Pond		Off Militia	R30/79	2.37
		Off Militia	R31/48C	2.03
SMAHT (til 2023)		Queens Lane	U3/5B	0.19
		22 Queens Lane	U3/5A	0.18
		Samuel Prescott	R30/16A	0.06
		Seven Star Lane	R11/51-8	0.92
Highway Barn		South Acton	R21/42A	10.60
Town of Maynard		White Pond	R26/4	7.50
SMAHT (til 2023)		Sudbury Rd	U1/41	1.25
		Sudbury Rd	R24/23B	0.32
		Whitney Rd	R16/36B	1.11
Total Town Owned				161.36

Subdivision Open Space

The final category of parcels included in this inventory in Table 5-6 are “open space” lands that have been set aside as part of the subdivision review process. They are not protected by Conservation Restrictions except where noted, but cannot be used for other purposes under the terms of the Planning Board approvals for these projects.

Table 5-6: Other Subdivision Open Space (Homeowners Association)				
Development	CR?	Location	Parcel	Acreage
Arbor Glen	yes	Hudson Road	R10/56/1A (part)	20.79
Whispering Woods	no	Kettell Plain	R2/16D	40.56
Taylor Road	yes	Taylor Road	R6/107B-6	9.2
Hickory Lane	no	Hickory Lane	R7/41C-4	28.2
			R7/41C-3	1.3
			R7/41C-1	
Brandymeade	no	Brandymeade Cir.	R21/5B-2B	18.13
Wildlife Woods* (Selectboard controls, subject to HOA agreement)	no	Sudbury	R25/2A-1A; 2A, 3A,B,C,D,E F; R25/2A-4A	70.6
Total Other Open Space				1188.78

Land owned by Public or Private Water companies

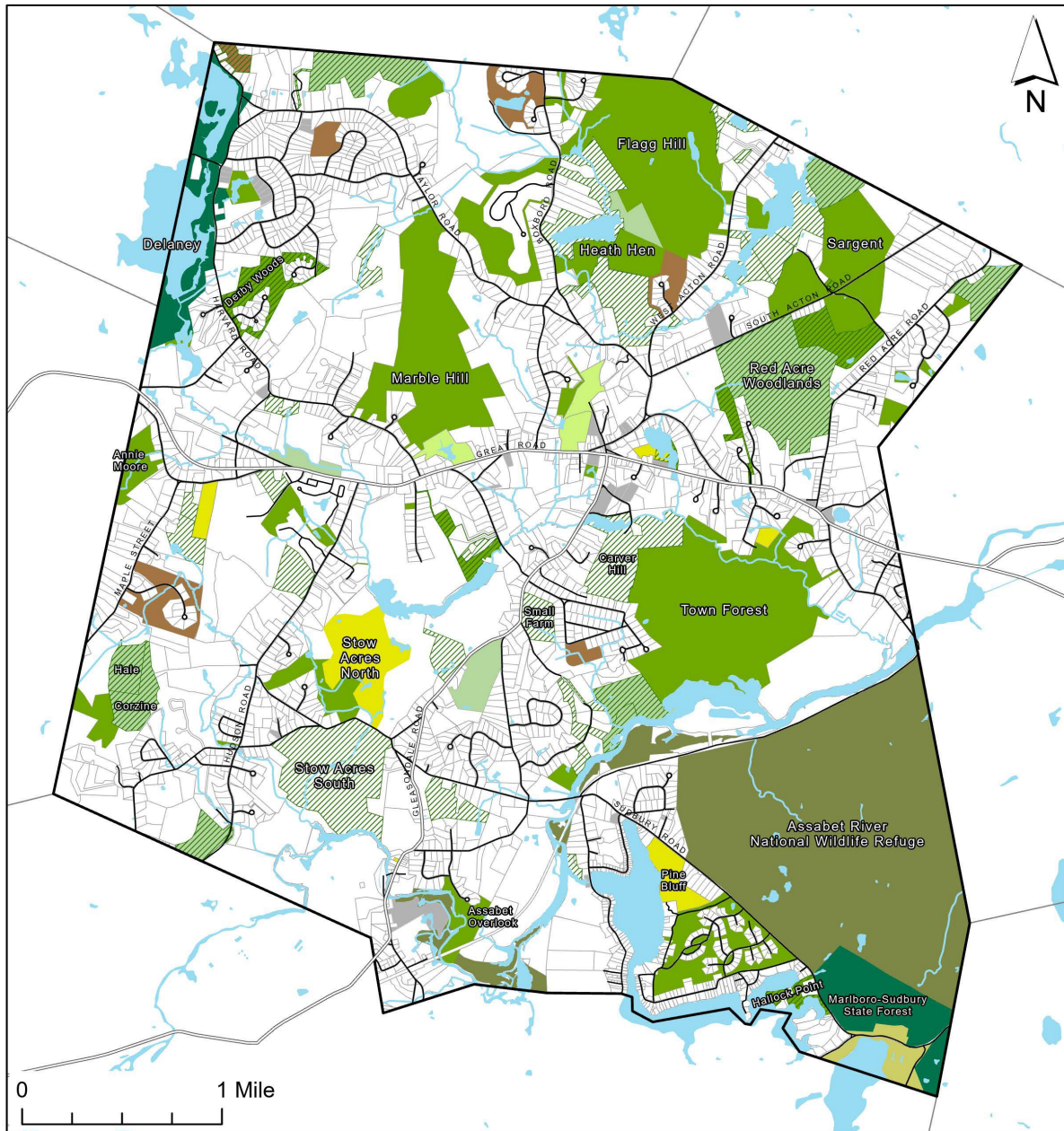
Parcel Name/Owner	Map/Parcel	Area
Pilot Grove Apts. Well	R17#3-3	2.2
Town of Maynard	R26#4	7.5 (White Pond)
Elizabeth Brook Apartments (formerly Plantation Apartments II LLC)	R22#1B-2	5.33

Pending Land and Conservation Restrictions

The following open space protection projects are pending as of the date of this Open Space and Recreation Plan:

1. Transfer of Hemenway Farm PCD Open Space to Conservation Commission/SCT
2. Completion of Stow Acres North Conservation Restriction

Stow - Open Space Lands



Legend

 Town of Stow - Open Space	 State - Open Space	 Town of Stow - Recreation Department Lands
 Town of Stow - Not protected	 Federal - Open Space	 Conservation or Agricultural Preservation Restriction
 Non-profit - Open Space	 Other Public Lands	
 Home Owners Association	 Town of Stow - Schools Lands with Recreation Facilities	

Data: MassGIS, Town of Stow.
Map produced 9/22/2023 by M Slagle
G:\Maps\Open Space Plan 2023\Open Space Plan 2023.aprx

2/22/23

Map 14: Stow – Open Space Lands

Table 5-7: Summary of Open Space and Recreation Land in Stow

Type of Land	Acres
Town Owned Conservation and Recreation Land	1665.18
Nonprofit Owned Conservation Land	458.7
State and Federal Conservation Land	1366.52
Land Under CR	1258.95
Other Town Land (non-conservation)	161.36
Other Subdivision Open Space (HOA)	188.78
Less Duplicate Acreage [protected by >1 entity]	(625.61)
TOTAL OPEN SPACE/RECREATION ACRES	4472.75

5B. Inventory of Town Recreational Facilities

The Town of Stow has active recreational facilities and assets managed by the Recreation Department and a staff Recreation Director. The facilities have grown over time and are actively used by residents and youth groups.

The Stow Recreation Commission is an appointed body of five members, chartered to oversee the Recreation Department and Director. The Recreation Department mission is to provide recreational opportunities for residents of Stow. Maintenance of recreation assets is the responsibility of the Department.

Under leadership of the Recreation Director, a mix of programs are run and overseen. Some programs, such as the active school age soccer program and baseball program are run by independent groups such as Stow Soccer Club and Assabet Little League. Other programs are run by the Department, including program planning and staffing (for example, swim lessons). The Stow Recreation Department runs a summer camp at Lake Boon. Other varied programs are independently run, with groups and businesses paying for use of fields, facilities, and use of the Stow Town Hall. There is a diverse list of programs year-round which are promoted via a brochure in the local newspaper and on the Town website. Since the Plan was drafted, the Recreation Department has added a popular afterschool program called the Platypus Society.

Several entities own and maintain Stow's recreation facilities, including the Nashoba School District and the Recreation Department. The Recreation Commission has ownership and management responsibilities for four Town of Stow parcels as noted in Table 5-1 above. These are described in greater detail below:

The Pine Bluff Recreation Area, which includes a swimming beach on the water, was purchased by the Town to provide access to Lake Boon. The site has multiple fields and facilities as shown in the table below. In the 1990s the site was developed to add soccer fields and irrigation. This is the premier site for soccer in Town. Also in the 1990s, a children's playground was added by donation from a non-profit group called the Stow Area Parents Network. In 2015, the property underwent a renovation and beautification project. Existing bathrooms were renovated and two additional restrooms were built. Also built were a deck overlooking the beach area, a picnic pavilion, basketball court, bocce court and horseshoe pits. Multiple areas for flower beds and new trees were added around the existing fields, and invasive Japanese knotweed was removed from the hillside down to the beach. A shade structure for families to enjoy was added down on the beach. This project was funded with the help of CPA,

Recreation Department and donations. In 2022, the Recreation Department added an automatic gate at the entrance of the park.

The Memorial Field was gifted to the Town in 1945 to honor the World War II death of a resident Wiljo Allan Pekkala. The field initially was a baseball field but has transitioned to use as a softball and soccer field. The parking area for this site is shared with the Conservation Commission for access to Stow Town Forest (Gardner Hill).

Stow Community Park was built in 2010 after the Town purchased an 11-acre parcel in part with Community Preservation Funds and in part with general municipal funds. The municipal portion of the land is currently leased to an adjacent farmer for active agriculture. The Recreation portion contains two premier Little League (60-foot diamond) baseball fields, 2 basketball courts, 2 tennis courts, and a playground. The outfield of the baseball fields is also usable for soccer and outer field sports. The site contains an exercise course, a covered pavilion with picnic tables, and a walking trail rings the site. In 2022, pickleball lines were added to the tennis court to help with the growing demand for the sport.



Town Center Park was built in 2019. It was a collaboration between the Conservation Department and the Recreation Department. It was funded by the Community Preservation Committee. The park features an ADA walking path, a natural playground, amphitheater, and a large informal play area for families to enjoy. There are also plenty of benches around the park to enjoy the view of Ministers Pond. The pond is great for fishing, and a bench by the water invites simple relaxation with a place to enjoy a beautiful view.

The Recreation Commission maintains some other assets located on town land. This includes the field behind the former Pompositticut School (now a Fire Station and Community Center), and a small park in Gleasondale which is planned as a future pocket park

Table 5-8: Detailed 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
Basketball	Basketball courts (2)	Stow Comm Park	Stow Rec	Stow Rec
Basketball	Basketball Court	Pine Bluff	Stow Rec	Stow Rec
Baseball: 60-foot infield diamond	Baseball Field (2)	Stow Comm Park	Stow Rec	Stow Rec
Baseball/Softball: 90-foot infield diamond	Hale School Field	Hale School	Hale School	Nashoba School District

Boating	Lake Boon Water Access	Sudbury Rd Boat Ramp	Conservation Comm	Conservation Comm
Boating	Lake Boon Water Access	Pine Bluff Beach-informal	Stow Rec	Stow Rec
Boating, canoe/kayak	Assabet River Access	Sudbury Road Bridge	Town	Town of Stow
Fishing	Minister Pond	Town Center Park	Conservation Commission	Conservation Commission
Exercise Course	Head Lifecourse	Marble Hill Conservation Area	Conservation Commission	Conservation Commission
Exercise Course/Walking Path	Exercise Stations and $\frac{3}{4}$ mile path	Stow Comm Park	Stow Rec	Stow Rec
Walking Path	ADA accessible	Town Center Park	Select Board	Stow Rec
Pickleball	Pickleball lines 2 courts	Overlayed on SCP tennis courts	Select Board	Stow Rec
Tennis	Tennis Courts (2)	Stow Comm Park	Stow Rec	Stow Rec
Playground	Children's Playgrounds	Center School	Center	Nashoba School District
Playground	SAPN Children's Playground	Pine Bluff Area	Stow Rec	Stow Rec
Natural Playground	Children's Playground	Town Center Park	Stow Rec	Stow Rec
Softball 90-Foot infield diamond	Softball Field(Note 1)	Memorial Field	Stow Rec	Stow Rec
Soccer 11v11 or 8v8	Full Soccer Field (Note 2)	Pine Bluff /Stow Comm Park	Stow Rec	Stow Rec
Soccer 11v11 or 8 v 8	Full Soccer Field	Pompo	Pompo School	Stow Rec
Soccer 6x6	Small Soccer Field (Note 2)	Pine Bluff	Stow Rec	Stow Rec
Soccer 6x6	Small Soccer Field (Note 1)	Memorial Field	Stow Rec	Stow Rec
Soccer 6x6	Small Soccer Field (Note 3)	Hale School	Hale School	Nashoba School District
Soccer 6x6	Small Soccer Fields (2) (Note 4)	Stow Comm Park	Stow Rec	Stow Rec
Swimming	Beach/swimming	Pine Bluff Area	Stow Rec	Stow Rec
Volleyball sand court	Court w/net	Pine Bluff Area	Stow Rec	Stow Rec
Bocce	Bocce court	Pine Bluff	Stow Rec	Stow Rec

Horseshoes	Horseshoe pit	Pine Bluff	Stow Rec	Stow Rec
Biking/Walking	Rail Trail	Track Rd.	Private	Private

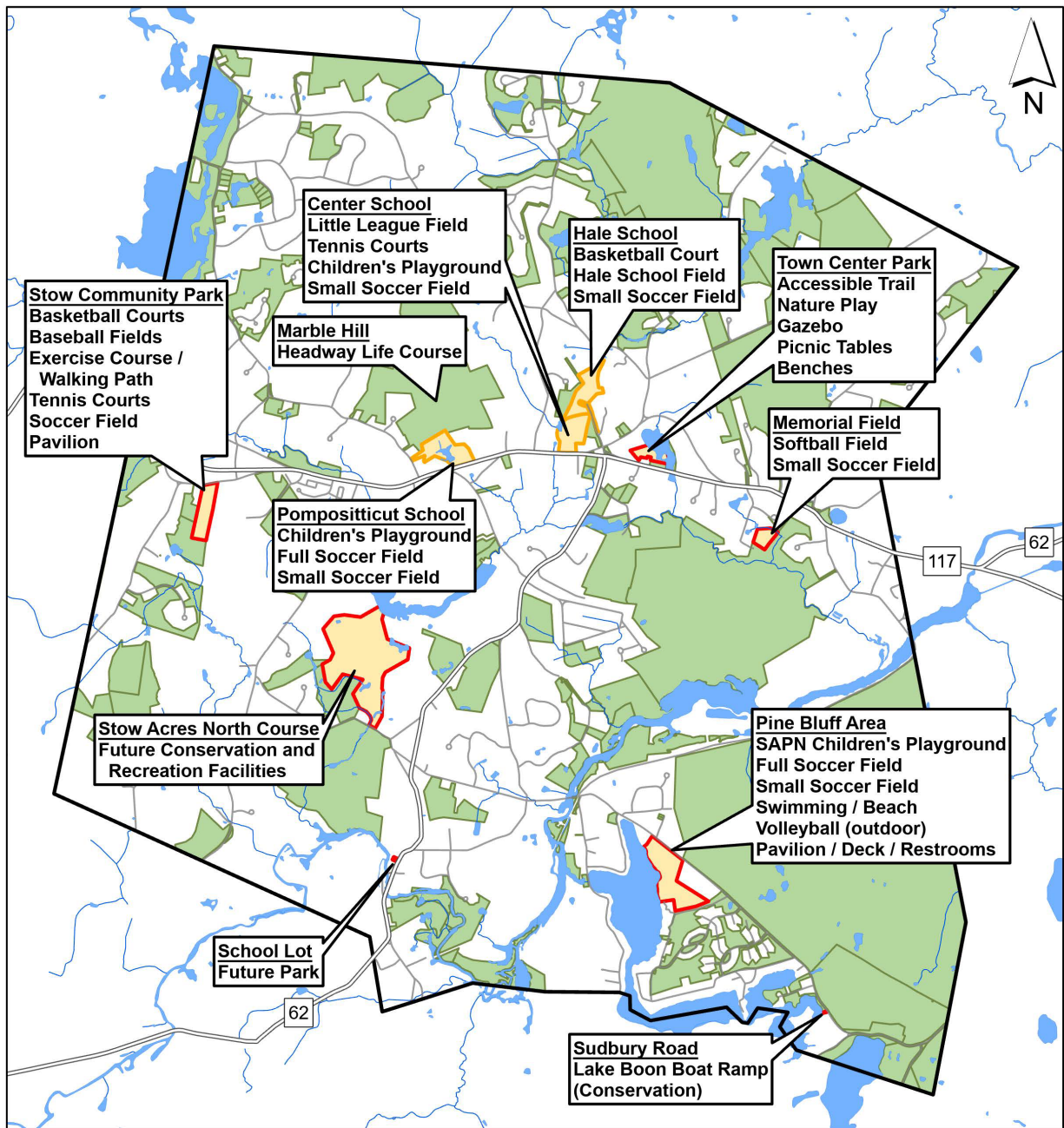
Note 1: Softball field at Memorial Field is a shared field - Softball / Soccer

Note 2: Soccer fields are shared at Pine Bluff - large field also lined for two smaller fields

Note 3: Soccer field at Hale School only available in the fall - School has priority for use/scheduling

Note 4: Community Park fields are shared – one of the Baseball Field outfields also serves for use by soccer field use.

Stow - Recreation Department Interests



Legend

- Recreation Department Lands
- School Lands with Recreation Facilities
- Conservation Lands

0 1 Mile

Floodplain data developed by the Town of Stow MA.
Base map features provided by MassGIS.

Map produced 9/22/2023 by M Slagle

G:\Maps\Open Space Plan 2023\Open Space Plan 2023.aprx

Map 15: Stow – Recreation Department Interests

5C. Lands in Current Use Tax Programs

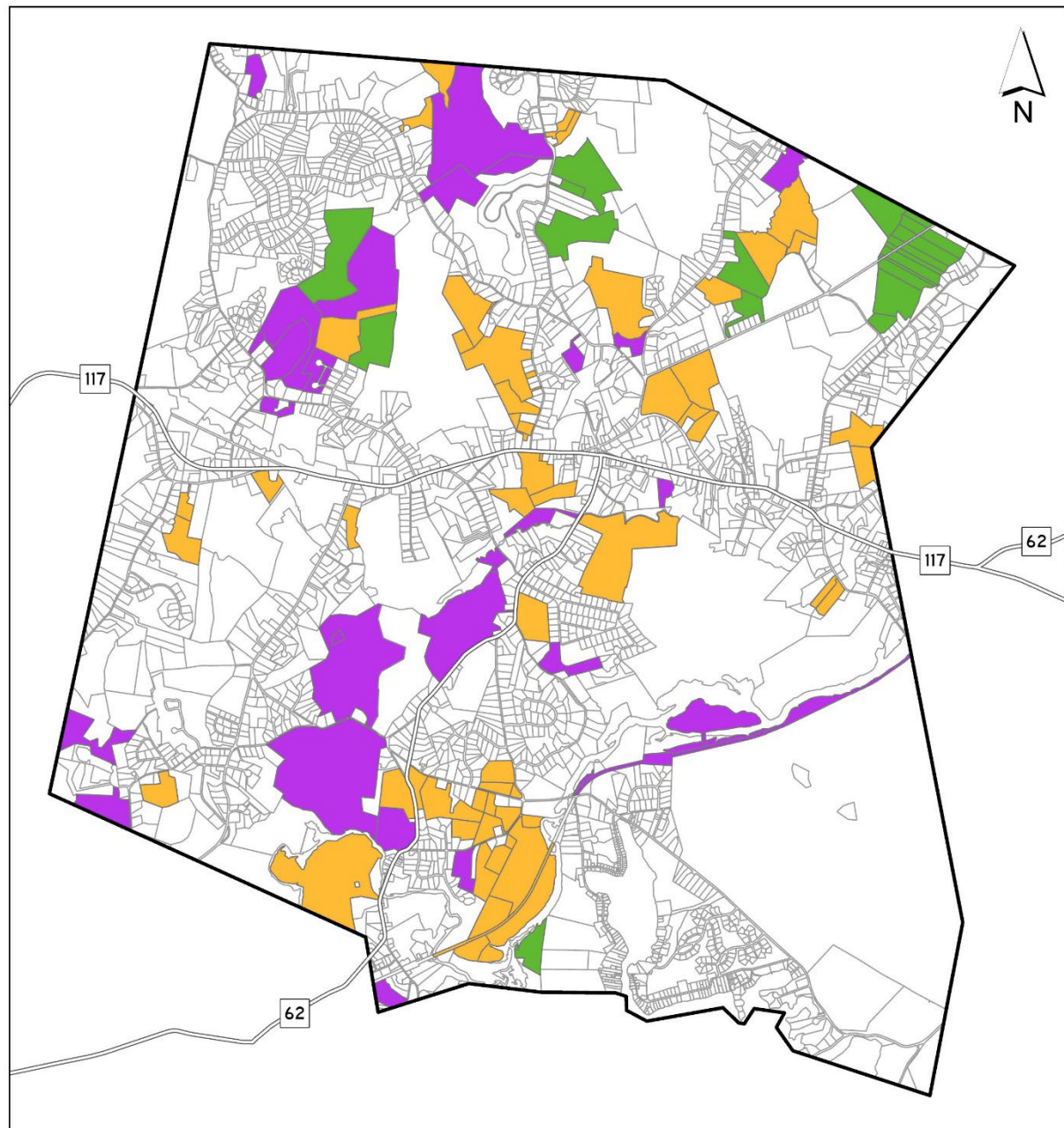
Many properties in Stow are enrolled in current use tax programs under Chapter 61 (forestry), 61A (agriculture) and 61B (open space/recreation). These allow the owner of the property the opportunity to pay reduced property taxes in exchange for a promise to keep the land in the specified use (agriculture, forestry, recreation/open space) for a specified term of years. It is important to remember that landowners can withdraw their properties from these programs at any time. If the owner converts the property to another use (for example by selling it for development), while it is enrolled, 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. The Town has a formal process that allows for full consideration of possible municipal uses on land coming out of chapter status and allows for public input into the process. This process has been used many times and is working well. Several parcels in Stow have been converted to other uses in recent years including the lands on which Arbor Glen and Regency at Stow were built – two large Active Adult Neighborhood developments. Other parcels, like the former Kunelius property, Carver Hill, Small Farm and Stow Acres have been the focus of significant land protection efforts. Many of the town's largest remaining parcels remain enrolled in Chapter 61, 61A and 61B and several parcels have been added to the Chapter 61 inventory in recent years.

Table 5-9 highlights changes in Chapter enrollment in Stow since the last Open Space and Recreation Plan was completed in 2015, and a full list of properties is contained in Table 5-10. Overall, the number of landowners and acres enrolled in the program have declined slightly, and there have also been some shifts in enrollment. A closer analysis reveals that the reduction in land in Chapter 61 comes primarily from the removal of a portion of Stow Acres and land owned by the Ward family and land owned by Pennie Cushing, the purchase of the former Kunelius property by the Town and the donation of land owned by the Rising family to Stow Conservation Trust. Several property owners enrolled in Chapter programs for the first time.

Table 5-9: Change in Current Use Program Enrollment 2008-2015

Program	2008		2015		Change 2008-2015		2022		Change 2015-2022	
	# of Parcels	Acres	# of Parcels	Acres	# of Parcels	Acres	# of Parcels	Acres	# of Parcels	Acres
Chapter 61	25	363.75	20	281.94	- 5	- 81.81	22	282.38	+2	+0.44
Chapter 61A	59	987.89	54	745.86	- 5	- 242.03	48	734.13	-6	-11.73
Chapter 61B	31	1039.69	38	1219.40	+7	+ 179.71	32	959.35	-6	-260.05
Total	115	2391.33	112	2247.20	- 3	- 144.13	102	1975.86	-10	-271.34

Stow - Land Enrolled in Current Use Tax Programs



Chapter 61 Program Lands

- Chapter 61
- Chapter 61A
- Chapter 61B

0 1 Mile

Base map features provided by MassGIS.

Map produced 2/17/2023 by M Ragan

G:\Maps\Open Space Plan 2023\Open Space Plan 2023.aprx

Map 16: Land Enrolled in Current Use Programs

Table 5-10: Lands Enrolled in Current Use Tax Program

Ch.	Parcel ID	Owner	Owner2	Location	Total acres	Chap. Acres
61	000R-8 00005A	THE HERO LLC		0 WEDGEWOOD RD	30.94	25.19
61	000R-8 00006B	50 DUNSTER DRIVE NOMINEE TR	AVERY WILLIAM L JOSEPHINE V TRS	50 DUNSTER DR	54.83	50.33
61	00R-12 0002- A	THE SECOND AMENDED AND RESTATED EMILY BEYETTE TRUST	EMILY BEYETTE & LISA RENEE PORTO (TTEES)	449 GLEASONDALE RD	12.8	12.8
61	00R-13 000015	THE COLLINGS FOUNDATION, INC.		0 BARTON ROAD #OFF	12	12
61	00R-18 00028A	CORTNI FRECHA		203 BOXBORO ROAD	37.75	17.67
61	00R-19 00010A	KIMMELMAN, JEFFREY & IVA (TTEES)	THE KIMMELMAN FAMILY TRUST	269 BOXBORO RD	36	31.51
61	00R-19 0010- 3	KIMMELMAN, JEFFREY & IVA	KIMMELMAN FAMILY TRUST	0 BOXBORO RD	4.13	4.13
61	00R-20 00042B	FLETCHER BRUCE		132 SOUTH ACTON RD	24.33	11.52
61	00R-21 042- 9A	FLETCHER BRUCE		0 SOUTH ACTON RD	11.35	11.35
61	00R-31 000003	FLETCHER REALTY TRUST	BRUCE E. FLETCHER, TR	0 SOUTH ACTON RD	5	2.5
61	00R-31 000004	FLETCHER REALTY TRUST	BRUCE E. FLETCHER, TR	0 SOUTH ACTON RD	3.37	3.37
61	00R-31 000005	FLETCHER REALTY TRUST	BRUCE E. FLETCHER, TR	0 SOUTH ACTON RD	0.9	0.9
61	00R-31 000006	FLETCHER REALTY TRUST	BRUCE E. FLETCHER, TR	0 SOUTH ACTON RD	20	19

Ch.	Parcel ID	Owner	Owner2	Location	Total acres	Chap. Acres
61	00R-31 000008	MOREY GEORGE (ESTATE OF)		0 SOUTH ACTON RD	8	2.623
61	00R-31 000009	MOREY GEORGE (ESTATE OF)		0 SOUTH ACTON RD	14	12.74
61	00R-31 000010	MOREY GEORGE (ESTATE OF)		0 SOUTH ACTON RD	8	8
61	00R-31 000011	MOREY GEORGE (ESTATE OF)		0 SOUTH ACTON RD	5	5
61	00R-31 000012	MOREY GEORGE (ESTATE OF)		0 SOUTH ACTON RD	9	9
61	00R-31 000013	MOREY GEORGE (ESTATE OF)		0 SOUTH ACTON RD	2.5	2.5
61	00R-31 000014	MOREY GEORGE (ESTATE OF)		0 SOUTH ACTON RD	8	8
61	00R-31 000016	MOREY GEORGE (ESTATE OF)		0 TUTTLE LN	5.5	5.5
61	00R-31 000017	MOREY GEORGE (ESTATE OF)		0 OFF SOUTH ACTON RD	26.75	26.75
61 A	000R-1 0024- 2	84 WALCOTT STREET, LLC		84 WALCOTT ST	12.81	12.81
61 A	000R-3 023- 2C	MONG STEVEN R	KIRSTEN MONG	0 OLD BOLTON ROAD	5.251	5.251
61 A	000R-7 000038	MINUTE MAN AIR FIELD INC		0 BOXBORO RD	10	10
61 A	000R-7 0030- 7	MINUTE MAN AIR FIELD INC		TAYLOR RD	7.84	7.84
61 A	000R-8 000005	BARNES HILL TRUST	KAREN MACWILLIA MS	58 WEDGEWOOD RD	30.81	28
61 A	000U-9 000018	MIKOSKI LINDA		438 GREAT RD	16.6	14.6
61 A	000U-9 00017A	MIKOSKI LINDA		GREAT RD	0.4	0.4

Ch.	Parcel ID	Owner	Owner2	Location	Total acres	Chap. Acres
61 A	000U-9 000031C	DEBORAH A. WOODS AND THOMAS E. RYAN, III, TRUSTEES OF THE VALLEY VIEW FAMILY TRUST		O PACKARD ROAD	1.824	1.824
61 A	000U-9 000032B	DEBORAH A. WOODS AND THOMAS E. RYAN, III, TRS OF THE VALLEY VIEW FAMILY TR		O PACKARD ROAD	.68	.68
61 A	000U-9 000033-2	DEBORAH A. WOODS AND THOMAS E. RYAN, III, TRs OF THE VALLEY VIEW FAMILY TR		O PACKARD ROAD	2.74	2.74
61 A	00R-10 0042-3	CALARESO'S GREENHOUSES , LLC	TARANTO DONALD & DANIEL 1/2 INTEREST	32 HUDSON RD	7.75	6.25
61 A	00R-12 000001	PERKINS EDWARD H	TR ASH TRUST	25 ROCKBOTTOM RD	90	87
61 A	00R-12 000005	MCDONALD ROBERT C	GAY GIBSON MCDONALD	387 GLEASONDALE RD	20.5	18.5
61 A	00R-13 000001	HONEY POT HILL ORCHARDS INC		0 SUDBURY RD	7.35	7.35
61 A	00R-13 000002	HONEY POT HILL ORCHARDS INC		0 SUDBURY RD	22	22
61 A	00R-13 000004	HONEY POT HILL ORCHARDS INC		0 SUDBURY RD	7.3	7.3
61 A	00R-13 000006	HONEY POT HILL ORCHARDS INC		0 SUDBURY RD	13.9	13.9

Ch.	Parcel ID	Owner	Owner2	Location	Total acres	Chap. Acres
61 A	00R-13 00004A	HONEY POT HILL ORCHARDS INC		0 SUDBURY RD	1.9	1.9
61 A	00R-14 000004	MARTIN ANDREW S	MARTIN KRISTINE M	0 BOON RD	5.21	5.21
61 A	00R-14 000005	149 WHITMAN STREET REALTY TRUST	GAGNON BETH & MARK HARNETT TRS	149 141 WHITMAN ST	10.8	7.8
61 A	00R-14 000014	HONEY POT HILL ORCHARDS INC		SUDBURY RD	8.12	8.12
61 A	00R-14 000018	HONEY POT HILL ORCHARDS INC		BOON RD	3.28	3.28
61 A	00R-14 000021	HANGEN DONALD	TONA HANGEN	102 BOON RD	7	5.5
61 A	00R-14 00016A	HONEY POT HILL ORCHARDS INC		138 SUDBURY RD	80.55	79.05
61 A	00R-14 00016B	HONEY POT HILL ORCHARDS INC		0 SUDBURY RD	3.46	3.46
61 A	00R-14 0012- 2	HONEY POT HILL ORCHARDS INC		SUDBURY RD	7.66	7.66
61 A	00R-14 019A- 2	HONEY POT HILL ORCHARDS INC		BOON RD	4.19	4.19
61 A	00R-15 000075	COLMAN- GOETHERT, LLC		184 GLEASONDALE RD	21.075	24
61 A	00R-16 000046	MIKOSKI LINDA		0 WHEELER RD	12	12
61 A	00R-16 00030A	MIKOSKI LINDA		OFF GLEASONDALE RD	10	10
61 A	00R-17 000001	WARREN FRANCIS JR		76 CRESCENT ST	29.2	26.3
61 A	00R-17 000020d	SMITH, JEFFREY D. (TR)	METACOM REALTY TRUST	OGREAT ROAD	11.34	11,34
61 A	00R-17 000026	CACCIATORE RAYMOND J	CACCIATORE RLTY TRUST	PACKARD RD	0.97	0.97

Ch.	Parcel ID	Owner	Owner2	Location	Total acres	Chap. Acres
61 A	00R-17 000029	CACCIATORE RAYMOND J	CACCIATORE REALTY TR	PACKARD RD	47	47
61 A	00R-17 001A- A	SMART ROBERT E	SMART ROSE A	CRESCENT ST	5.02	5.02
61 A	00R-17 001A- B	PILOT GROVE FARM INC		CRESCENT ST	7.97	7.97
61 A	00R-19 00008A	WOODHEAD WM&DANIEL/ M KATRANIDE	WOODHEAD FAMILY REALTY TR	297 BOXBORO RD	4.13	4.13
61 A	00R-19 00008B	WOODHEAD WM&DANIEL/ M KATRANIDE	WOODHEAD FAMILY REALTY TR	BOXBORO RD	4.13	4.13
61 A	00R-20 000047	SUDDUTH RUTH H KENNEDY TR	RUTH KENNEDY SUDDUTH 2006 REVO TRUST	OFF TUTTLE LN	32	32
61 B	00R-20 00042C	SUDDUTH RUTH H KENNEDY, TTEE	RUTH KENNEDY SUDDUTH 2006 REVOC TRUST	0 WEST ACTON RD	22.74	22.74
61 A	00R-21 000020	BOTTINO ROBERT J TRUST OF 2008	ROBERT J BOTTINO TR	171 WEST ACTON RD	13.25	11.75
61 A	00R-21 000044	PILOT GROVE FARM INC		0 SOUTH ACTON RD	30	30
61 A	00R-22 00002B	JEAN F LORD TRUST	LORD STEPHEN H & WILLIAM C	66 -69 BROOKSIDE AV	80.96	72.65
61 A	00R-29 000072	MONEY BROOK FARM LLC		63 WHITE POND RD	4.5	4.5
61 A	00R-29 000073	MONEY BROOK FARM		65 WHITE POND RD	4.8	2
61 A	00R-30 000049	MIKOSKI LINDA		OFF RED ACRE RD	16.49	16.49
61 A	00R-30 000077	MIKOSKI LINDA		OFF POMPOSITTICUT ST	12.535	12.535
61 A	00R-31 000001	SUDDUTH RUTH H KENNEDY, TTEE	RUTH KENNEDY SUDDUTH 2006 REVOC TRUST	137 TUTTLE LN	5.5	4

Ch.	Parcel ID	Owner	Owner2	Location	Total acres	Chap. Acres
61 B	000R-4 00002A	SHEPHERD NANCY H		HARVARD RD	6.45	6.45
61 B	000R-4 000003	KAEMPFE, SCOTT	KAEMPFE, SARAH	154 HARVARD ROAD	29.47	27.97
61 B	000R-9 00014A	KAEMPFE, SCOTT	KAEMPFE, SARAH	0 HARVARD ROAD, OFF	7.9	7.9
61 B	000R-4 000043	PITT CONSTRUCTIO N CORPORATION	C/O WEDGEWOOD PINES COUNTRY CLUB	OFF HARVARD RD	42.12	42.12
61 B	000R-4 00039A	F & S REALTY TRUST	C/O WEDGEWOOD PINES COUNTRY CLUB	215 HARVARD RD	28.76	27.76
61 B	000R-6 113- 1A	LARSON ARTHUR G	LAURIE M LARSON	435 TAYLOR RD	9.7	8.2
61 B	000R-7 000034	MINUTE MAN AIR FIELD INC.		TAYLOR RD	24.5	24.5
61 B	000R-7 000035	MINUTE MAN AIR FIELD INC		302 BOXBORO RD	116.13	111.13
61 B	000R-7 035B- 4	MINUTE MAN REALTY CORP		BOXBORO RD	11.043	11.043
61 B	000R-8 00007A	WEDGEWOOD PROPERTIES INC	C/O WEDGEWOOD PINES COUNTRY CLUB	OFF DUNSTER DR	62.23	62.23
61 B	000R-9 000100	WEDGEWOOD PROPERTIES INC	C/O WEDGEWOOD PINES COUNTRY CLUB	WEDGEWOOD RD	12.55	12.55
61 B	000U-2 000054	COLLINGS ROBERT F	CAROLINE J COLLINGS	BARTON RD	11.55	11.55
61 B	000U-7 0006- 4	GUTKNECHT D RUTH		45 C MARLBORO RD	8.92	7.42
61 B	00R-11 00011A	STOW HOLDINGS LLC		OFF HUDSON RD	1.77	1.77
61 B	00R-11 00037A	STOW HOLDINGS LLC		58 RANDALL RD	151	150

Ch.	Parcel ID	Owner	Owner2	Location	Total acres	Chap. Acres
61 B	00R-11 025B-3	STOW HOLDINGS LLC		0 RANDALL RD	177.06	1111.06
61 B	00R-12 000002	THE SECOND AMENDED & RESTATED EMILY BEYETTE TRUST	EMILY BEYETTE & LISA RENEE PORTO, TTEES	449 GLEASONDALE RD	9.84	8.34
61 B	00R-13 000009	JONES THE 2018 FAMILY REVOCABLE TRUST	JONES GREGORY D, BARBARA H, TTEES	61 SUDBURY RD	10.6	10.6
61 B	00R-15 000034	SAULNIER, DANIEL C	BAILEY, JULIE A.	0 TREATY ELM LN	14	14
61 B	00R-15 000066	PAGE FAMILY LIMITED PARTNERSHP		0 WHEELER RD	81.15	81.08
61 B	00R-16 000047	PAGE FAMILY LIMITED PTNSHP.		115 WHEELER RD	5.61	2
61 B	00R-16 0030-2	MARSHALL BARBARA A.		67 GLEASONDALE RD	10.25	8.75
61 B	00R-17 000009	ALBRIGHT ROBERT T	ANNETTE L ALBRIGHT	84 BOXBORO RD	7.25	5.75
61 B	00R-18 00B-2A	MINUTE MAN REALTY CORP		BOXBORO RD	45.41	45.41
61 B	00R-18 00B-3A	MINUTE MAN REALTY CORP		BOXBORO RD	66.3	66.3
61 B	00R20 000026	FERGUSON, MARTIN L & MESH, CYNTHIA, TTES	THE BEAVER POINT LIVING TRUST	19 CANTERBURY RD	17.26	15.76
61 B	00R-21 001D-1	SALVIE JAMES H	SFERRA KATHLEEN	74 WEST ACTON RD	6.83	5.33
61 B	00R22 001B-2	PLANTATION APARTMENTS IILLC		0 GREAT RD #0FF	5.33	5
61 B	00R-23 000001	ALBRIGHT ANNETTE	TR ACCESS REALTY TRUST	WHITE POND RD	32.08	32.08
61 B	00R-23 000003	ALBRIGHT ROBERT T/ANNETTE L	TR CROW ISLAND REALTY TRUST	CROW IS	29.83	28.3

Ch.	Parcel ID	Owner	Owner2	Location	Total acres	Chap. Acres
61 B	00R-23 000004	ALBRIGHT ANNETTE	TR ACCESS REALTY TRUST	SUDBURY RD	5	5
61 B	00R-24 000001	ALBRIGHT ANNETTE	TR ACCESS REALTY TRUST	OFF SUDBURY RD	2	2

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

A list of properties 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 in 2008. The list was enhanced greatly by employing the Town's Geographic Information System (GIS), allowing for an analysis of all land greater than five acres in size, as well as selected smaller parcels. The 2008 Plan identified nine broad open space and recreation objectives that guided the Town's open space protection priorities. These priorities have been affirmed in this 2024 Update, with an additional category relating to climate resilience.

In order of priority, they are:

- 1. 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. Stow has done an excellent job protecting active farmland in recent years, but there is additional work to be done in this area.

- 2. 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 these areas will also enhance the health and wellness of the community.

- 3. 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. In some cases, they can also serve as travel and movement routes between community destinations.

- 4. 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 less protected – and connected – open space than other areas. (see Map 17). 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 trail linkages.

- 5. 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.

- 6. Protection of lands that will preserve Stow's small town or rural 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.

7. 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.

8. 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.

9. 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.

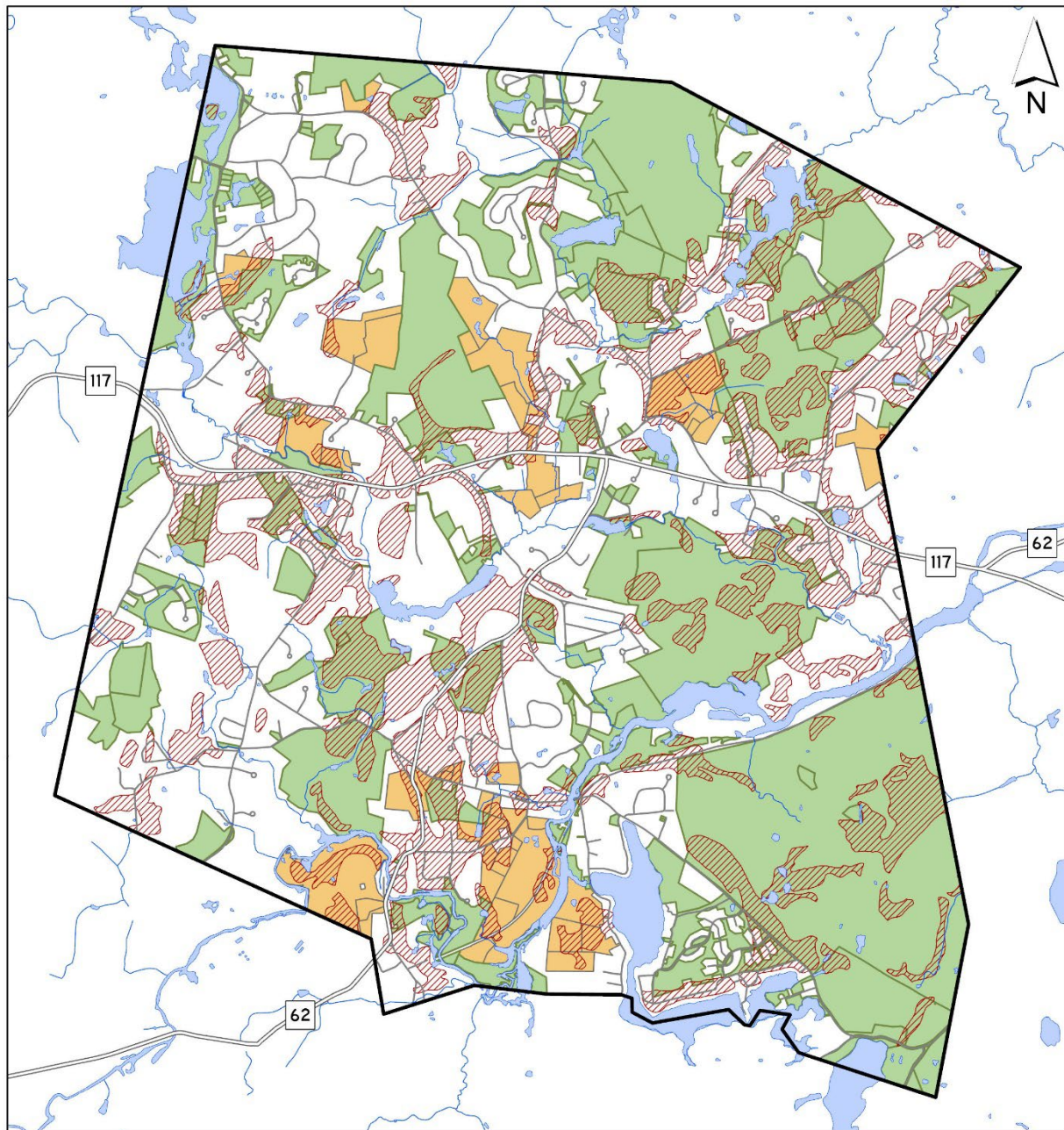
10. Protection of lands important for climate resilience

This category includes lands that have been identified by The Nature Conservancy, Mass Audubon, the Commonwealth, and the Open Space Committee as being important because they are located along rivers and streams, contain large areas of floodplain or are likely to serve as wildlife migration corridors. Also included are larger forested parcels identified as important by the Green Advisory Committee. We acknowledge that there is some overlap with items 3 and 7 above, but the importance of climate change resilience warrants a focus on this issue.

These objectives are not mutually exclusive, and many of the parcels meet more than one need. The following pages include maps of the parcels that the Plan identifies as significant for each of these objectives. The maps were developed through a detailed parcel-by-parcel analysis by the Open Space and Recreation Plan Subcommittee in 2008, which has been updated in each plan revision since that time. It should be noted that where parcels are smaller than five acres, they may not have been reviewed as part of this process. In some cases, these smaller parcels may be just as important for protection if they serve as key linkages between larger parcels or have scenic or other important attributes.



Stow - Unprotected Parcels with Agricultural Significance



Legend

-  Designated Prime Agricultural Soils - U.S. NCRS
-  Parcels with Agricultural Significance
-  Protected Open Space Lands

0 1 Mile

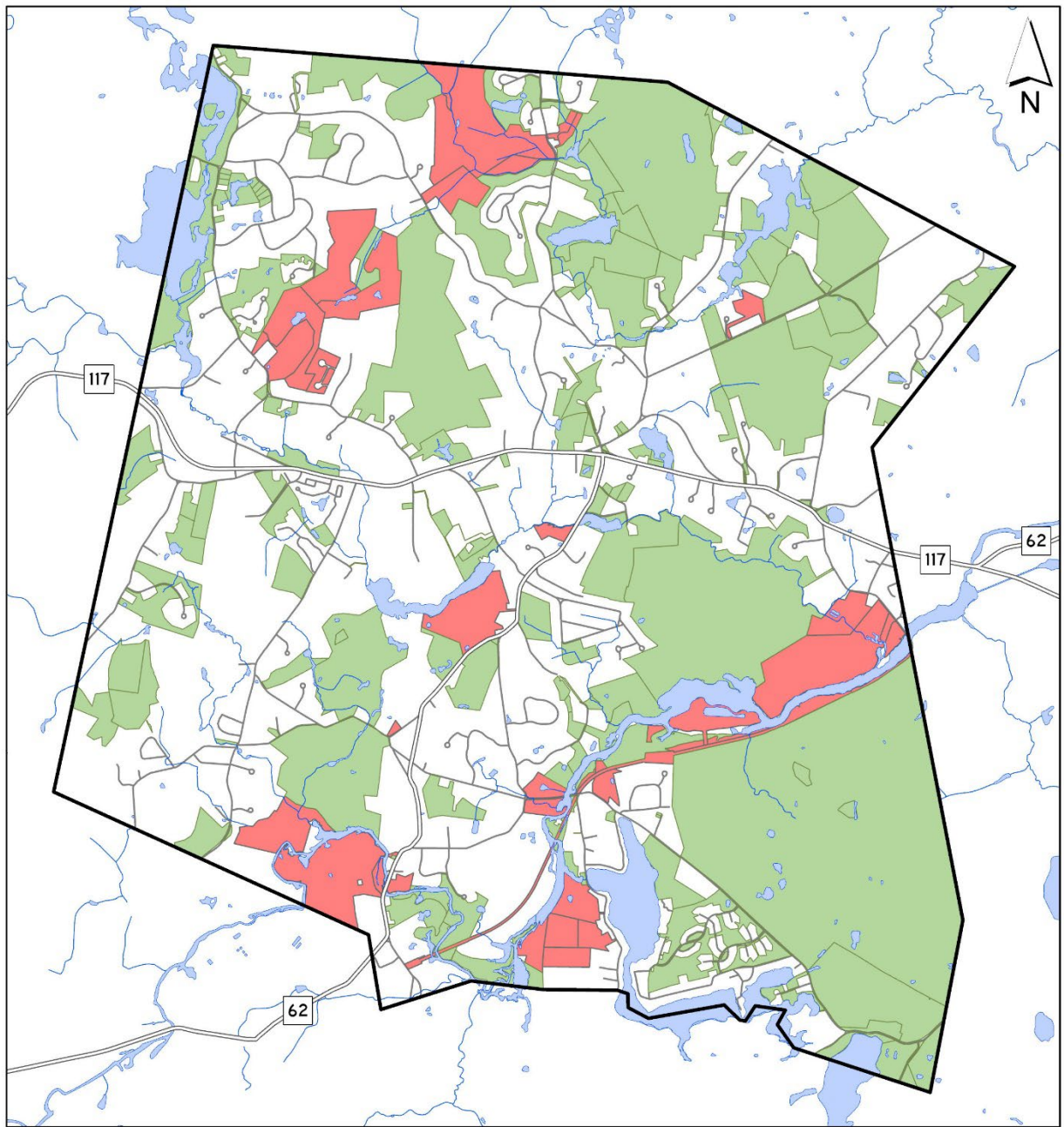
Floodplain data developed by the Town of Stow MA.
Base map features provided by MassGIS.

Map produced 2/17/2023 by M Ragan

G:\Maps\Open Space Plan 2023\Open Space Plan 2023.aprx

Map 17: Unprotected Parcels with Agricultural Significance

Stow - Unprotected Parcels with Recreational Significance



Legend

- Parcels with Recreational Significance
- Protected Open Space Lands

0 1 Mile

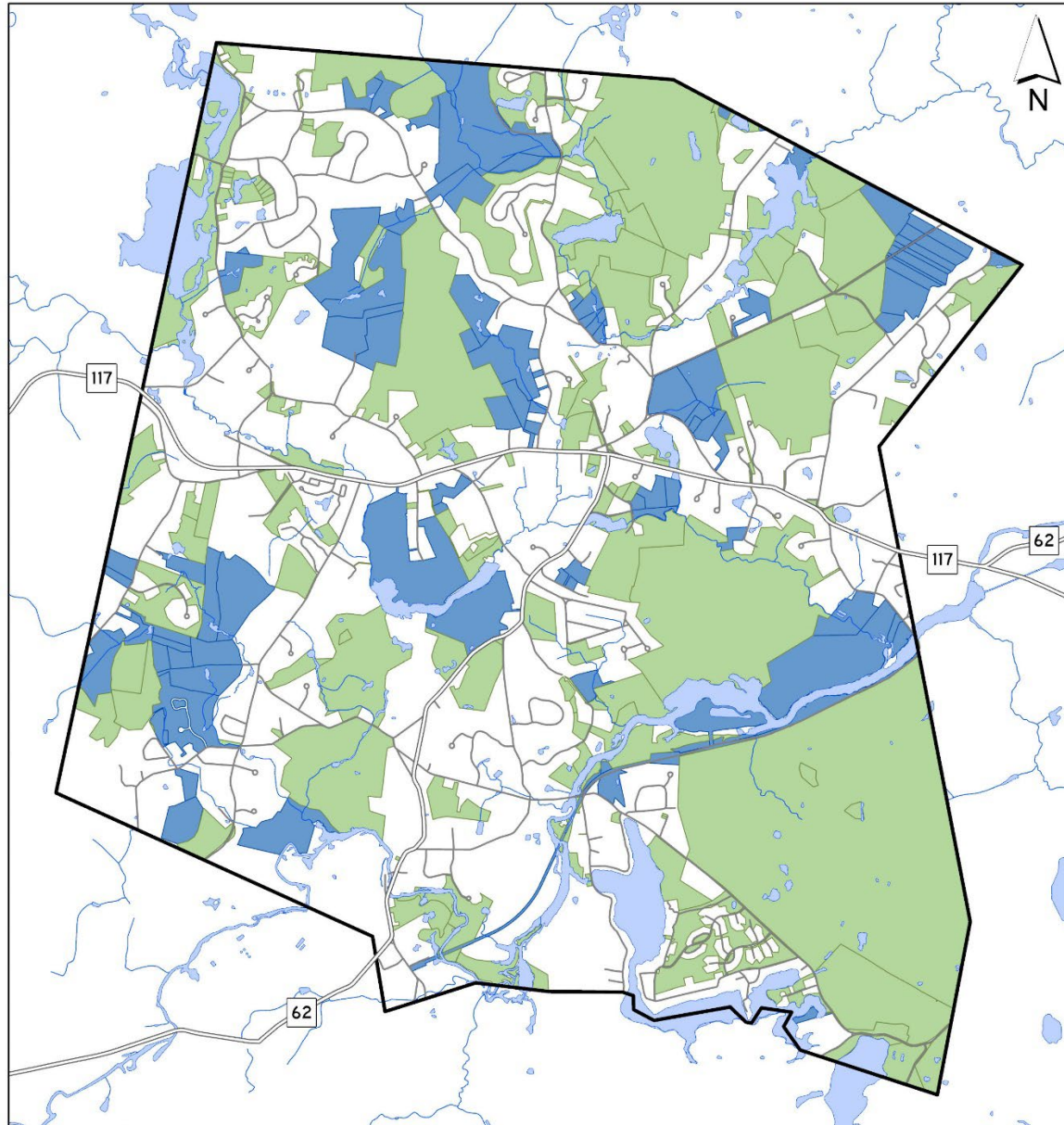
Floodplain data developed by the Town of Stow MA.
Base map features provided by MassGIS.

Map produced 2/17/2023 by M Ragan

G:\Maps\Open Space Plan 2023\Open Space Plan 2023.aprx

Map 18: Unprotected Parcels with Recreational Significance

Stow - *Parcels Important for Linking Protected Lands*



Legend

- Parcels Important for Linkage
- Protected Open Space Lands

0 1 Mile

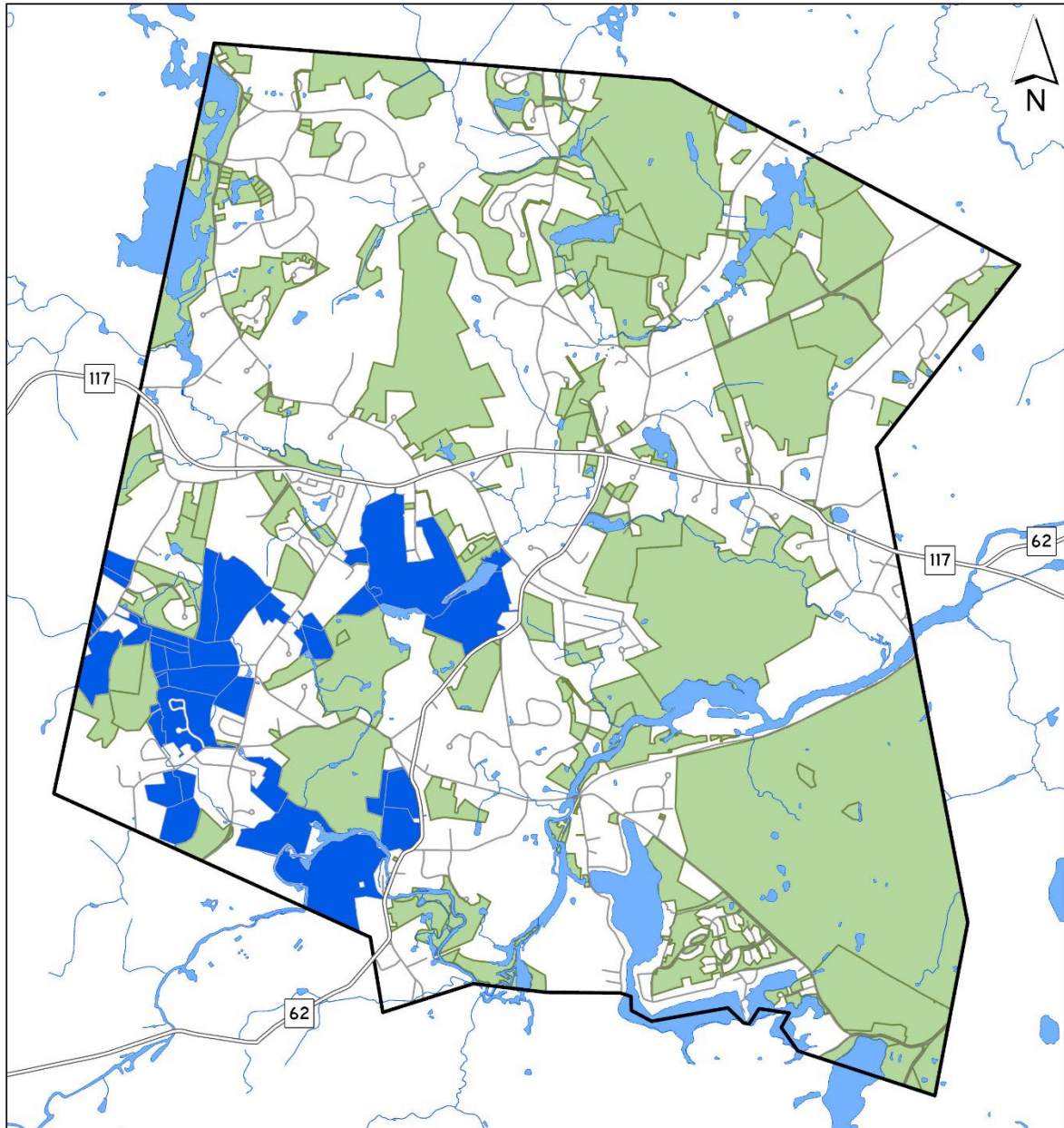
Floodplain data developed by the Town of Stow MA.
Base map features provided by MassGIS.

Map produced 2/17/2023 by M Ragan

G:\Maps\Open Space Plan 2023\Open Space Plan 2023.aprx

Map 19: Parcels Important for Linking Protected Lands

Stow - Unprotected Parcels of Significance in the Underserved Quadrant



Legend

- Parcels of Significance in Underserved Quadrant
- Protected Open Space Lands

0 1 Mile

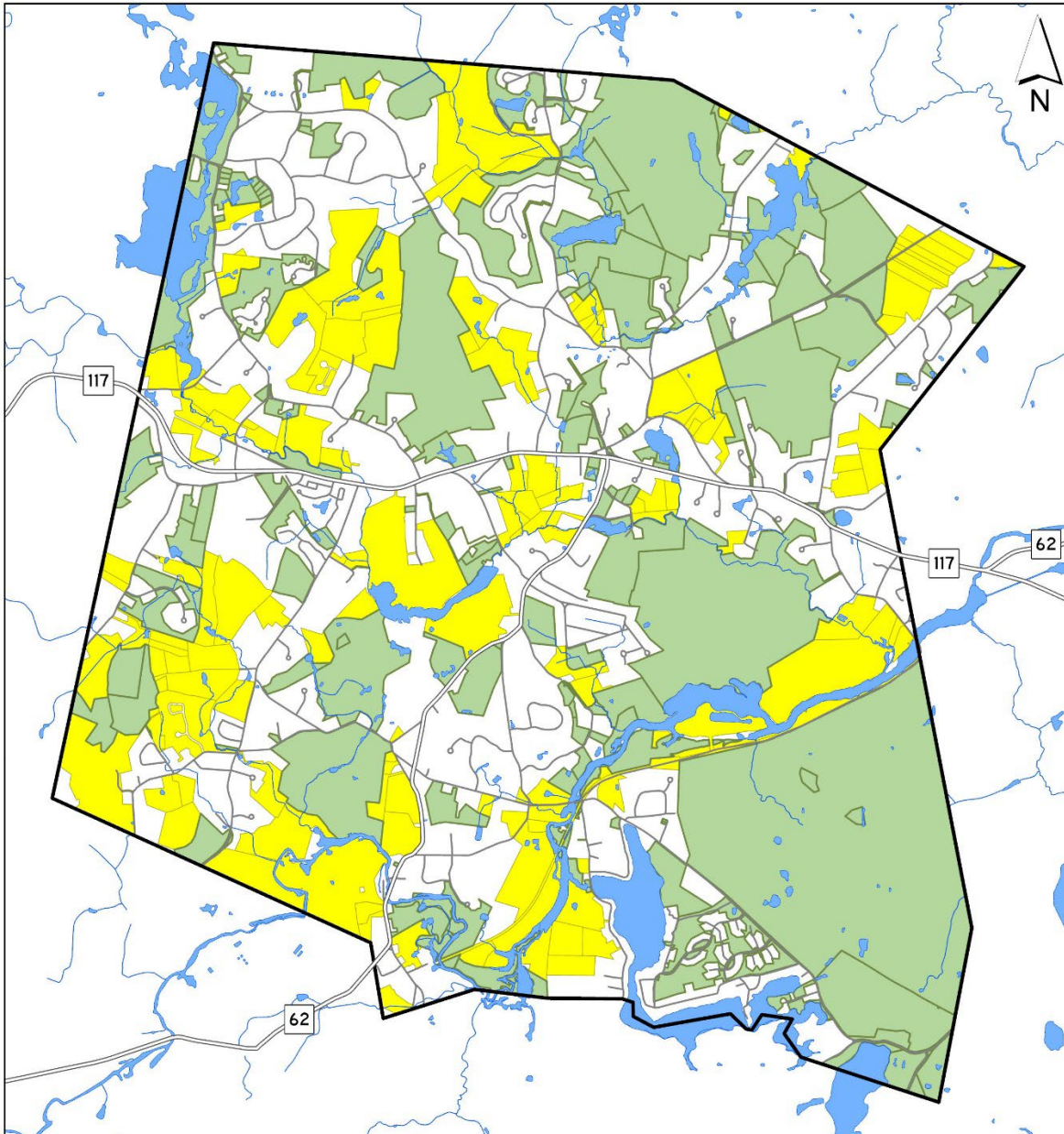
Floodplain data developed by the Town of Stow MA.
Base map features provided by MassGIS.

Map produced 2/17/2023 by M Ragan

G:\Maps\Open Space Plan 2023\Open Space Plan 2023.aprx

Map 20: Unprotected Parcels of Significance in the Underserved Quadrant

Stow - Parcels of Surface Water and Groundwater Significance



Legend

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

0 1 Mile

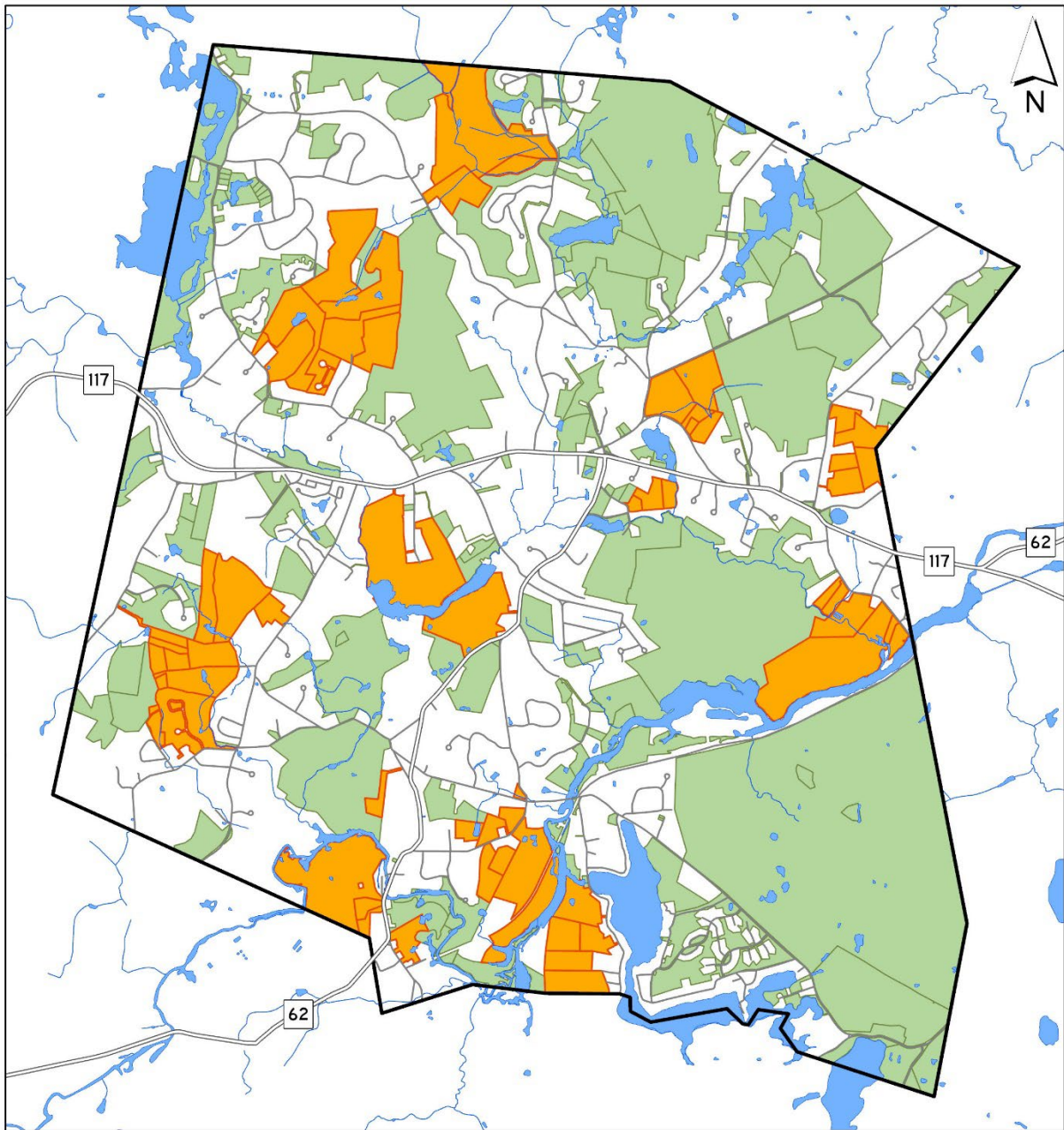
Floodplain data developed by the Town of Stow MA.
Base map features provided by MassGIS.

Map produced 2/17/2023 by M Ragan

G:\Maps\Open Space Plan 2023\Open Space Plan 2023.aprx

Map 21: Parcels of Surface Water and Groundwater Significance

Stow - Unprotected Parcels Preserving Small-Town Nature



Legend

- Parcels that will help preserve Stow's small-town nature
- Protected Open Space Lands

0 1 Mile

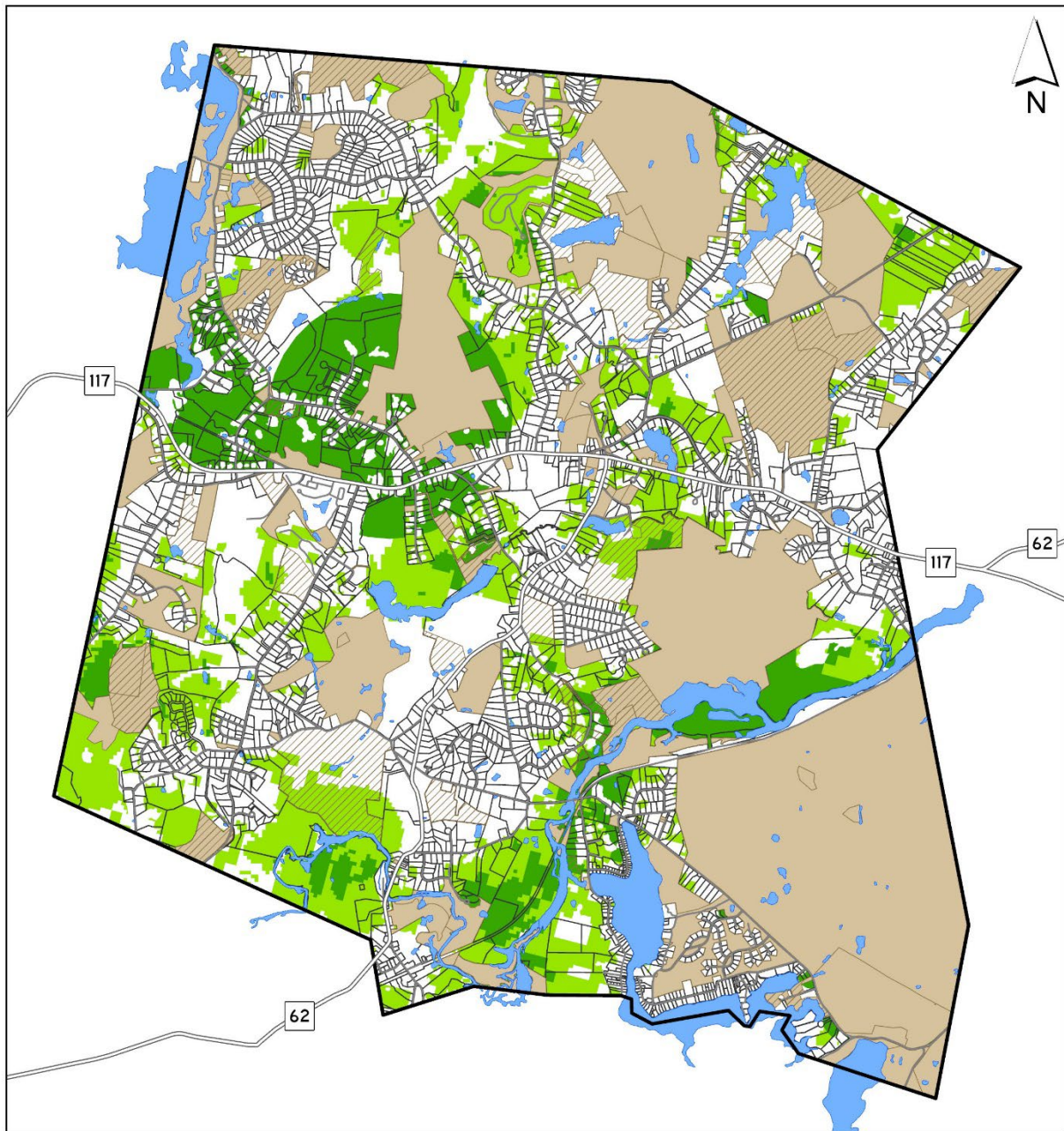
Floodplain data developed by the Town of Stow MA
Base map features provided by MassGIS.

Map produced 2/17/2023 by M Ragan

G:\Maps\Open Space Plan 2023\Open Space Plan 2023.aprx

Map 22: Unprotected Parcels Preserving Small Town Nature

Stow - Unprotected Parcels with Habitat Significance



Legend

Conservation Priority - SVT Study

- Above average ranking
- Average ranking

- CR or APR
- Stow Open Space

0 1 Mile

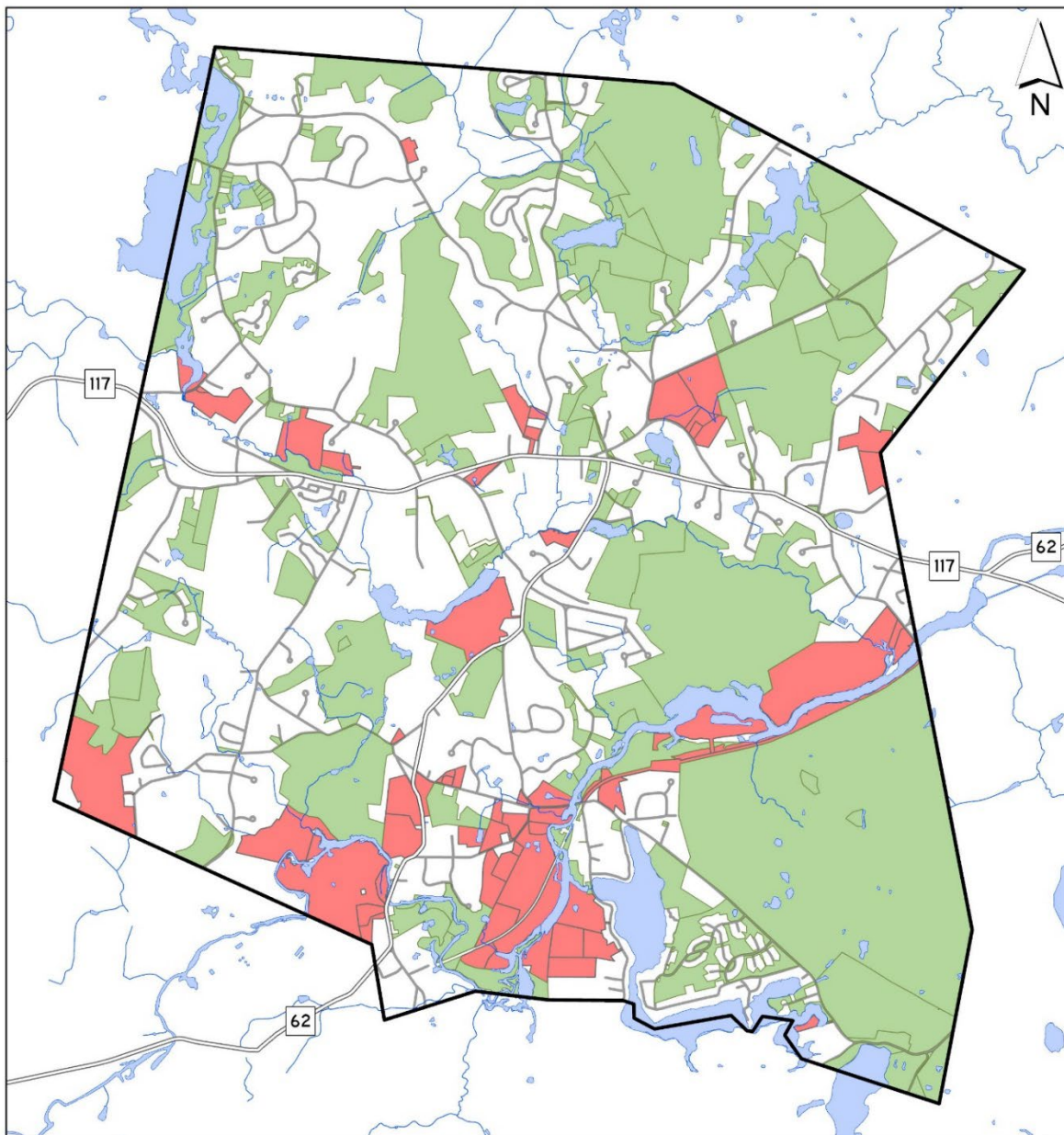
Zoning Boundaries by the Town of Stow MA.
Conservation Priority Study by
Sudbury Valley Trustees.
Base map features provided by MassGIS.

Map produced 2/17/2023 by M Ragan

G:\Maps\Open Space Plan 2023\Open Space Plan 2023.aprx

Map 23: Unprotected Parcels with Habitat Significance

Stow - Unprotected Parcels with Scenic Significance



Legend

- Parcels with Scenic Significance
- Protected Open Space Lands

0 1 Mile

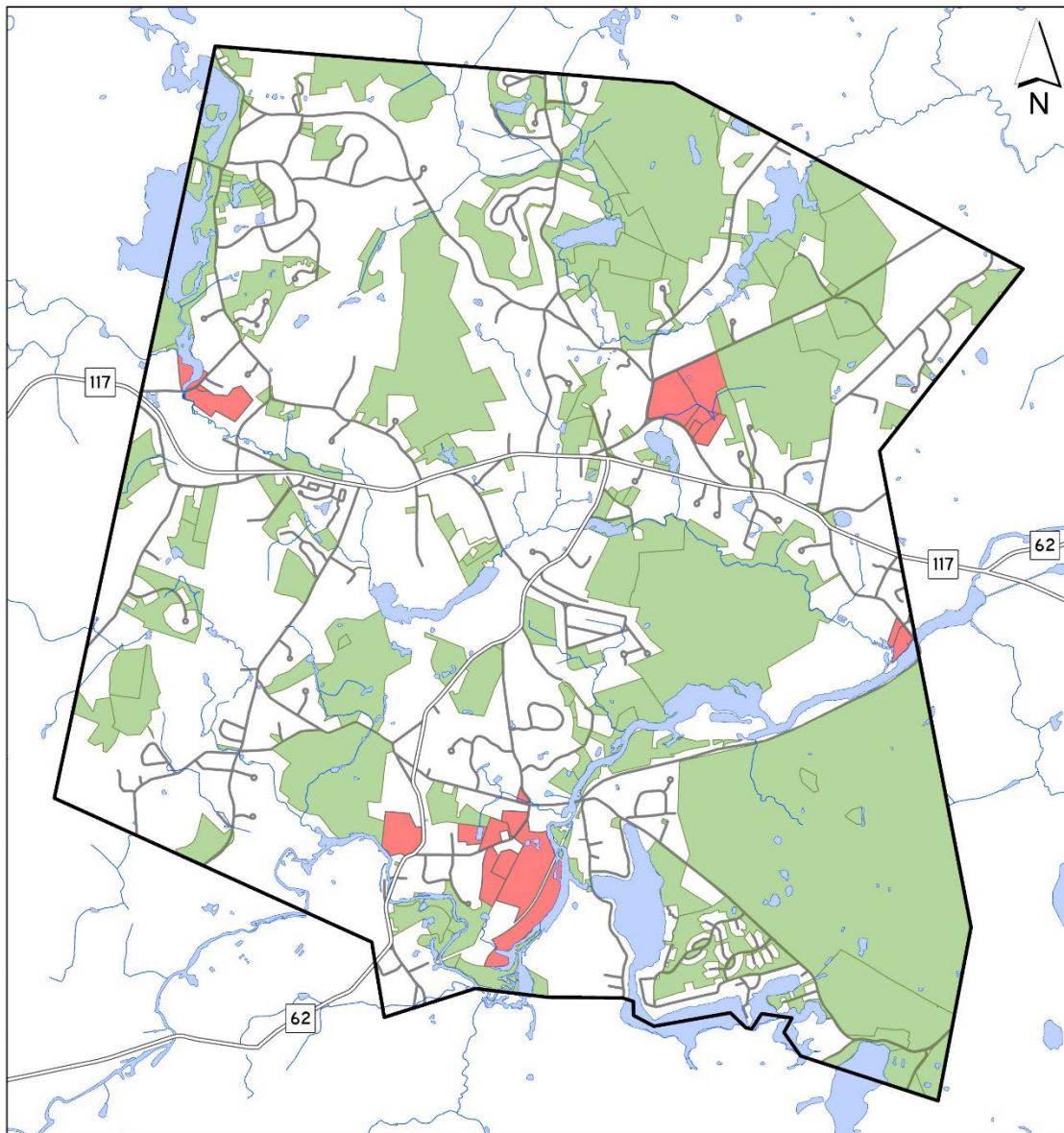
Floodplain data developed by the Town of Stow MA.
Base map features provided by MassGIS.

Map produced 2/17/2023 by M Ragan

G:\Maps\Open Space Plan 2023\Open Space Plan 2023.aprx

Map 24: Unprotected Parcels with Scenic Significance

Stow - Unprotected Parcels with Historic and Cultural Significance



Legend

- Parcels with Historic and Cultural Significance
- Protected Open Space Lands

0 1 Mile

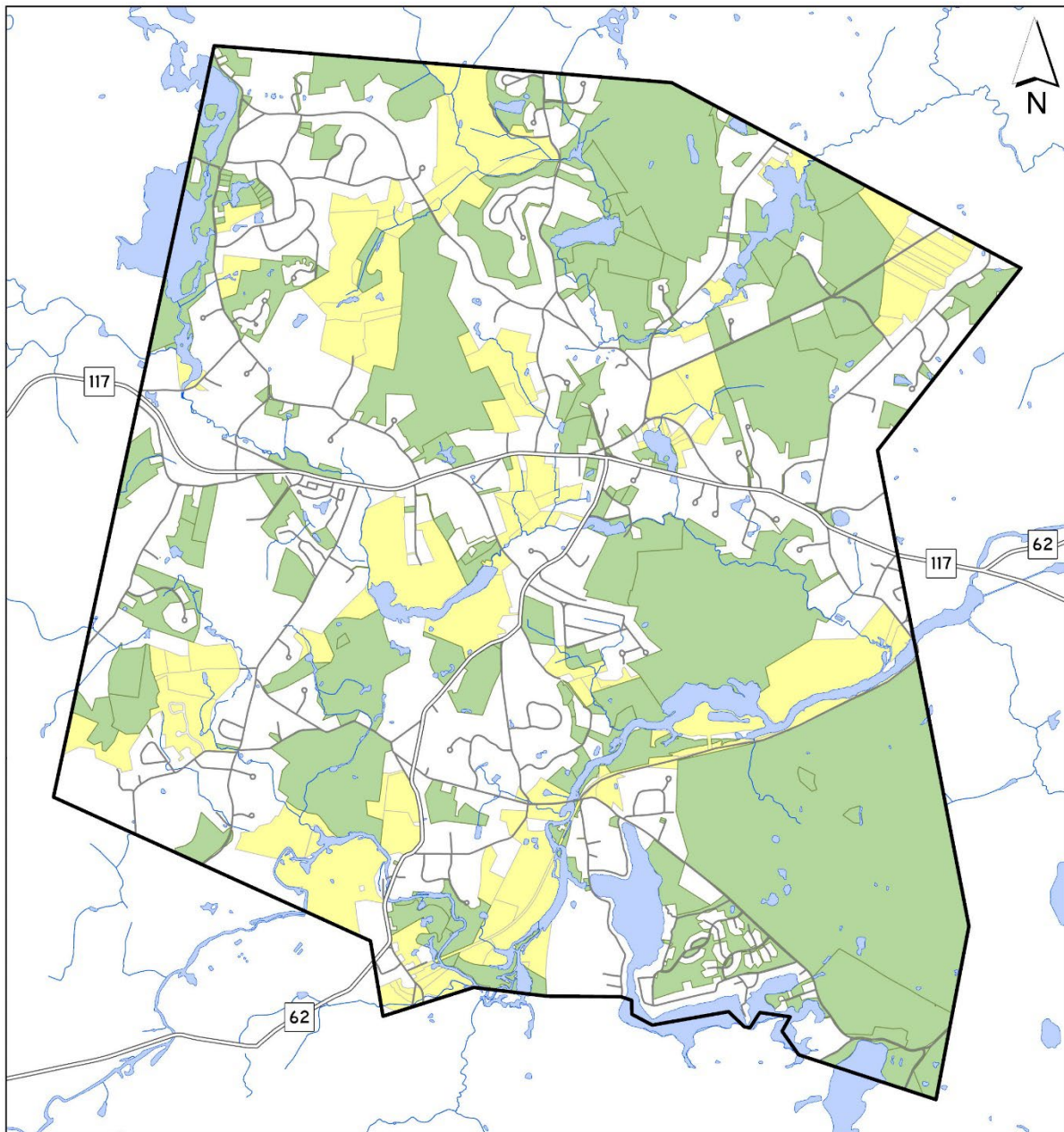
Floodplain data developed by the Town of Stow MA.
Base map features provided by MassGIS.

Map produced 2/17/2023 by M Ragan

G:\Maps\Open Space Plan 2023\Open Space Plan 2023.aprx

Map 25: Unprotected Parcels with Historic and Cultural Significance

Stow - Unprotected Parcels Significant for Climate Resiliency



Legend

- Parcels Significant for Climate Resiliency
- Protected Open Space Lands

0 1 Mile

Floodplain data developed by the Town of Stow MA.
Base map features provided by MassGIS.

Map produced 2/17/2023 by M Ragan

G:\Maps\Open Space Plan 2023\Open Space Plan 2023.aprx

Map 26 Unprotected Parcels Significant for Climate Resiliency

Section 6

Community Vision

6A. Description of Process

This Plan has been prepared by an Open Space and Recreation Plan Working Group under the direction of Kathy Sferra, Conservation Director and Laura Greenough, Recreation Director. The Working Group includes Recreation Commission member Samantha Altieri, Conservation Commission member Liza Mattison, Open Space Committee member Laurie Burnett, and at-large member Sandra Grund. Mapping assistance was provided by Malcolm Ragan, the Assistant Planner and GIS Coordinator. A map of resilient lands was developed by the Open Space Committee.

The 2016 Open Space and Recreation Plan was used as the starting point for this Plan. The Working Group reviewed it, updating relevant information and noting the changes that have occurred in Stow since that time, as well as progress made in carrying out the recommendations of the 2016 Plan. New data from a variety of sources was also incorporated. Needs and goals have been revisited in light of work completed on Action Items in the 2016 plan.

The Open Space and Recreation Plan Working Group met monthly to update the Plan. A residents' survey was undertaken to inform the Plan during the summer of 2022 and all the maps in the Plan were updated. Drafts were reviewed and discussed by the Working Group and a final draft version was prepared. Representatives of the Working Group met with other Town boards and departments to present the Plan and solicit feedback. The report was circulated to numerous Town boards, committees and departments 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 community. Despite increasing development pressures, Stow has managed to maintain a rural flavor that has been lost in most of the surrounding communities along the Route 495 corridor. Many roads are lined with historic stone walls and there are numerous scenic vistas such as Pilot Grove Farm, Carver Hill, Lake Boon, the Assabet River, and golf courses. A wide range of agricultural products including fruits and vegetables, meat, Christmas trees, 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 including access to locally grown food, clean air, and clean water. Many, but not all, of these farms are permanently protected. With approximately 7,200 residents, Stow still has a "small town" feel – the skies are still dark at night, affording excellent stargazing opportunities, and on summer afternoons, the rustling of leaves and the songs of birds are more noticeable than sirens or traffic noise.

In town-wide surveys in both 2003 and 2015, more than 60% of residents indicated they moved to Stow for what it is -- its open space, farms, orchards, and Lake Boon. Other top responses were protected open spaces, walking trails, safe neighborhoods/low crime, good schools, farmland, orchards, and quiet. At the same time, these aspects of Stow prized by residents also draw newcomers, making continued growth inevitable particularly given the increase in remote work, which is changing commuter demographics.

Two new major developments are now in the permitting process – one at the Stow Acres North Course and the other off Athens Lane -- that will together add between 300 and 350 dwellings to the same area

of Town over the next decade and expand the diversity of housing options in Stow. This growth will continue to bring new perspectives and need for services such as classroom space, police, and fire services. Careful planning is needed to ensure that the Town can respond to these demands while maintaining its quality of life, economic health and community character. Our challenge is to provide for growth while simultaneously maintaining Stow's existing small-town character and also protecting and restoring resilient ecosystems so that our community will continue to be a place for flora, fauna, and humans to thrive. Protection of our important remaining open lands can help accomplish this by connecting and knitting together existing protected lands, and it can prove beneficial to the Town's budget in the long run.

We are used to looking at the landscape and assuming that what we see and experience will always be there. Build out studies for Stow depict a future – where all the existing unprotected open land has been developed – that does not align with local and regional plans. Many communities in eastern Massachusetts are looking at a “build out” time horizon of 5 to 15 years. The reality is that the decisions that are made within the next decade will play a major role in shaping the Stow's future. To the extent that the existing build out projections would create undesired impacts, 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 identifies specific open space and recreation needs in Stow that require actions today to address. These include:

- Protection of Priority Lands
- Protection of Stow's Agricultural Base
- Protection of Forest Habitat
- Continued Protection and Linkage of Lands in the Southwest Quadrant of Stow and Development of Recreational Opportunities
- Planning for the Protection of Remaining At-Risk Golf Course Parcels
- Completing the Stow Acres Climate Resilience Master Plan
- Linking Existing Conservation and Recreation Lands and Creation of Additional Walking and Cycling Opportunities
- Enhancing All-Persons Accessibility at Existing Conservation and Recreation Areas
- Improved Access to Water-Based Recreation
- Continued Support for Active Recreational Facilities
- Education Regarding the Community and Fiscal Importance of Open Space
- Expanded Land Stewardship Efforts

This Plan calls for specific actions to meet these needs – including active efforts to acquire or otherwise protect priority lands and provide recreational opportunities for Stow's residents. The Town needs a strong, ongoing, and well-prioritized land protection effort that makes use of all the “tools” in the toolbox – encouraging donation of land, conservation restrictions, purchasing key properties, and making use of limited development, zoning incentives and creative land protection partnerships with private organizations (including affordable housing partnerships) that can assist with raising funds. We need to continue our efforts to meet the recreational needs of families and older residents, who are increasingly seeking opportunities for easy walking for exercise and health. In addition, the Town should ensure that: 1) land use and open space decisions are coordinated, 2) infrastructure and capital facilities decisions support efforts to preserve important lands and, 3) 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, and opportunities to collaborate with neighboring towns.

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 seven years and as it grows toward build out. The highest priority needs are discussed below. However, there are additional needs addressed in the Action Section of this Plan in Section 8. Several of these items are consistent with needs identified in the Massachusetts Statewide Comprehensive Outdoor Recreation Plan (SCORP) completed by the Commonwealth in 2017.

7A. 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 in 2008, 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 indicated that approximately 30% of the land in Stow had been developed and approximately 30% of the land was protected as of 2008. See Table 7-1 below. This leaves the largest percentage of land in Town – nearly 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. These percentages have not changed significantly in the intervening years, although the amount of developed and protected land has grown slightly, leaving less land whose fate remains to be determined. Still, the amount of land “up for grabs” is nearly one-third of the community. **Stow residents may perceive that there is a lot more “open space” in town than has been protected. A full 70% of the land in Town appears green and open, only half of that “perceived open space” has legal protections that ensure it will remain that way.** Notably this includes many of the orchards, golf courses, and scenic vistas that many town residents assume will remain in their current use in future years – despite their lack of legal protection

This Plan identifies high priority parcels to meet a variety of community needs: maintaining our agricultural land base, water resource protection, wildlife habitat, scenic views and maintaining climate resiliency, among others. It also identifies those parcels where development could have the greatest impact on the build out of Stow. To maintain the balance between protected and developed land in Town, the Plan continues to call for protection of *at least* one acre for every acre that is developed in the future – a goal that was supported by 80% of survey respondents in 2016 (44% supported even more ambitious protection efforts). 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 an easily determined “metric” to ensure that the Town stays on course with the goals of the Plan.

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. Massachusetts has an 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.

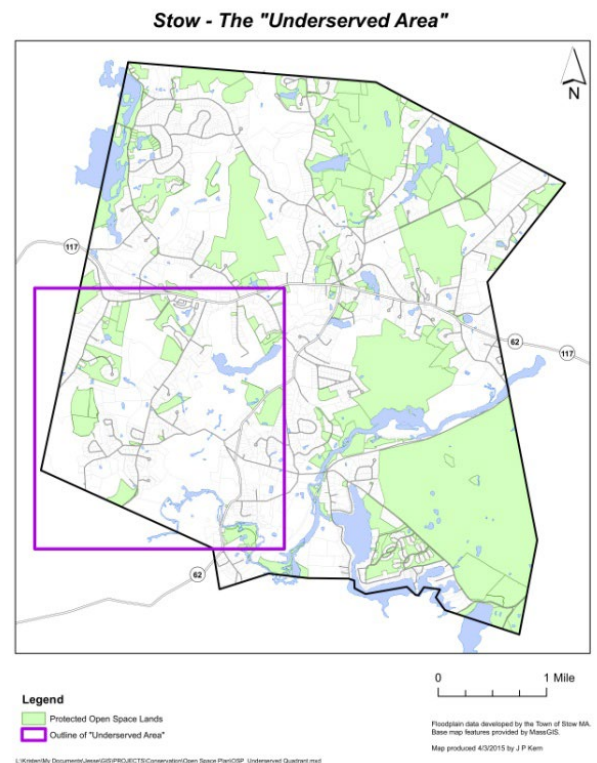
2. Protection of Stow's Remaining Forest Habitat

A major goal in the Green Advisory Committee's draft Climate Action Plan is the continued conservation of forested land for its multiple values including habitat and ground and surface water protection, but also for its ability to mitigate the impacts of climate change through temperature moderation and carbon sequestration and storage. The Green Advisory Committee is currently in the process of developing a model to estimate the contribution that Stow's protected and unprotected forests play in sequestering carbon to offset emissions from residents and businesses in Stow. Stow has done a good job protecting forest land over the years; however, significant opportunities remain. Further work is needed to map and prioritize possible acquisitions with significance for forest habitat between the various organizations and committees involved in open space protection in Stow.

3. Continued Protection of Land in the "Underserved Area" and Development of Recreational Opportunities

One area of Stow where there has historically been little protected land and a high potential for land use change is the Southwest Quadrant of Town, defined as the area west of Gleasondale Road (Rt. 62) and south of Great Road (Rt. 117). The Town has made significant progress in protecting land in this area since this need was highlighted in the 2008 Open Space and Recreation Plan, and a large block of land including the former Hale and Corzine properties has been supplemented with the protection of the South Course and most of the North Course of Stow Acres. Additional land west of Hudson Road is expected to be protected as part of the "Cottages at Wandering Pond" development off Athens Lane. The Plan identifies this area as important for continued open space protection – focused on protecting a large "core" area and creating connections between protected parcels – enabling this area to connect into Stow's "Emerald Necklace." A key next step is to develop an overall plan for connecting these parcels physically and with trail linkages, to facilitate both person and wildlife movement.

In addition, a recent study of Gleasondale Village (also in the "underserved area") identified the need for enhanced recreation and pedestrian opportunities. Specifically, the Select Board-controlled Kane land – roughly across Route 62 from Gleasondale Mill– emerged as a key opportunity to create a trail for a Village that currently lacks many of the opportunities afforded other areas of Stow. A Gleasondale Neighborhood group is in the process of developing a proposal to create and manage a trail on town land in this area. In addition, a small parcel of land was recently transferred to the Recreation Commission for development of a neighborhood pocket park. The study also emphasized the importance of recreational opportunities such as the development of a canoe landing, connection with the Assabet River Rail Trail, and increased walkability in the Village to spur future investment and enhance the Village's natural amenities. Another key opportunity is the future connection of Gleasondale Village to the trails at Stow Acres.



4. Planning for Protection of the Remaining “At-Risk” Golf Course Parcels

Stow is fortunate to have four golf courses located in town – Stow Acres, Butternut, Wedgewood Pines, and Stowaway. Collectively these lands encompass nearly 600 acres and hold tremendous potential for land use change. The need for a comprehensive look at this opportunity was highlighted in the 2016 Open Space and Recreation Plan and led directly to community forums on the future of Stow’s golf courses and – ultimately – to the vision for the Stow Acres that was developed in 2020 and implemented in two phases in December 2021 and January 2023. Still, three unprotected golf courses remain and the Stow Acres model could serve as a template for future “visioning” exercises at the other golf courses.

The town is in the midst of a more detailed evaluation of the North Course of Stow Acres to create a blueprint for future conservation and recreation uses. This effort is funded by the Municipal Vulnerability Preparedness grant program. Overall master planning should be completed on the remaining golf courses, and an overlay district considered that would direct any future development to the most appropriate locations on the properties as well as identify areas that should be protected as open space and recreation lands, and, finally, ensure that future development does not adversely affect community character or finances. Notably all these properties are enrolled in Chapter 61B (except for Stowaway Golf Course), which appears to have the greatest significance for protection habitat, linkage and resilience.

7B. Highest Priority Community Needs

Three specific priority community needs were identified during the development of this Plan:

- 1) Completion of the Stow Acres Climate Resilience Master Plan
- 2) Linking of Existing Conservation and Recreation Lands and Community Points of Interest and Creation of Additional Walking and Cycling Opportunities.
- 3) Enhanced All Persons Accessibility at Existing Conservation and Recreation Areas

These are discussed in more detail below.

1, Stow Acres Climate Resilience Master Plan

The Town of Stow received a grant from the state Executive Office of Energy and Environment’s Municipal Vulnerability Preparedness Program in the amount of \$175,000 to support a portion of the cost of preparation of a Climate Resilience Master Plan on the “Stow Acres North” parcel acquired by the Town in 2023, which will guide the overall restoration and use of the Stow Acres North property in a manner that ensures that the town’s climate resilience goals are met. In developing the plan, the town seeks to incorporate scientifically grounded, nature-based solutions aimed at increasing the ecological



and landscape diversity of the property, removing golf elements, restoring historically altered wetlands, increasing flood storage, revegetating stream buffers, planting trees and shrubs, providing accessible public trails and recreation facilities to encourage fitness and health, and integrating the property with the surrounding neighborhoods. The property has the potential to play a significant role in meeting the town's future open space and recreation needs.

2. Linking of Existing Conservation and Recreation Lands and Creation of Additional Walking and Cycling Opportunities

Among all ages of user groups, the top need identified in the townwide survey was for additional walking opportunities and both on and off-road bicycling opportunities throughout Stow; particularly sidewalks and bicycle lanes, as well as dedicated off-road bicycle paths. There are several opportunities that should be considered. See the Bikeways Map on the next page for reference.

a) *Complete Streets* – The Town's Complete Streets Committee has developed a Complete Streets plan which identifies and sets priorities for improved bicycle and pedestrian circulation along town roads. Implementation of this plan will occur gradually as funding is available based on these priorities.

b) *Assabet River Rail Trail (ARRT)* - The ARRT is an effort to complete a 12.5 mile multi-use recreational trail that will serve the communities of Marlborough, Hudson, Stow, Maynard and Acton primarily using the abandoned rail bed of the former Marlborough Branch railroad, which was active between 1855 and 1980, when the last freight train used the line. 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. The Acton/Maynard and Hudson/Marlboro portions of the project have been completed. A clear priority is to identify potential routes to bridge this gap. Stow has acquired easement rights along Track Road, which runs along the Assabet River, and Congress recently appropriated \$750,000 for the design of improvements along Track Road. Whether or not this becomes a formal part of the ARRT, it is an important walking and cycling resource.

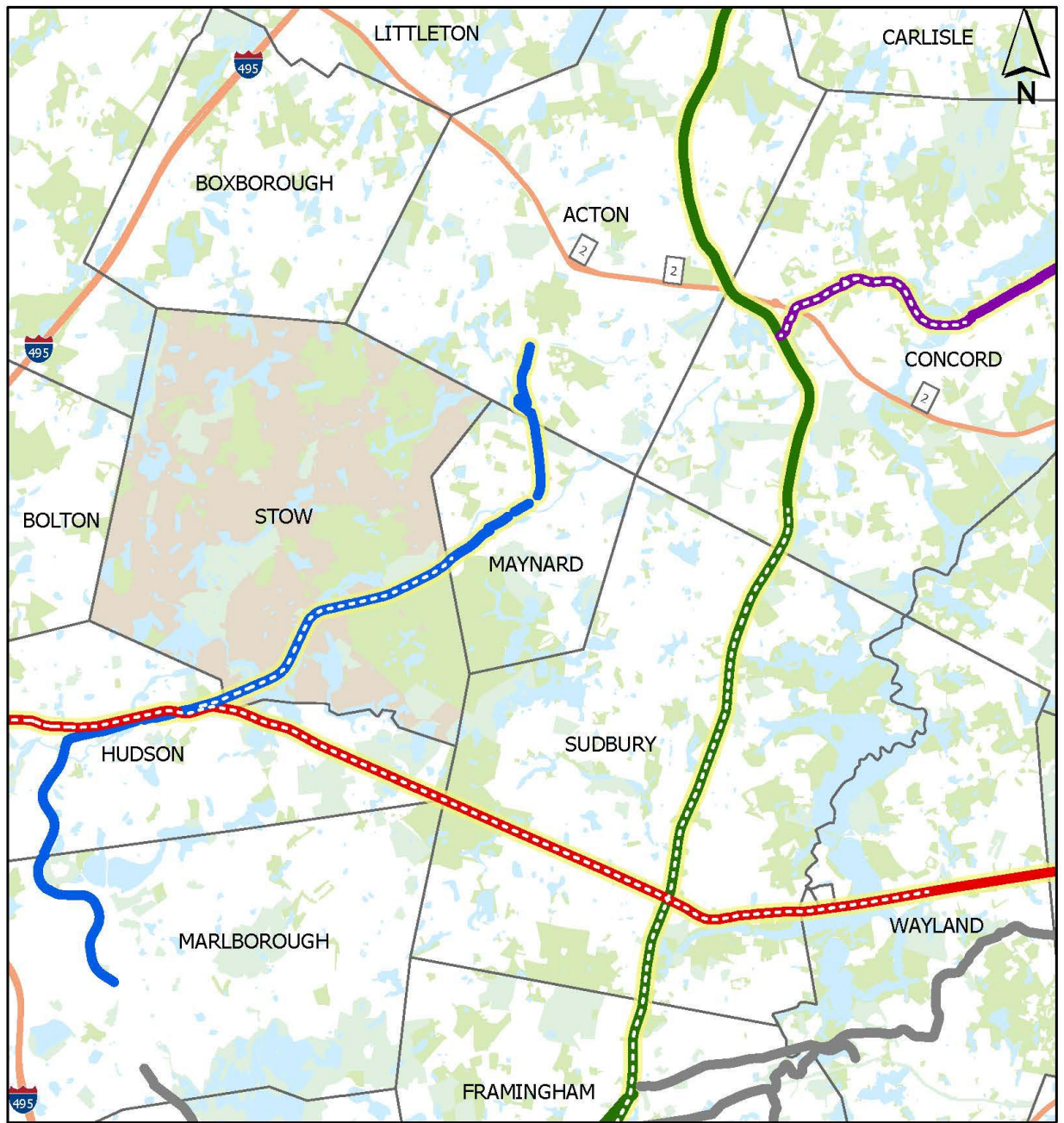


Assabet River Rail Trail in Hudson

c) *Mass Central Rail Trail* – The Mass Central Rail Trail currently terminates in Wayland; however, a significant plan has been brought forward to extend the trail westward to the Town of Hudson as part of the construction of an Eversource underground transmission line under construction in Sudbury, Hudson, Stow and Marlboro. Although on a short stretch is in Stow, residents will be able to access the trail just over the town line in Hudson at Wilkins Street. Completion of the Mass Central Rail Trail into Stow will offer residents access to a regional network of rail trails including the Bruce Freeman Rail Trail. A feasibility study was completed in 2021 that looked at extension westward to Belchertown.

d) *Completion and Expansion 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. See Map 30 below for the original Emerald Necklace concept. Several hikes have been done in recent years to demonstrate the feasibility of this network with just a few missing links identified as in need of protection. Priorities in the first phase include: connecting Flagg Hill Conservation Area and Marble Hill Conservation Areas, improving trail access at Spindle Hill (currently closed), and the creation of a

Stow - Regional Bikeway Network



Legend

- Bruce Freeman Rail Trail
- Assabet River Rail Trail
- Mass Central Rail Trail
- Minuteman Bikeway
- Other Regional Trails
- MassDOT Priority Trails
- - - Planned & Proposed Trails (All Colors)

0 1 2 3 4 Miles

Data provided by MassGIS.

Map produced 1/29/2024 by M Slagle

G:\Maps\Open Space Plan 2023\Open Space Plan 2023.aprx

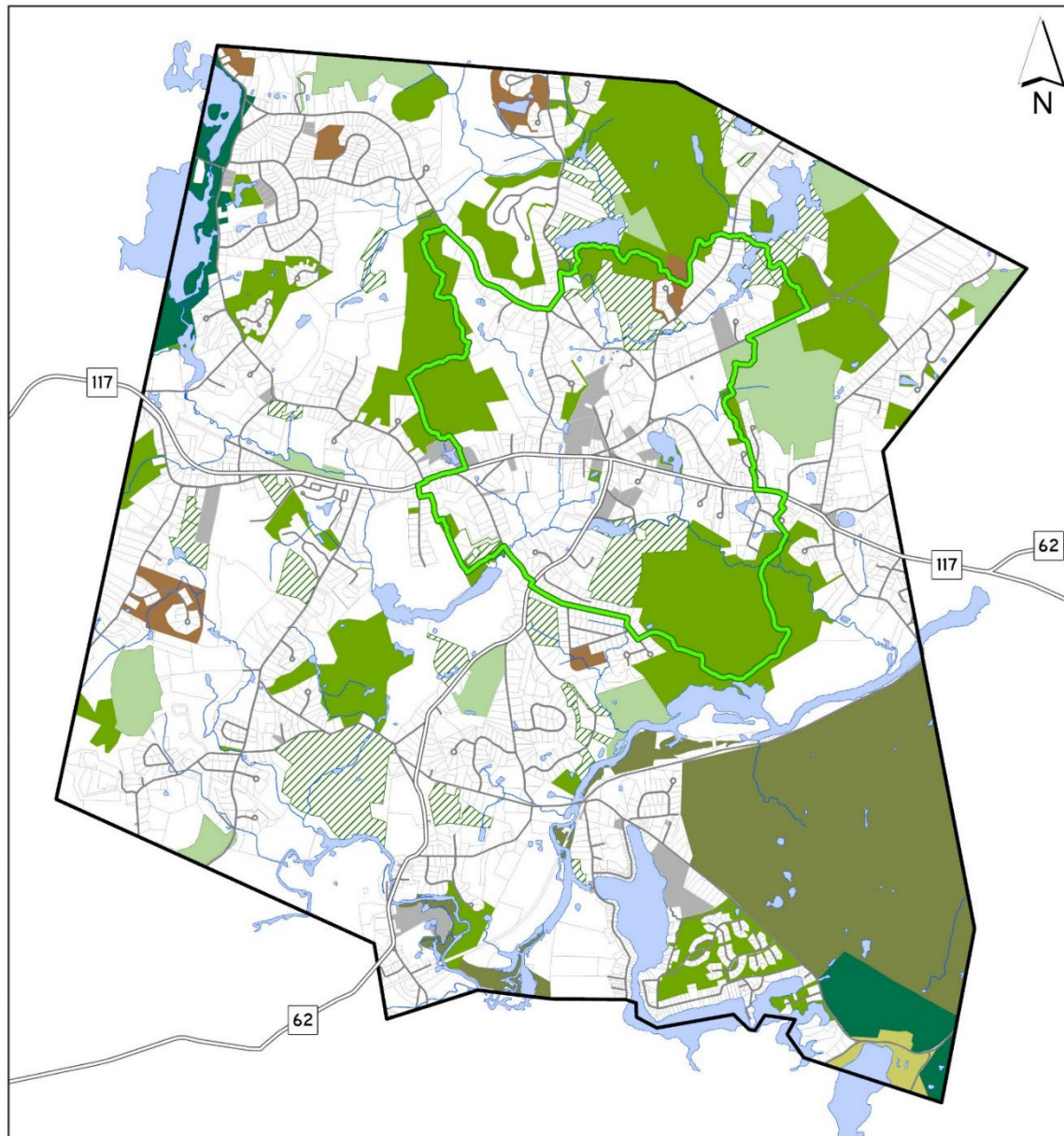
Map 27: Regional Bikeways Network

boardwalk connecting Captain Sargent and Red Acre Woodlands. The town should continue to work to identify a route for a second phase of the Emerald Necklace Trail connecting into the southwestern quadrant and work with Stow Conservation Trust to identify modifications to the “official” Emerald Necklace map to reflect recent land acquisitions and opportunities.



The Town encourages agricultural use of open fields on Conservation land. In this case, Taproot Tree Farm licenses land on Tuttle Lane for holiday trees, saving the Town the cost of mowing.

Stow - Emerald Necklace



Legend

- | | |
|--|--|
| Town of Stow - Open Space | Federal - Open Space |
| Town of Stow - Not protected | Other Public Lands |
| Non-profit - Open Space | Conservation or Agricultural Preservation Restriction |
| Home Owners Association | Emerald Necklace |
| State - Open Space | |

0 1 Mile

Floodplain data developed by the Town of Stow MA.
Base map features provided by MassGIS.

Map produced 2/17/2023 by M Ragan

G:\Maps\Open Space Plan 2023\Open Space Plan 2023.aprx

Map 28: Stow Emerald Necklace (Stow Conservation Trust)

e) *Completion of High Priority Connections Linking Conserved Lands* – In order to facilitate movement of people and wildlife between and among the various conservation areas, the plan identifies the finding – or enhancing – of trail connections between and among these parcels as a high priority. These are included in the actions below and include:

- 1) Captain Sargent- Red Acre Woodlands Connector Boardwalk - Currently in progress
- 2) Flagg Hill – Marble Hill Connection through Regency/Minute Man Air Field
- 3) Arbor Glen CR - Hale/Corzine connections through the Athens Lane Area
- 4) Gleasondale Village - Stow Acres - Athens Lane Area
- 5) Spindle Hill - Arbor Glen
- 6) Improvements to Causeway Connecting Flagg Hill and Captain Sargent to address ongoing flooding
- 7) Town Forest - Assabet River National Wildlife Refuge

f) *Development of a Bicycle Study for Stow* – Stow, Harvard and other communities in the region are major destinations for recreational cycling and large numbers of cyclists regularly use regional roadways like South Acton Road, Boxboro Road, Harvard Road and Sudbury Road. Similarly with sections of the ARRT terminating in Stow, cyclists will be using area roadways to “bridge the gap,” and Stow could provide leadership by showing them the best way to do this. Stow should examine heavily used roads and consider making safety improvements such as “Share the Road” signs, wayfinding signs (for example pointing the way to Lower Village up White Pond Road, or to Pine Bluffs from Track Road), and look for ways to maximize the economic return from cyclists (such as bike racks in Lower Village and other local eateries).

3. Enhancing All-Persons Accessibility at Existing Conservation and Recreation Areas

Changing demographics, including a surge in Stow’s senior population, and a strong interest in walking and outdoor recreation for health benefits are contributing to an increased demand for accessible features at the Town’s existing conservation and recreation areas. Since the last Open Space and Recreation Plan, the Town has implemented plans to increase accessibility at Pine Bluffs Recreation Area (bathrooms, deck, pavilion, and new driveway to Town Beach), it has created a new park in Stow’s Town Center with a fully ADA accessible trail and other amenities, and it has begun accessibility improvements at Stow’s Community Gardens including the construction of raised bed garden plots. We have met the accessibility goals in the 2016 Open Space and Recreation Plan but now seek to create additional accessible recreation opportunities to meet the needs of Stow’s growing senior population and its disabled residents and families with strollers and small children. This Open Space and Recreation Plan includes an Americans with Disabilities Act (ADA) Self-Evaluation in Appendix B. The town has 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 facilities have steep grades – for example, Marble Hill, Spindle Hill, or Flagg Hill – but several other areas were identified and prioritized for follow up to explore the



Recent Improvements at Pine Bluff – Pavilion and Deck

feasibility of improving access. The areas with the greatest promise for improvement include:

- a. Town Forest – where a one-way trail may be able to be constructed from the parking lot over, and then alongside the river.
- b. Stow Acres North – where an accessible walking trail could be created connecting various features on the property and the surrounding proposed development.
- c. Track Road – where resurfacing and modest amenities might increase accessibility for all.

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.

4. Improved Non-Motorized Access to Water-Based Recreation

Another recreational need is enhanced access to both the Assabet River and Lake Boon.

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

Currently there is a canoe/kayak access at this site known as Magazu’s Landing. But the site is becoming overgrown with Japanese Knotweed and needs regular maintenance. The site should be transferred to the Recreation Commission’s management. In addition, the private land on the opposite side of the river is being used without formal permission as a landing and for parking. This usage should be formalized and improved.

- Need – Improved Boating Access to Lake Boon

Suggest improvements to signage/parking on Sudbury Road, stormwater management improvements, and possibly an aquatic invasive species inspection program. Additional information is needed regarding fishing access points in Stow. Also, the Conservation Commission should evaluate the possibility of using the Kingland Road conservation parcels for non-motorized boat access.

- Need – Improved canoe/kayak access and portage site around Gleasondale Dam/Route 62, including a sign or other safety notification for boaters regarding the presence of the dam.
- Need – Focus on identification and publication of “blue trails” for water based recreation in Stow.



Lake Boon Boat Ramp

5. Continued Support for Active Recreational Facilities & Youth Needs

A number of years ago, Stow developed a major active recreational facility on Old Bolton Road with the support of Stow Community Preservation funds: Stow Community Park. This has helped alleviate the need for new active playing fields; however, the Recreation Department still does not have the ability to “rest” a field during its busy season. Through the public outreach process for this plan and the community engagement phase of the Stow Acres North Course Master Plan effort, we heard from all users including teens, young families, seniors, and recreation user groups that there is a desire for additional recreation facilities in town from toddler play areas, to splash pads, to additional field and court sports, additional program space, and a community pool. There was also strong support from all age users for additional walking and bike trails. We are currently in the process of developing a vision for the Stow Acres North Course property that is likely to address many of these needs. In addition, the

future reuse of the BOSE site and its open field areas has the potential to address community needs and the town should continue to monitor future use of that site to look for opportunities for partnerships there. For the long term, the Town should undertake an updated recreation needs assessment to better understand the need for additional sites to meet the demands of active recreation of as the population increases in the next 10 years, which includes both youth and sports with growing popularity such as pickleball, dek hockey and pump tracks.

7C. Highest Priority Management Needs

1. Education Regarding the Community and Fiscal Importance of Protecting Open Space and its Role in Mitigating the Impacts of Climate Change

Stow has done a good job protecting open space over the years. The community regularly faces pressures for land to meet municipal needs arising from growth and development such as schools, playing fields, public safety, affordable housing, and other uses. Inevitably there are residents who look to conservation land as a “free” solution to meet these needs despite the hurdles involved in diverting conservation land to other uses. In addition, there remains another misperception that conservation land “costs” the Town money since it does not generate tax revenue. This is not necessarily true and studies have repeatedly shown that residential development costs the Town money whereas commercial/industrial development and open space offer a net benefit. For example, a 2013 study by the Trust for Public Land shows a \$4 return for every \$1 spent on land conservation. However, this Plan also recommends that there be additional community education and outreach led by the Stow Conservation Trust and Stow Open Space Committee on these issues. The residents’ survey completed for this Plan indicates that there remains a lot of uncertainty around the question of taxes and open space, with one-third of residents unsure about this issue. It is hoped that this Plan will be a good first step in highlighting the continuing need to protect open space in Stow. In addition, this Plan recommends that there be additional study of and community education regarding the multiple benefits of open space protection including water quality and enhanced property values.

2. Expand Land Stewardship Efforts

With approximately 1600 acres of land in the Town’s ownership, the Conservation Commission has a significant responsibility for monitoring and managing the Town’s land holdings. This responsibility includes posting boundaries and working with adjacent landowners, maintaining trails and parking lots, mowing open fields, managing invasive plant species, issuing permits for group and special events, and educating the public on appropriate uses of Town conservation land. A part-time Land Steward assists the Commission with many of these tasks and the Commission also uses summer trail stewards as well as two Department staff who devote a portion of their time to land management activities. The Stow Highway Department also assists with plowing parking lots, removing bulky trash items, and more. This Plan contains a variety of recommendations focused on enhancing land management and monitoring efforts, focusing invasive species management on strategic “winnable” battles, boundary posting, monitoring the expanding use of motorized ebikes, and continuing to be proactive in addressing dog-related issues on conservation land.

7D. Consistency with Statewide Comprehensive Outdoor Recreation Plan

As noted above, many of the items in this Plan are consistent with the Goals and Objectives outlined in the Massachusetts Statewide Comprehensive Outdoor Recreation Plan (SCORP) completed in 2017. This includes increasing the availability of trails for pedestrian and cycling recreational needs, enhancing accessibility to town properties and on them, increasing the availability of water-based recreation, and creating neighborhood connections to local conservation and recreation areas.

Section 8

Goals and Actions for Meeting These Needs

The following Goals and Actions have been identified based on the Needs Analysis in Section 7. A plan for the completion of these actions is contained in Section 9. In many cases, multiple departments or committees will be involved in a particular action item, however we have listed the primary department(s) or board(s) here. To the extent funding is needed to carry out any of these recommendations it is anticipated that costs would be covered by existing departments/ staff, funded through Community Preservation Funds, or a special appropriation would be sought at Town Meeting. In some cases, it may be possible to obtain grant funds.

KEY:

BOA – Board of Assessors/Assessing Department
 CC – Conservation Commission/Department
 CPC – Community Preservation Committee
 CSC – Complete Streets Committee
 GAC – Green Advisory Committee
 GIS – GIS Coordinator
 HWY – Highway Department
 LBA – Lake Boon Association
 OARS – Organization for the Assabet River
 OSC – Open Space Committee
 PB – Planning Board/Department
 PD – Police Department
 RC – Recreation Commission/Department
 SB – Select Board
 SCT – Stow Conservation Trust
 SMAHT – Stow Municipal Affordable Housing Trust
 SVT – Sudbury Valley Trustees
 TA – Town Administrator
 TW – Tree Warden

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

Objectives:

1. Protect agricultural lands to preserve and enhance Stow's agricultural base and maintain its viability for the long term, with a particular focus on Agricultural Preservation Restrictions and Conservation Restrictions that allow farmland to remain in productive use.
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 lands with significant surface and groundwater resources.
6. Protect lands that will preserve Stow's small town nature.
7. Protect important natural habitats and wildlife corridors, including areas important to minimizing and mitigating the impacts of climate change.
8. Protect important scenic vistas – both large and small.
9. Protect lands with significant historical or cultural resources.
10. Protect lands which are important for climate resilience

Actions:

A.1. The Open Space Committee should continue to evaluate parcels of open land in conjunction with the Conservation Commission 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 the Open Space Committee's parcel ranking methodology.

Responsibility: OSC, CC

Priority: Ongoing

A.2 The Town should track re-enrollment of lands in current use taxation programs and periodically reach out to landowners of high priority parcels to make them aware of land conservation options. Similarly, the town should track any remaining "term" conservation restrictions and encourage landowners to make these restrictions permanent.

Responsibility: CC, OSC, BOA

Priority: Ongoing

A.3 When priority parcels are proposed for development, the Planning Board should either encourage the land to be developed as a Planned Conservation Development or take advantage of the provision in Section 81U of the Subdivision Control Law, which allows the temporary setting aside of park and open space lands the Town may be interested in purchasing in the future.

Responsibility: PB, CC, OSC

Priority: Ongoing

A.4 Building on the success of the Stow Acres initiative, consider utilizing professional land planning services to develop a vision for Stow's remaining unprotected golf courses so as determine which areas are most important for future conservation and which areas are most suitable for future development. Also, consider the feasibility of one or more landscape-scale land conservation projects that would be eligible for state grant funds in the vicinity of Stow's golf courses.

Responsibility: PB, CC, GIS, OSC, SCT

Priority: High

A.5. The Town should continue to protect land in the southwest quadrant of Stow and create a network of sidewalks and trail linkages in this part of Town. Various stakeholders should work together to create a land and trails master plan for this area that would identify key access points and trail networks connecting lands on both sides of Hudson Road.

Responsibility: OSC, CC, SCT, CSC

Priority: High

Goal B. Provide additional opportunities for active and passive recreation

Objectives

1. Develop a Climate Resilience Master Plan for the Stow Acres North property that creates a framework for restoration and passive and active recreational uses of that property.
2. Enhance all-persons accessibility at selected conservation and recreation lands to make these areas more inviting for seniors, strollers, and those who desire easy walking opportunities.
3. Develop an updated Recreation Needs Assessment designed to identify the needs of Stow's growing population over the next 10-15 years and provide passive and active recreation opportunities to meet these needs.
4. Encourage completion of Assabet River Rail Trail and Mass Central Rail Trail to link Stow with the regional rail trail network.
5. Encourage completion and expansion of the "Emerald Necklace trail" linking conservation areas with walking trails.
6. Expand road cycling and pedestrian opportunities across Stow – fostering the ability to access conserved land and community shopping and recreational destinations in a safe manner.

7. Provide additional public access points to Lake Boon, improve the Sudbury Road Assabet River access and identify “blue trail” water recreation opportunities in Stow.

8. Integrate adjacent open space in the Town’s Lower Village Revitalization plans -- Identifying trail connections and wayfinding signage to make these areas available to those in Lower Village.

Actions:

B.1. Complete the grant-funded Climate Resilience Master Plan for the Stow Acres North Course which will engage the community in creation of an overarching vision for active and passive recreational use of the property, upland and wetland restoration, and measures to enhance the climate resilience of the property. As part of this effort, seek to incorporate active recreational facilities that can meet the town’s growing needs as well as walking and cycling trails, at least a portion of which are accessible.

Responsibility: CC, PB, RC, SCT and others

Priority: High

B.2 Complete a more detailed evaluation of the feasibility/design of improving access for persons with disabilities at existing town conservation and recreational areas. Build accessibility into any new recreational facility development. Complete at least two new accessibility projects on existing town-owned land including accessibility improvements at Stow Community Gardens, Track Road, Town Forest, or others. Design accessibility into the Stow Acres North Course Master Plan.

Responsibility: CC, RC

Priority: High

B.3 Develop an Updated Recreation Master Plan for Stow designed to evaluate existing facilities, the demand of Stow’s growing population over the next 10-15 years and ways to meet this demand.

Responsibility: RC, CPA

Priority: High

B.4 Develop a Bicycle Plan focused on user safety and behavior, signage/wayfinding improvements, motorist education, and measures to enhance convenience for recreational cyclists using regional roadways and rail trail routes and the Assabet River Rail Trail as well as Town conservation areas. Identify the safest and best route to link the Mass Central Rail Trail with the Assabet River Rail Trail. Seek opportunities to maximize the economic benefits of cycling to Stow. Also, work with Mass DOT to identify improvements to Track Road in Stow to enhance its use for pedestrians and cyclists.

Responsibility: PB, CC, HWY, PD, CSC

Priority: High

B.5 Revitalize the existing Head Life Course at Marble Hill Conservation Area, incorporating more senior and family friendly stations.

Responsibility: CC, RC, COA

Priority: High

B.6 Begin implementation of the concept plans in the Climate Resilience Master Plan at Stow Acres as the various retained rights periods end, seeking grant and other funds as needed.

Responsibility: CC, RC, CPA

Priority: High-Medium

B.7 Identify and work to protect or secure easements to enable walking/bicycle connections between major conservation areas and other destinations including the following:

- a) Captain Sargent- Red Acre Woodlands Connector Boardwalk
- b) Flagg Hill – Marble Hill Connection through Regency/Minute Man Air Field
- c) Arbor Glen CR - Hale/Corzine connections through the Athens Lane Area
- d) Gleasondale Village - Stow Acres - Athens Lane Area
- e) Spindle Hill - Arbor Glen
- f) Improvements to Causeway Connecting Flagg Hill and Captain Sargent to address ongoing flooding
- g) Town Forest - Assabet River National Wildlife Refuge and Track Road

h) Enhancing and providing signage for connections between Lower Village and Town Forest and Red Acre Woodlands.

i) Also revise the Emerald Necklace Map to incorporate these modifications and expand the Emerald Necklace Trail into Southwestern Stow.

Responsibility: CC, OSC, SCT

Priority: High-Medium

B.8 Continue to expand the Town's sidewalk and footpath network, including making accessible connections to conservation and recreation areas and in Stow's Center as outlined in the Complete Streets Plan and, insofar as feasible, in a manner that is consistent with the town's rural character. Create targeted walking plans for specific neighborhoods in Stow and continue to seek an annual appropriation for sidewalk construction.

Responsibility: PB, HWY, CC, CSC

Priority: Medium

B.9 Identify and secure a site for construction of additional active recreational facilities as needed. Include an evaluation of this use at the Stow Acres North property, incorporating features that will foster climate resilience. *Responsibility: RC, CPC, CC*

Priority: Medium

B.10 Coordinate with neighborhood groups on the design and construction of a recreational facility on the "School Lot" in Gleasondale and the feasibility of using this lot for either a neighborhood park and/or to provide parking for canoe/kayak launching. Also, coordinate with neighborhood to ensure access to and trail development at the Kane land in Gleasondale.

Responsibility: PB, RC, OARS

Priority: Medium/Ongoing

B.11 Evaluate use of the Kingland Rd. Conservation parcels for a canoe/kayak launch for Lake Boon. Install signage and complete improvements as needed.

Responsibility: CC, RC

Priority: Medium

B.12 Improve canoe/kayak put-in, portage, and take-out opportunities in key locations in Stow including at the Gleasondale Bridge, at Stow Acres, and the Sudbury Road Bridge. Work with abutting private landowners to secure formal access in these areas and improve signage and parking as needed.

Responsibility: RC, OARS

Priority: Medium

B.13 Seek opportunities to protect additional land around Lake Boon and to enhance the boat ramp to the lake.

Responsibility: OSC, RC, CC

Priority: Medium-Low

Goal C. Increase public use and awareness of the value and importance of Stow's open space, agricultural, and recreational lands through increased public access and educational forums so as to increase funding available for protection of lands in Stow.

Objectives:

1. Educate Stow residents about the importance and fiscal benefits of open space and agricultural land protection.
2. Help Stow residents visualize the implications of build out and the anticipated timeframe for change.
3. Make information about Stow's conservation and recreational lands more widely available to the public.
4. Educate the public about the links between protecting open space and climate change mitigation and adaptation.
5. Protect at least one additional acre of land for every additional acre that is developed in Stow to maintain the balance between developed and protected land.

Actions:

C.1 Develop and publish an “all trails” map of Stow showing public and private open space, sidewalks and other connections.

Responsibility: CC, GIS, SCT

Priority: High

C.2 Develop and disseminate simple invasive species fact sheets for homeowners on identification and control of the most common invasive species.

Responsibility: CC

Priority: Medium

C.3 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: OSC, CC, SCT

Priority: Medium

C.4 Monitor progress toward the 1:1 land protection to land development goal included in this Plan.

Responsibility: CC, OSC

Priority: Ongoing

C.5 Educate residents on the local impacts of climate change and steps that they can take to prepare. These educational efforts should include the importance of land conservation for increasing resilience to climate change and identification and prioritization of nature-based solutions and key parcels that advance this goal. Actions include using the town website, conservation land kiosks, and social media, along with highlighting the work of the Green Advisory Committee, Sustainable Stow and other initiatives.

Responsibility: OSC, CC, PB, GAC

Priority: Medium

C.6 Identify areas that are at risk for flooding due to increased frequency and intensity of rain events, including culverts that may be undersized. Develop a plan for hazard mitigation in these areas. Priority should be given to culverts that may serve as wildlife barriers as identified by UMass Conservation Assessment and Prioritization System including the Sandy Brook culvert under the former Goshen Lane, a culvert under Taylor Road by Marble Hill Conservation Area, and a culvert under Track Road that leads to the Assabet River.

Responsibility: OSC, CC, PB, HWY

Priority: Medium

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

Objectives:

1. Maintain strong 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.
4. Maintain strong partnerships among Town boards, and with the Stow Conservation Trust
5. 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:

D.1 The Open Space Committee, Conservation Commission, Community Preservation Committee, Stow Conservation Trust and Sudbury Valley Trustees should continue to work as partners to protect open space and should seek to employ the strengths of each entity in a coordinated fashion. An Open

Space Coordinating Council comprised of representatives from each body should foster this coordination and continue to meet at least once annually.

Responsibility: OSC, CC, SCT, SVT

Priority: High/Ongoing

D.2 The Select Board should continue to review notices of withdrawal or sale of lands enrolled in Chapter 61, 61A and 61B in accordance with the adopted Chapter 61 Policy and Procedures that ensure that such parcels are given due consideration by all Boards for all municipal needs.

Responsibility: SB

Priority: Ongoing

D.3 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: CC, BOS, TA

Priority: Ongoing

D.4 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: CC, RC, CPC, OSC, SCT

Priority: Ongoing

D.5 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: CPC, OSC, CC

Priority: Ongoing

D.6 Seek to incorporate the recommendations of this Open Space and Recreation Plan into key planning documents such as the upcoming Master/Comprehensive Plan update and plans for the revitalization of Lower Village. Ensure that the town's approach to designation of one or more MBTA multi-family housing district(s) does not create incentives for the development of high priority open space parcels. *Responsibility: CC, PB, OSC*

Priority: High

D.7 In contemplating taking and disposition of tax title lands, the Select Board and Treasurer should consult with the Open Space Committee, Conservation Commission, Planning Board, Stow Municipal Affordable Housing Trust, and other key municipal boards. Lands that are important for conservation should be transferred to the control of Conservation Commission at Town Meeting; other lands important for other uses should be transferred to the control of the appropriate Town Board.

Responsibility: SB, CC, OSC, PB, BOA

Priority: Medium

D.8 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: CPC OSC, CC, SCT, SMAHT

Priority: Medium

D.9 Encourage the Town to ensure that assessment policies for properties with Conservation Restrictions reflect the fair market value of these restricted properties.

Responsibility: SCT, CC, BOA

Priority: Medium

Goal E. Manage the Town's Conservation Land in a manner that is designed to maintain its ecological and wildlife habitat values while encouraging appropriate visitor use.

Objectives:

1. Ensure that boundaries and official trails are well marked for users and neighbors
2. Ensure that conservation land regulations are well publicized and easy to understand, and that the reasons for permitted and prohibited uses are communicated clearly.

3. Seek to minimize conflicts among conservation land users and create a shared ethic of respect among all users
4. Engage in scientifically thoughtful long-term decision-making about such activities as forest management, invasive species control, and deer management. Focus efforts on activities that will have the most significant benefit.
5. Provide sufficient resources to Town Recreation and Conservation Departments to ensure that they are able to engage in sound maintenance practices on their lands.
6. Explore partnerships with indigenous people to help interpret the history of protected land in Stow.

Actions:

E.1 The Conservation Commission should post and routinely monitor the boundaries of Town conservation areas and conservation restrictions, following up with abutting landowners to address issues with dumping and encroachments as needed. Information should be provided to new residents, as well as realtors and lawn care companies.

Responsibility: CC

Priority: High

E.2 The Conservation Commission should monitor use of conservation areas with a goal of minimizing user conflicts. In particular, the regulations relative to dog walking (on leash/off leash) may need additional attention and/or enforcement, along with regulations regarding motorized ebikes.

Responsibility: CC

Priority: High

E.3 The Conservation Commission should continue to prioritize invasive species management efforts that address Japanese knotweed and other highly invasive plants. Time permitting, the Commission should provide technical assistance to other Town land-managing departments (e.g. Recreation, Highway) in addressing invasive species issues.

Responsibility: CC

Priority: Medium

E.4. Ensure that Conservation/Recreation Department budgets contain sufficient resources to address expanded land and facility maintenance responsibilities resulting from Stow Acres and other projects.

Responsibility: CC, RC, TA, SB

Priority: Medium



Japanese knotweed removal – Tuttle Lane

E.5. Ensure the permanence and stewardship of lands under the care and control of homeowner and condominium association. Work with associations to assist them in understanding their land management obligations and, where necessary, transfer lands to more capable conservation land managing entities.

Responsibility: CC, SCT

Priority: Low

E.6. Create an exploratory working group to foster partnerships with indigenous people to understand and interpret the history of conservation land in Stow.

Responsibility: SCT, CC, private groups.

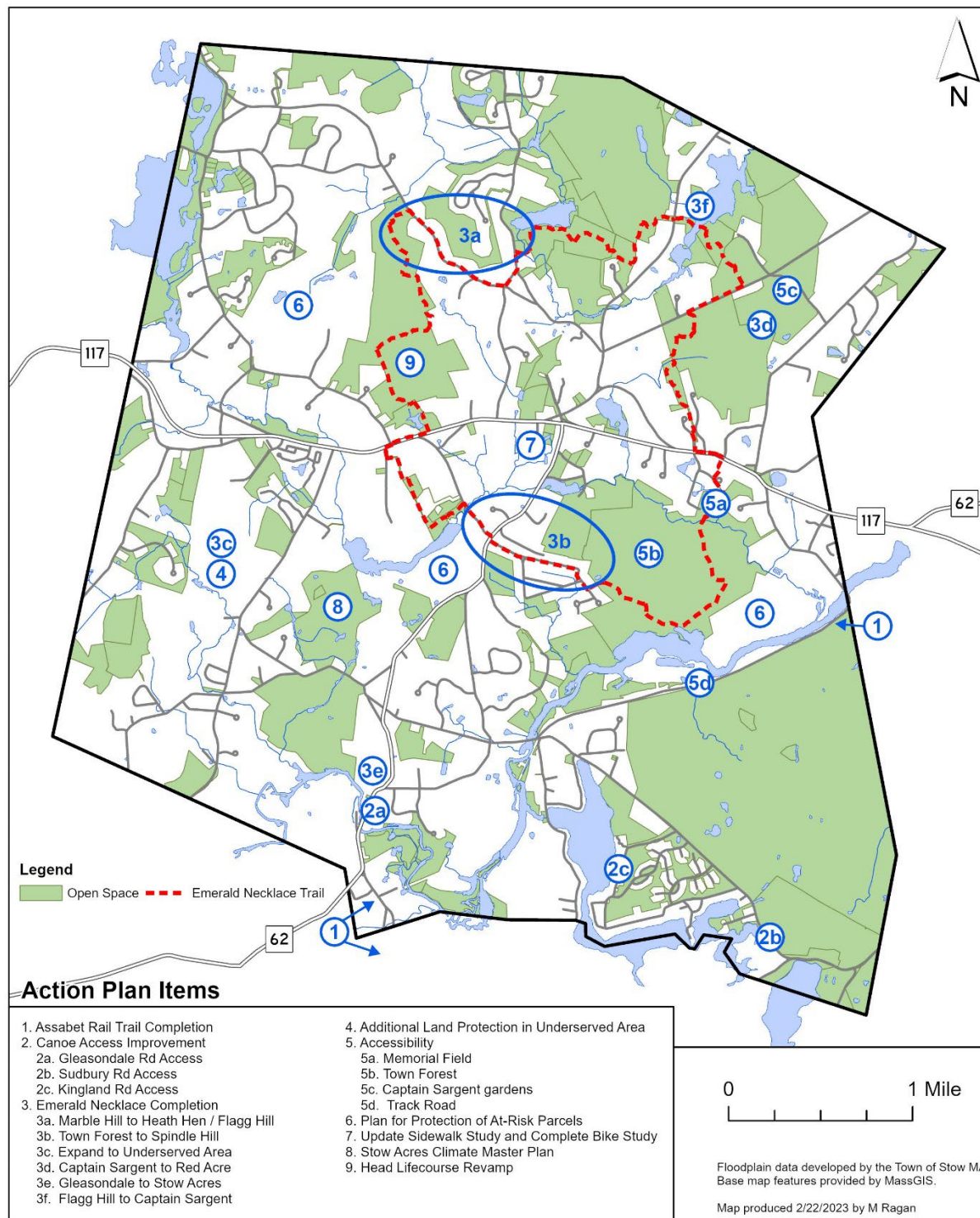
Priority: Low

E.7. Explore the feasibility and desirability of a tree protection bylaw designed to protect significant shade trees in Stow.

Responsibility: PB, TW

Priority: Low

Stow - Open Space Action Plan



G:\Maps\Open Space Plan 2023\Open Space Plan 2023.aprx

Map 29: Open Space Action Plan

Section 9
Seven 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 action items in this Plan. This schedule will be controlled largely by the availability of funding and staff and volunteer capacity. The seven-year action plan is an effort to put the recommendations in this plan in priority order for implementation – with those highest priorities being completed in the early years of Plan Implementation.

Ongoing Action Items – Occurring Throughout Years 1 through 7		
Action	Primary Responsibility	Funding
The Open Space Committee should continue to evaluate parcels of open land in conjunction with the Conservation Commission and should 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.	OSC, CC	Volunteer Efforts with Staff Support, CPA funds, private fundraising
The Town should track re-enrollment of lands in current use taxation programs and periodically reach out to landowners of high priority parcels to make them aware of land conservation options. Similarly, the town should track “term” conservation restrictions and encourage landowners to make these restrictions permanent	CC, OSC, BOA	Town Staff/Budget
When priority parcels are proposed for development, the Planning Board should either encourage the land to be developed as a PCD or take advantage of provisions which allow the temporary set aside of park and open space that the Town may be interested in purchasing in the future.	PB, CC	Volunteer Efforts, with Staff Support
The Open Space Committee, Conservation Commission, Community Preservation Committee, Stow Conservation Trust, and Sudbury Valley Trustees should continue to work as partners to protect open space and should seek to employ the strengths of each entity in a coordinated fashion. An Open Space Coordinating Council comprised of representatives from each body should foster this coordination and continue to meet at least once annually.	OSC, CC, SCT, SVT, others	Volunteer Efforts, CPA Funds, Town Budget, Private Fundraising
The Select Board should continue to review notices of withdrawal or sale of lands enrolled in Chapter 61, 61A and 61B in accordance with the adopted procedures that ensure that such parcels are given due consideration by all Boards and Departments for all municipal needs.	SB, PB, CC, OSC, others	Town Staff/Budget
Monitor progress toward the minimum 1:1 land protection to land development goal in this Plan.	CC	Town Budget/Staff
The Town should continue to make an annual appropriation of funds to the Stow Conservation Fund to provide seed money for land acquisitions and assist with land management and maintenance.	CC, TA, SB	Town Budget

Action	Primary Responsibility	Funding
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.	CPC, OSC, CC	Town Staff/Budget, Volunteer Efforts, CPA Funds
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.	CPC	Volunteer Efforts
Encourage joint affordable housing-open space projects where appropriate to the site to foster support for both of these important municipal needs.	CPC, OSC, CC, SCT, SMAHT	Volunteer Efforts, Town Budget/Staff, CPA Funds, Grants
Short Term Action Items – Years 1 and 2 (2024-2025)		
Action	Primary Responsibility	Funding
Building on the success of the Stow Acres Initiative, consider utilizing professional land planning services to develop a vision for Stow's remaining unprotected golf courses so to determine which areas are most important for future conservation and which areas are most suitable for future development. Also, consider the feasibility of one or more landscape conservation projects that would be eligible for state grant funds in the vicinity of Stow's golf courses.	PB, CC, GIS, SCT	CPA Funds, private funds, Staff and Volunteer Efforts
The Town should continue to protect land in the southwest quadrant of Stow and create a network of sidewalks and trail linkages in this part of Town. Various stakeholders should work together to create a land and trails master plan for this area that would identify key access points and trail networks connecting lands on both sides of Hudson Road.	OSC, CC, SCT	CPA Funds, Grants, Town Budget/Staff
Complete the grant-funded Climate Resilience Master Plan for the Stow Acres North Course which will engage the community in creation of a vision for active and passive recreational use, upland and wetland restoration, and measures to enhance the climate resilience of the property. As part of this effort, seek to incorporate active recreational facilities that can meet the town's growing needs as well as walking and cycling trails, at least a portion of which are accessible.	CC, RC, TA, OSC	Grant Funds, Staff Support, Volunteer Efforts
Develop an Updated Recreation Master Plan for Stow designed to evaluate existing facilities, the demand of Stow's growing population over the next 10-15 years and the best ways to meet this demand.	RC, CPA	CPA Funds, Town Budget/Staff
Develop a Bicycle Plan focused on user safety/behavior, signage/wayfinding improvements, motorist education, and measures to enhance convenience for recreational cyclists using regional roadways and rail trail routes and the Assabet River Rail Trail as well as Town conservation areas. Identify the safest and best route to link the Mass Central Rail Trail with the Assabet River Rail Trail. Seek opportunities to maximize the economic benefits of cycling to Stow.	CSC, PB, CC, PD, TA	Grant Funds, Staff Support, Volunteer Efforts

Also, work with Mass DOT to identify improvements to Track Road in Stow to enhance its use for pedestrians and cyclists.		
Action	Primary Responsibility	Funding
Complete a more detailed evaluation of the feasibility/design of improving access for persons with disabilities at the conservation/recreation areas. Build accessibility into new recreational facility development. Complete at least 2 new accessibility projects, including at Stow Community Gardens, Track Road, Town Forest, or others. Design accessibility into the Stow Acres Master Plan.	CC, RC	Staff Support, Volunteer Efforts, CPA Funds
Revitalize the existing Head Life Course at Marble Hill Conservation Area, incorporating more senior and family friendly stations.	CC, RC, COA	Staff Support, Volunteer Efforts,
Begin implementation of the concept plans in the Climate Resilience Master Plan at Stow Acres as the various retained rights periods end, seeking grant and other funds as needed.	CC, RC, CPA	Staff Support, Volunteer Efforts, Fundraising
Develop and publish an “all trails” map of Stow showing public and private open space, sidewalks, and other connections.	CC, GIS, SCT	Staff Support
Seek to incorporate the recommendations of this Plan into key planning documents such as the upcoming Master/Comprehensive Plan update and plans for the revitalization of Lower Village. Ensure that the town’s approach to designation of MBTA affordable housing sites does not create incentives for the development of high priority open space parcels.	PB, CC, OSC	Volunteer Efforts with Staff Support
The Conservation Commission should post and routinely monitor the boundaries of Town conservation areas and conservation restrictions, following up with abutting landowners to address issues with dumping and encroachments as needed. Information should be provided to new residents, as well as realtors and lawn care companies.	CC	Town Budget/Staff, Volunteer Efforts
The Conservation Commission should monitor use of conservation areas with a goal of minimizing user conflicts. In particular, the regulations relative to dog walking (on leash/off leash) may need additional attention and/or enforcement, along with regulations regarding motorized ebikes.	CC	Staff and Volunteer Efforts
Encourage the Town to ensure that assessment policies for properties with CRs reflect the fair market value of these restricted properties	SCT, CC, BOA	Volunteer Efforts with Staff Support
Mid-Term Actions – Years 3 and 4 (2026-2027)		
B.4 Identify/work to protect or secure easements to enable walking/bicycle connections between conservation areas and other destinations including: a) Captain Sargent- Red Acre Woodlands Connector Boardwalk b) Flagg Hill – Marble Hill Connection through Regency/Minute Man Air Field c) Arbor Glen CR - Hale/Corzine connections through the Athens Lane Area d) Gleasondale Village - Stow Acres - Athens Lane Area e) Spindle Hill - Arbor Glen	CC, OSC, SCT	Volunteer and Staff Efforts

f) Causeway Connecting Flagg Hill and Captain Sargent g) Town Forest - Assabet River National Wildlife Refuge h) Also consider revising the Emerald Necklace Map to incorporate these modifications and expand the Emerald Necklace Trail into Southwestern Stow.		
Action	Primary Responsibility	Funding
Continue to expand the Town's sidewalk/footpath network, including accessible connections to conservation and recreation areas and in Stow's Center as outlined in the Complete Streets Plan and in a manner that is consistent with the town's rural character. Create targeted walking plans for specific neighborhoods and seek an annual appropriation for sidewalk construction.	CSC, PB, HWY, CSC	Volunteer and Staff Efforts, Town Budget, Grant Funds
Identify and secure a site for construction of additional active recreational facilities as needed. Include an evaluation of this use at the Stow Acres North property, incorporating features that will foster climate resilience.	RC, CC	Volunteer and Staff Efforts, Town Budget, Grant Funds
Continue implementation of the concept plans in the Climate Resilience Master Plan at Stow Acres as the various retained rights periods end, seeking grant and other funds as needed.	RC, CC	Volunteer and Staff Efforts, Town Budget, Grant Funds
Coordinate with neighborhood groups on the design and construction of a recreational facility on the "School Lot" in Gleasondale and the feasibility of using this lot for either a neighborhood park or to provide parking for canoe/kayak launching. Also, coordinate with neighborhood to ensure access to and trail development at the Kane land in Gleasondale.	RC, OARS, CPC	Volunteer and Staff Efforts, CPA Funds, Private Fundraising
Evaluate use of the Kingland Rd. Conservation parcels for a canoe/kayak launch for Lake Boon. Install signage and complete improvements as needed.	CC, RC	Volunteer and Staff Efforts
Improve canoe/kayak put-in, portage, and take-out opportunities in key locations in Stow including at the Gleasondale Bridge, at Stow Acres, and the Sudbury Road Bridge. Work with abutting private landowners to secure formal access in these areas and improve signage and parking as needed.	RC, CC, OARS	Volunteer and Staff Efforts
Develop and disseminate simple invasive species fact sheets for homeowners on identification and control of the most common invasive species.	CC	Staff Efforts
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.	OSC, CC, SCT	Town Budget/Staff, Volunteer Efforts
Educate residents on the local impacts of climate change and steps that they can take to prepare. These educational efforts should include the importance of land conservation for increasing resilience to climate change and identification of key parcels that advance this goal. Actions include using the town website, conservation land kiosks, and social media, along with highlighting the work of the Green Advisory Committee, Sustainable Stow and other initiatives.	OSC, CC, PB, GAC	Volunteer Efforts with Staff Support
Identify areas that are at risk for flooding due to increased frequency and intensity of rain events and develop a plan for hazard mitigation. Priority should be given to culverts that may serve as wildlife barriers as identified by UMass Conservation Assessment and Prioritization System including the Sandy Brook culvert under Goshen Lane, a culvert under Taylor Road by Marble Hill, and a culvert under Track Road that leads to the Assabet River.	OSC, CC, PB, HWY	Staff Efforts, Grant Funds
In contemplating taking and disposition of tax title lands, the Board of Selectmen and Treasurer should consult with the Open Space Committee,	BOS, CC, OSC, PB, BOA	Volunteer Efforts, Town Budget/Staff

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 Board.		
Action	Primary Responsibility	Funding
The Conservation Commission should continue to prioritize invasive species management efforts that address Japanese knotweed and other highly invasive plants. Time permitting, the Commission should also provide technical assistance to other Town land-managing departments (e.g. Recreation, Highway) in addressing invasive species issues.	CC	Town Budget/Staff, Volunteer Efforts
Ensure that Conservation and Recreation Department budgets contain sufficient resources to address expanded land management and maintenance responsibilities and expanded facilities-resulting from Stow Acres and other projects.	CC, RC, TA, SB	Town Budget
Ensure the permanence and stewardship of lands under the care and control of homeowner and condominium association. Work with associations to assist them in understanding their land management obligations and, where necessary, transfer lands to more capable conservation land managing entities.	CC, SCT	Volunteer and Staff Efforts, Town Budget
Create an exploratory working group to foster partnerships with indigenous people to help understand the history of conserved lands in Stow.	SCT, CC, private groups	Volunteer and staff efforts.
Long-Term Actions – Years 5 and 6 (2028-2029)		
Continue implementation of the concept plans in the Climate Resilience Master Plan at Stow Acres as the various retained rights periods end, seeking grant and other funds as needed.	RC, CC	Volunteer and Staff Efforts, Town Budget, Grant Funds
Continue to work on any actions not completed.	Various	Various
Update Open Space and Recreation Plan	CC	Town Staff/Budget, Volunteer Efforts

Section 10

Comments from the Public and from Town Boards

As part of the process of producing this Open Space and Recreation Plan, a draft of this Plan was circulated to the relevant Town Boards. Copies of the draft Plan were placed in the Randall Library, and a public forum was held in the spring of 2023 to obtain the opinions of the public. The plan was also distributed electronically via the Town's website and sent to communities surrounding Stow. Written comments and corrections were received from the Stow Select Board, Planning Board, Tree Warden, and several residents, as well as from the Metropolitan Area Planning Commission and Executive Office of Environmental Affairs Division of Conservation Services. Comments have been incorporated into this final Plan and copies of all submitted comment letters and notes from the public hearing can be found in Appendix G.

Section 11

Key Open Space and Recreation Plan References and Resources

A Course of Their Own: A History of African American Golfers, Kennedy, 2000
 Anthony, C. K., History of Stow, C. K. Anthony Publishing Co., Stow MA, 1961
 Boon's Pond Diagnostic/Feasibility Study, DEQE, 1979-80
 Childs, E. B., History of Stow, Stow Historical Publishing Co., 1983
 Crowell, P. R., Stow, Massachusetts, 1683 - 1933, P.R. Crowell, publisher, Stow MA, 1933
 Department of Environmental Protection, 21E Site List
 Executive Office of Environmental Affairs, 2000 Build Out Study
 Executive Office of Environmental Affairs, Massachusetts Climate Change Adaptation Report
 Freedom's Way Landscape Inventory, Stow Reconnaissance Report
 Freedom's Way Mapledale Web Pages
 Hansen, Wallace R., Geology and Mineral Resources of the Hudson and Maynard Quadrangles
 Massachusetts, Geological Survey Bulletin 1038, Prepared in cooperation with the
 Commonwealth of Massachusetts Department of Public Works by the U.S. Department of the
 Interior, 1956.
 Hassanimisco Indian Museum
 Healthy Lake Boon Action Plan, MVP Report, 2022
 History of Middlesex County, Drake, 1880.
 IEP Water Resources Study, Town of Stow, Massachusetts, October 28, 1977
 Leopold, L.B., Hydrology for Urban Land Planning, Guidebook on the Hydrologic Effects of Urban
 Land Use, USGS Circular 54, Washington, DC (1968)
 MassGIS
 Massachusetts Natural Heritage and Endangered Species Program, BioMap Project, Living Waters
 Project, Vernal Pool data, and Rare Species Habitat Information
 Massachusetts Statewide Comprehensive Outdoor Recreation Plan, Executive Office of Energy
 and Environmental Affairs, 2012 Draft.
 MetroFuture Implementation Strategies, Metropolitan Area Planning Council, 2008.
 MAPC Most recent report
 MVP Grant Application, Stow Acres North Course, 2022.
 495 Metrowest Development Concept Plan
 Natural Resource Conservation Service, Soil Series Maps
 Open Space and Recreation Plans from Havard, Boxboro, Bolton, Hudson, Maynard, Acton
 Open Space Planners Workbook, rev. 2008
 Paul Donnelley Presents the Most Amazing Golf Facts from the Last 600 Years, Donnelley, 2010.
 Reconnaissance and Preliminary Report of the Natural Resource Inventory and Evaluation of
 Development Potentials for the Town of Stow, Massachusetts; Natural Resource Technical
 Team of Middlesex County, 1965

Appendices

- A. Open Space and Recreation Plan Survey Results (2022)
- B. ADA Accessibility Inventory and Transition Plan
- C. Town of Stow Open Space Committee -- Open Space Ranking Criteria
- D. Freedom's Way Landscape Inventory, Stow Reconnaissance Report: List of Areas Identified
- E. Commonwealth of Massachusetts, Department of Food and Agriculture – Agricultural Land Mitigation Policy and Executive Order 193 – November 2001
- F. Comments submitted on the Draft Open Space and Recreation Plan
 - 1. Stow Select Board (attached)
 - 2. Stow Planning Board (attached)
 - 3. Metropolitan Area Planning Council (attached)
 - 4. Massachusetts Division of Conservation Services (attached)
 - 5. Public Forum Notes (attached)
 - 6. Additional Text-Specific Comments not attached were received from Bruce Fletcher, Vin Antil, Laurie Burnett and incorporated into the Final Plan
- G. Species of Birds, Mammals, Reptiles, Amphibians, Fish and Insects Found in Stow

8/16/22, 3:05 PM

Stow Open Space and Recreation Plan Survey

Stow Open Space and Recreation Plan Survey

The Town of Stow is just beginning the process of updating its Open Space and Recreation Plan – the planning document that addresses the town's needs for conservation and recreation lands and facilities. The goal of this survey is to receive your feedback on how you use conservation and recreation areas in Town, and how you would like to use these areas in the future. We are also asking Stow residents for their views on possible future uses of the portion of the Stow Acres North Course that the Town has voted to purchase. Please share your suggestions and vision for the future of open space and recreation in Stow!

Responses are due by September 15, 2022.

If you would prefer to fill out a paper copy of this survey, you can pick one up in dedicated boxes at the Randall Library and Council on Aging or in the grey cabinet outside the Town Building front door. You can also mail completed surveys to the Stow Conservation Commission, 380 Great Road, Stow, MA 01775.

For more information, please contact the Stow Conservation Department at 978-897-8615 or the Stow Recreation Department at 978-637-2984 or visit our website at www.stow-ma.gov.

Thank you for your time and interest!

1. *What is your age?*

Mark only one oval.

- ☐ Under 18
- ☐ 18-24
- ☐ 25-34
- ☐ 35-44
- ☐ 45-54
- ☐ 55-64
- ☐ 65-74
- ☐ 75+

2. *How long have you lived in Stow?*

Mark only one oval.

- ☐ Less than 1 year
- ☐ 1-5 years
- ☐ 6-12 years
- ☐ 13-20 years
- ☐ 21+ years
- ☐ I do not live in Stow

8/16/22, 3:05 PM

Stow Open Space and Recreation Plan Survey

3. Which best describes your household?

Mark only one oval.

- ☐ One person household
- ☐ Family without children in the house
- ☐ Family with children in the house
- ☐ Group household
- ☐ Other: _____

4. What are the reasons that protected open space and conservation land in Stow are important to you? (check all that apply)

Check all that apply.

- ☐ Maintains scenic and woodland views
- ☐ Offers places to walk, bike, and enjoy the outdoors
- ☐ Provides habitat for plants and wildlife
- ☐ Helps protect groundwater and surface water
- ☐ Protected farms are a place to buy local produce
- ☐ Maintains rural and small town character of Stow

5. How often do you use Conservation/Recreation land or facilities in Stow?

Mark only one oval.

- ☐ Almost every day
- ☐ Weekly
- ☐ 1-2 times/month on average
- ☐ Once a month on average
- ☐ A few times per year
- ☐ Never

8/16/22, 3:05 PM

Stow Open Space and Recreation Plan Survey

6. How often do you use or visit the following recreation and/or open space areas in Stow?

Mark only one oval per row.

	Frequently	Occasionally	Never
Pine Bluff Fields at Lake Boon	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pine Bluff Town Beach	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Town Center Park (Great Road)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Stow Community Park (Old Bolton Rd)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Memorial Field (Bradley Lane)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pompo Fields (behind Community Center/Fire Station)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Stow Community Gardens (Tuttle Lane)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Stow Town Forest/Gardner Hill (Bradley Lane)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other Town Conservation Land (Marble Hill, Flagg Hill, Heath Hen, Captain Sargent)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Stow Conservation Trust land (Red Acre, Hale/Corzine, Leggett)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lake Boon Boat Ramp	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Assabet River National Wildlife Refuge	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Delaney Wildlife Management Area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Assabet River (canoeing/kayaking)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Private golf courses in Stow	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Private area Health Clubs or Pools	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

8/16/22, 3:05 PM

Stow Open Space and Recreation Plan Survey

Area farms (apple
picking, produce)

☐ ☐ ☐

7. Are there other areas you visit regularly for open space/recreation opportunities outside of Stow? If so, please list them.

8. In which of these activities do you or members of your household participate in Stow or elsewhere? (check all that apply)

Check all that apply.

- ☐ School sponsored recreation activities/team sports
- ☐ Community/League activities (AVLL, youth soccer, etc.)
- ☐ Adult League activities
- ☐ Camp Stow
- ☐ Other Town Recreation Commission sponsored activities and programs
- ☐ Informal Individual or Group Exercise (walking, running, cycling, cross country skiing, snow shoeing)
- ☐ Dog walking on area conservation properties
- ☐ Competitive events (road races, etc.)
- ☐ Hunting/Trapping
- ☐ Use of Parks/Playgrounds/Picnic Areas
- ☐ Recreational boating
- ☐ Private/formal instruction (dance, karate, etc.)
- ☐ Bird watching/wildlife watching/nature study

9. How do you get information about open space and recreation opportunities in Stow? (check all that apply)

Check all that apply.

- ☐ Town website
- ☐ Recreation Department newsletter
- ☐ COA newsletter
- ☐ Stow Conservation Trust website
- ☐ Social media (Facebook, Next Door, Twitter, etc.)
- ☐ Friends/Word of mouth
- ☐ Local newspaper
- ☐ Other websites (All Trails, etc.)
- ☐ I don't – I just explore

8/16/22, 3:05 PM

Stow Open Space and Recreation Plan Survey

10. Below is a list of facilities. Please mark whether you think the current offerings in Stow are sufficient or if you would like to see more of this kind of facility in Town:

Mark only one oval per row.

	Sufficient	Need More	Unsure or Don't Use
Additional formal playing fields – softball, baseball, soccer, field hockey	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Accessible walking trails (wheelchair, stroller friendly)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bike lanes along roadways	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Paved bicycle trails	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Unpaved bicycle/mountain biking trails	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Horseback Riding Trails	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Walking/Hiking Trails	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sidewalks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Picnic Areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Formal Children's Playground Areas – swings, slides, etc.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Informal Children's Nature Play Areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Dog Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Neighborhood "pocket" parks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Teen Center	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Expanded Community Center	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tennis Courts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Basketball Courts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pickleball Courts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Skateboard Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Indoor swimming	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

https://docs.google.com/forms/d/1QlkYx_cGG29a4rPtziY488Ztdq_N5T3nQjMOUA3z6bl/edit

5/8

8/16/22, 3:05 PM

Stow Open Space and Recreation Plan Survey

pool

Spray/Splash Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community Gardens	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ice skating	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Camping Facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Walking/Running Track	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Golf	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Disc/Frisbee golf	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lawn Games – i.e. Bocce, horseshoes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Outdoor performance space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Farmer's Market	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public access to water bodies for fishing, boating, swimming	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

11. How often do you travel to Stow's open spaces and/or recreation facilities by walking or biking (weather permitting)?

Mark only one oval.

- ☐ Every day
☐ Frequently
☐ Occasionally
☐ Never

12. How important is it for you to be able to access Stow's open space and natural areas, trails, and/or recreation destinations by walking or biking?

Mark only one oval.

- ☐ Very important
☐ Moderately important
☐ Not important

8/16/22, 3:05 PM

Stow Open Space and Recreation Plan Survey

13. *The Town is currently in the initial stages of planning for the future use of the 110+ acres of conservation and recreation land that is being acquired at Stow Acres Country Club on Randall Road. Please select the six most important elements that you would like to see in the design of this community facility:*

Check all that apply.

- ☐ New Athletic Fields (soccer, baseball, etc.)
- ☐ Paved and Unpaved Walking/Cycling Paths
- ☐ Re-establishing wildlife habitat and stream corridors, tree planting
- ☐ Playgrounds and other formal play areas
- ☐ Formal playcourts (basketball, pickleball, volleyball)
- ☐ Recreation building with exercise facilities, swimming pool, etc.
- ☐ Off-Leash Dog Play Area/Dog Park
- ☐ Skateboard Park
- ☐ Water Play Areas (e.g. splash park)
- ☐ Adventure Play areas (e.g. climbing wall, ropes course)
- ☐ Picnic Tables and Shelter
- ☐ Disc/frisbee golf
- ☐ Farmer's Market and Community Event Space
- ☐ Canoe/kayak access to Elizabeth Brook
- ☐ Restrooms
- ☐ Other: _____

14. *What kinds of land should the town prioritize for continued open space protection? Please choose up to four.*

Check all that apply.

- ☐ Land for active recreation facilities
- ☐ Land for groundwater protection
- ☐ Land for wildlife habitat
- ☐ Land for trails
- ☐ Land that creates connections to other protected land
- ☐ Land abutting existing conservation areas
- ☐ Land for farming or that is in active agricultural use
- ☐ Land with scenic attributes
- ☐ Land that is important to mitigating the impacts of climate change (e.g. floodplains, river corridors)
- ☐ Land that provides public access to waterbodies
- ☐ Other: _____

15. *What is your favorite public open space or recreation facility in Stow? (please just list one)*

16. *Do you have any suggestions for how this favorite place can be improved? (please just list one)*

8/16/22, 3:05 PM

Stow Open Space and Recreation Plan Survey

17. Please identify one specific place (destination, roadway) you would like to be accessible by walking, but don't feel that you can get there safely (e.g. a school, store, neighborhood, conservation area, street name):

18. Please feel free to expand on any answer, or to comment on something we missed that you feel is important to consider as we update Stow's Open Space and Recreation Plan:

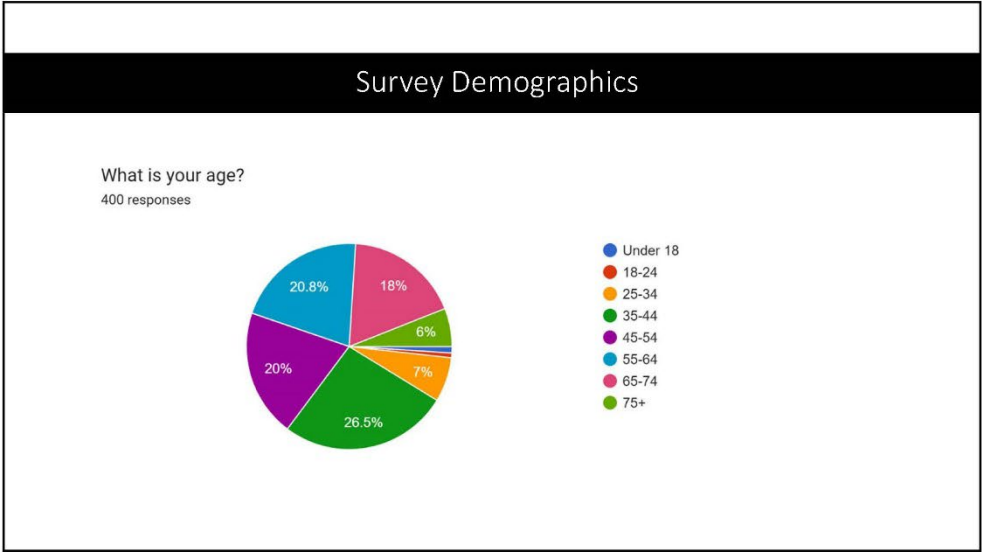
This content is neither created nor endorsed by Google.

Google Forms

2/13/2023

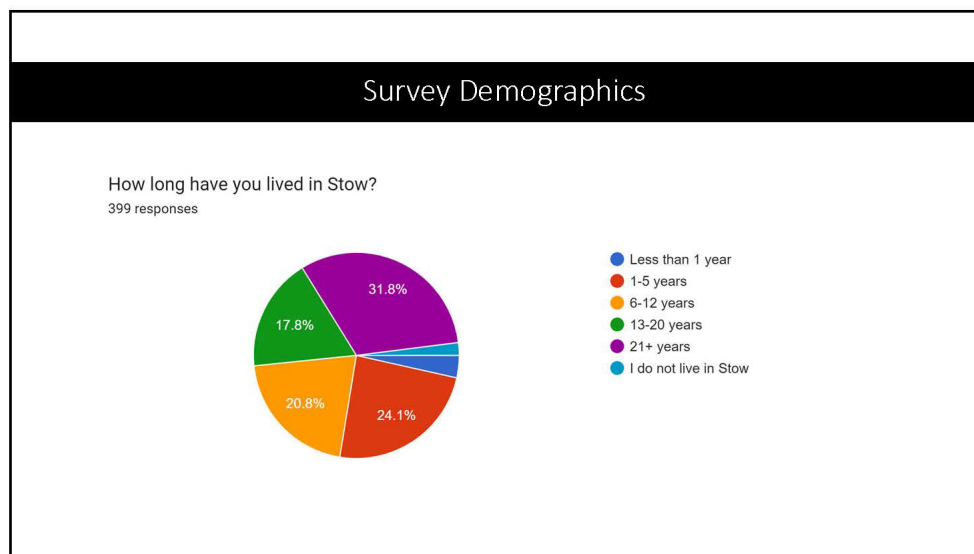


1

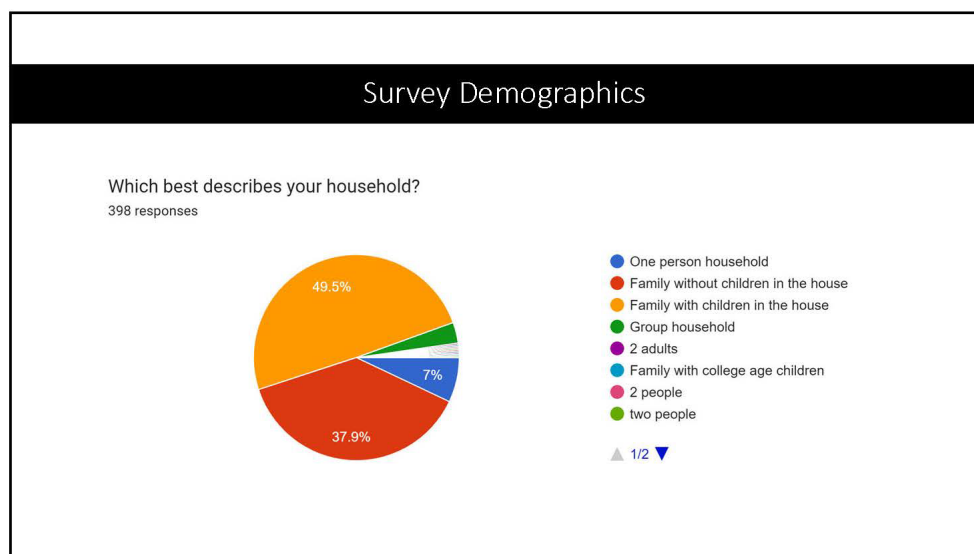


2

2/13/2023

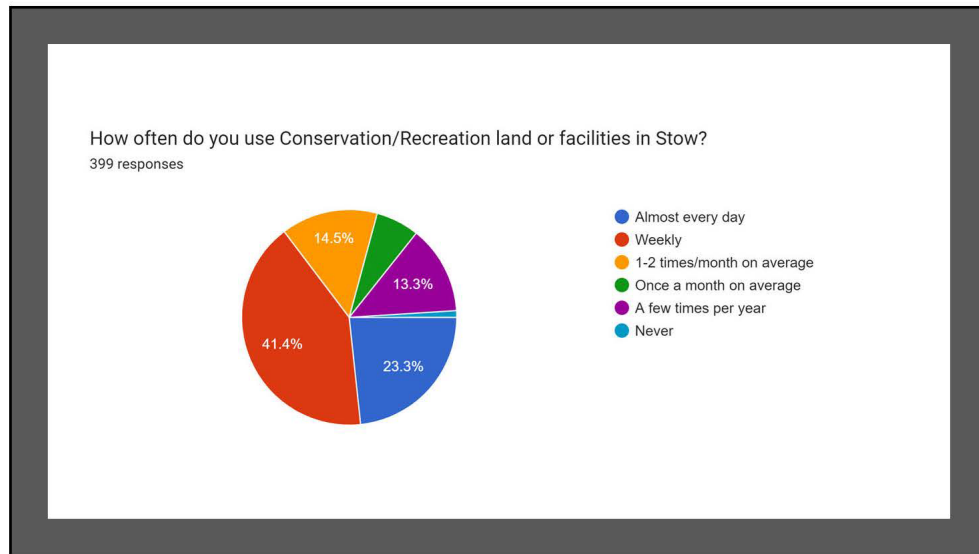


3

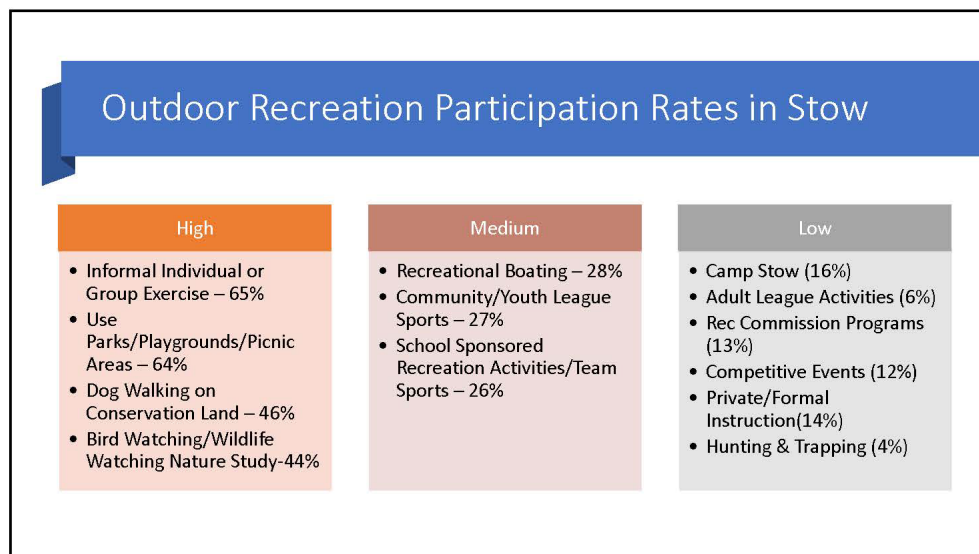


4

2/13/2023

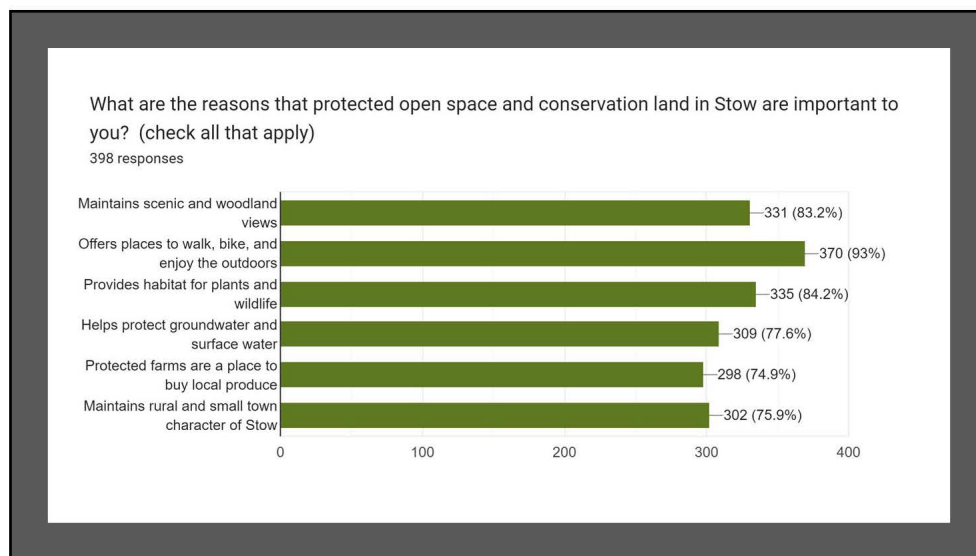


5

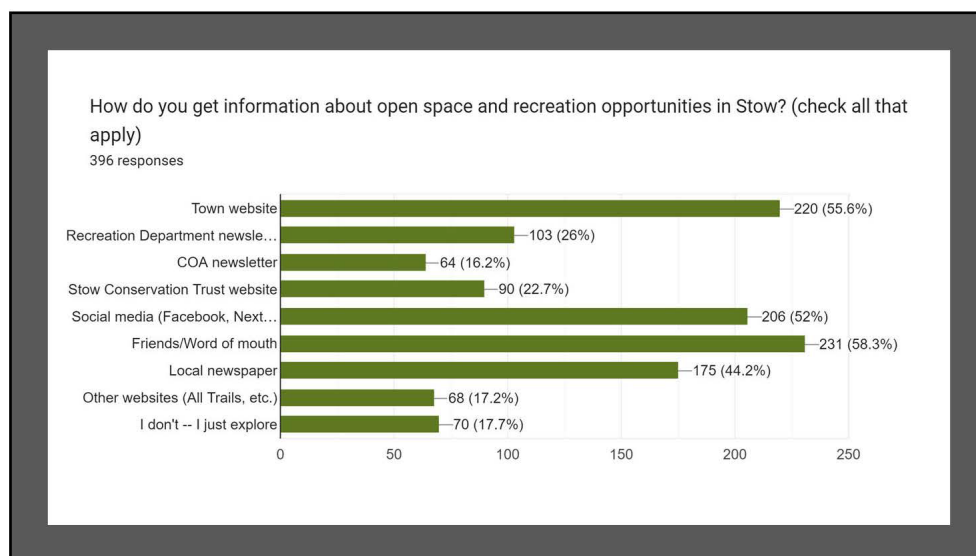


6

2/13/2023

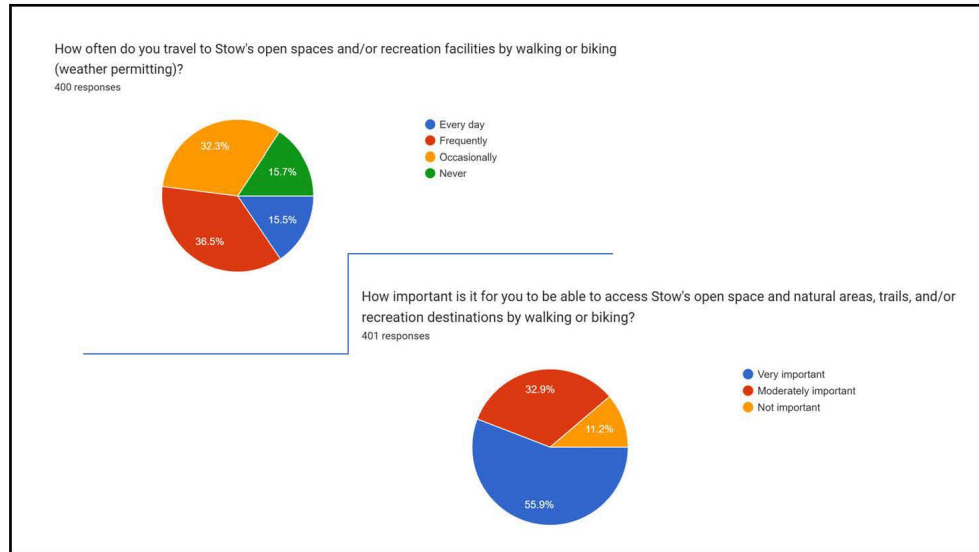


7



8

2/13/2023



9

Most Visited Sites (respondents self-report as "frequent" visitors)

- Area farms and orchards (223)
- Delaney (147)
- Stow Town Forest (108)
- Assabet River NWR (105)
- Other Town Conservation Lands (111)
- Stow Community Park (90)
- Pine Bluff Fields (74)
- Stow Conservation Trust Lands (68)



10

2/13/2023

Least Visited Sites (respondents self-report as “never” visitors)

- Private health clubs or pools (248)
- Lake Boon Boat Ramp (242)
- Stow Community Gardens (229)
- Private golf courses (224)
- Pompo Fields (219)
- Memorial Field (196)
- Assabet River Canoeing



11

Stow Acres Desired Uses

- Paved and Unpaved Walking Trails – 272 (68%)
- Re-establishing Wildlife Habitat and Stream Corridors, Tree Planting – 243 (60.8%)
- Farmers' Market and Community Event Space – 226(56.5%)
- Restrooms – 181 (43.5%)
- Recreation Building with Exercise/Pool Space – 165 (41.3%)
- Picnic Tables and Shelter – 150 (37.5%)
- Canoe/kayak Access to Elizabeth Brook 149 (37.3%)
- Off leash dog play area – 119 (29.8%)
- Playgrounds and other formal play areas – 114 (28.5%)
- Water play areas – 100 (25%)
- Adventure play areas (climbing walls, ropes course, etc.) – 96 (24%)
- Formal Play Courts (basketball, pickleball, volleyball) – 90 (22.5%)
- New Athletic Fields (soccer, baseball, etc.) – 72 (18%)
- Disc/Frisbee Golf – 48 (12%)
- Skateboard Park – 27 (6.8%)



Other Ideas Written In

- Running Track
- Ice Rink
- Golf
- Walking for Seniors, Parents
- Music Performance Area
- Unstructured Nature Play
- Trash Cans
- Elizabeth Brook Fishing
- Cross country skiing/snowshoeing
- Benches
- Horseback Trails
- Arts space
- Outdoor pool
- Gardens

12

2/13/2023

What Kind of Land Should be Prioritized for Future Acquisition?

Land for Wildlife Habitat (60%)

Land for Groundwater Protection (53%)

Land Important to Mitigating the Impacts of Climate Change (49%)

Land for Trails (44%)

Land that Creates Connections to Other Protected Land (41%)

Lower scoring were land for active recreation, land abutting conservation land, ag land, scenic land, land providing access to water

13

Places People Would Like to Walk

- Town Core – Schools, Library and extending outward
- Ericksons
- Four season sidewalk on 117
- Stow Community Park
- Route 62 & Gleasondale
- Red Acre Road to Lower Village
- West Acton Road & Shelburne Farm
- Hudson Road
- Marble Hill to Flagg Hill
- Sudbury Road/Pine Bluff; Honey Pot
- Harvard Road & Delaney
- Bradley Lane
- Whitman Street & Leggett
- Taylor Road
- Boxboro Road

Anywhere! And many say they are fine...

14

2/13/2023

Favorite Conservation and Recreation Areas

Stow Town
Forest

Stow
Community
Park

Delaney WMA

Town Center
Park

Assabet River
NWR

15

Suggestions for Improvement

Stow Town Forest

- None – 40+%
- Trash/Dog Poop Collection
- Trailside benches
- More trails and better trail marking
- Require dogs to be leashed
- Parking lot grading/potholes

Delaney WMA

- None – 35%
- Better trail markings
- Invasive control
- Restrooms, trash cans, picnic tables
- Better leash enforcement vs. more off leash areas
- Control aquatic weeds, pave trails
- More respect for hunting mission/purpose vs. ban hunting

16

2/13/2023

Suggestions for Improvement

Stow Community Park

- None – 35%
- New facilities: pickleball, water play, pool, fields, bathroom, electric charging station
- Allow dogs
- More land to expand walking trail
- Update/expand playground
- Better maintenance

Town Center Park

- None – 56%
- Bird houses, better play equipment
- Restroom
- Paved parking lot and path to gazebo to increase accessibility
- Trash can
- Shade trees by play area
- Tables
- Enforce Dog Prohibition

17

Suggestions for Improvement

Assabet River NWR

- None – 35%
- Better trail access to refuge
- More trails at refuge/open a larger area
- More Canoe Areas
- Ban hunting
- Boardwalk flooded areas

18

Open Space and Recreation Plan Survey Comments

- A dog park would be a great addition.
- A lot of people will probably say more sidewalks. As someone who has lived in Stow almost my whole life, I feel that people knew there were no sidewalks when they moved in and now expect we should put them everywhere. I would hate to see the esthetics of Stow change with sidewalks everywhere.
- A sidewalk on Hudson Road would allow traffic at same speed or slightly slower and kids could walk to stow town park or school.
- A swimming pool would be amazing. Apart from Camp Stow/gymnastics club in summer there is nowhere to go for kids to learn!!
- All the dog walkers who drive to the town forest create way too much traffic on Bradley Lane and the road is terribly maintained.
- Better invasives management, active forest management, concern about increasing taxes
- Beyond the Golf Course development let's focus on maintaining existing parks and facilities
- Boat ramp access to Lake Boon with proper trailer parking should be prioritized by the committee/town for future investments.
- Buildings are not the enemy of open space & recreation. With ING Academy coming, perhaps they would be interested in helping on the cost of the previously mentioned ice rink/curling club with cooperation on access.
- Can Stow Acres Course South/North provide canoe/kayak access to Assabet River and Elizabeth Brook?
- Change isn't always needed
- Climate change is most critical, so protecting existing trees is one of the best things we can do.
- Stow Community Park really needs updated playground equipment appropriate for multiple ages. Everything is too high and there aren't enough swings. The rocks alongside the slide at Town Center Park are a hazard if a kid falls while sliding. It would be amazing if there were sidewalks along Gleasondale Road to access Randall Library, Hale and Center school from that direction. It's a pity to live so close and have no way to safely walk or bike there with children. Bike lanes to Lake Boon would be great as well for the same reason. An outdoor town pool and splash pad would be amazing especially considering how frequently Lake Boon has to close for Algae blooms. It would be great to have a reliable summer swimming spot and not have to go to a private facility in another town just to use a pool.
- Compared to Surrounding Towns, Stow's facilities all look and feel very dated.
- Connect Assabet River Rail trail from Hudson to Maynard thru Stow
- Conservation is wonderful in this town but more importantly we need good water and to get rid of all the empty leasable space in lower village! How is this happening that we would lose 2 Dunkin Donuts. This should be an eye opener that our town is not headed in a direction that even DD wants to be a part of! We need to clean up the old gas station, figure out what is happening with the water situation at our schools and lower village - to me these are more important than more open space.
- Dogs should be allowed in many of our Parks and School grounds.
- Don't touch Track Road.
- Education around our town history and why it's important to protect land.
- Elizabeth Brook has limited water and should be left alone for wildlife habitat purposes.
- Emphasis on preserving rural character (agriculture, scenic views, support for farmers), preserving wildlife corridors and aquifers.
- Enforce rights-of-way through private property (where they exist) when property abuts public land. If there is no right-of-way then provide incentives for property owners to provide such. Case in point, the Melone property abutting the Town Forest. There's a nice trail that I used to walk from King's Cove on the Assabet to

the old Stowaway golf course and White Pond Road, but about ten years ago it was posted with No Trespassing signs.

- Develop, budget, and execute a plan to remove large items of disused machinery from the Town Forest. There are several items on the trail by Elizabeth Brook that are now accumulating graffiti. Also, a bunch of junked cars on the red trail leading to Carver Hill.
- Even a simple walk along the road would be nice but we can't do it without a sidewalk.
- I think that the Town Center Park could be made an excellent walkable/bikeable location for students at Center and Hale School. Having an easily accessible outdoor location for students to utilize after school would give young children more opportunities for outdoor activities. It's proximity to the library also makes it an excellent option for those who enjoy reading outdoors.
- Folks cannot walk along 117 though all of Stow on a sidewalk, especially in the winter months because of unsafe conditions/impassable conditions. We need snow removal at least so people can walk outdoors.
- Fresh air, water and habitat protection are all important, Gleasondale needs more access to outdoor areas.
- Getting safely to the new property should be thoughtfully planned. There are children who will be traveling to this new property to use it, and the roads that lead there are busy, narrow and always have pedestrians. We would like to see sidewalks in this neck of the woods.
- Hudson Road Sidewalk
- I appreciate the focus on this, but honestly, focusing on the downtown areas, IMO, is the single most important thing this Town needs to focus on. If we want to improve our Town, we need to fix the downtown, make a park there, pretty it up. Buying more woods is not critical to my family, we only walk a few days a week in them, but we see and drive through downtown every single day. Any plan for open space should focus primarily on our downtown.
- I believe in keeping as much land virgin as possible. Trails are wonderful, we have a lot. It would be great to allow our native creatures peace without invading their homes with more.
- I believe there is beginning to be deer browse pressure in some areas of our forests. I know this is not easily addressed. However if the opportunity arises to build another enclosure with interpretive signage, where it is easily observed, this will help to inform the public of this increasing ecological challenge.
- I don't know if this pertains to the open space plan but since we've mentioned sidewalks...if we could allocate money to clear at least the 117 sidewalk in winter that would allow many more people to walk to things (community center, school, etc.) and have a safe space to walk/run rather than just at the side of the road. I would vote in favor of a tax increase to make that happen at town meeting if it were proposed (and I think a lot of other families would too).
- I feel very happy and lucky with the time I've lived in Stow. We moved here from Marlborough and while we lived on a main road there, we had plenty of access to sidewalks which made walking safe. I walk my dog multiple times a day and we are expecting our first child soon, I was excited to live on a slower/side street. I think with the speed that cars travel down Edson Street and Randall Road to get to the golf course is dangerous. I find myself driving to a neighborhood in Hudson with sidewalks to walk and I wish we would have sidewalks or speed bumps to make our area feel more safe while walking.
- I feel we have enough open space and need to work with the land we have now
- I like farmer's markets but would not want to hurt Applefield or any of the orchard business
- I live on Edson Street and it's currently used as a cut through for the golf course. People speed going down the street I worry about the new development and more cars. I'm fearful for my child's safety and when walking my dog. It would be nice to add speed bumps or other measures to have people slow down on this road.
- I live on Great Rd., across the street from the Stow Center Park, and there is no safe pedestrian crossing for the park or for the library or the UU Church. Why do we not have a WALK sign at the stoplight in the town center?
- I love all the trails. Keep up the great work!

- I rarely walk in Delaney conservation land because dogs are still running loose, and often poop is not picked up despite the rules, no enforcement seen.
- I think a paved trail/ bike path linking to others surrounding area ones would be great benefit.
- I think an outdoor pool would be amazing to have. Maybe an indoor one would get more use year round, but I think people want to be outside in the summer and I don't know if they would go to an indoor one.
- I think the marriage between stow open space areas and a cohesive plan for more community engagement opportunities (events, farmer's market, etc.) both stay true to Stow's rural beauty while also celebrating small community connections.
- I think you need to look at the surrounding communities and compare and adjust according to the surrounding towns. Example: playgrounds and sidewalks since stow already has the nature and hiking trails, it's time to bring the community together and other families to have a place in an open safe space such as those. And those places should be accessible via walking by sidewalks.
- I would like more of a focus on maintaining what we have and not adding much more except a portion (not all) of Pilot Grove Farm if it ever goes on the auction block. Focus on good maintenance and affordable housing. I think we pay too much in taxes already and we have more than enough protected space >25% of total Stow acreage when one also counts Delaney and Assabet Wildlife Refuge (which could use some serious maintenance work on its allowed bikeways!).
- I would like sidewalks on Old Marlborough & 62, and in the Gleasondale neighborhood so that we could access the future Stow Acres project safely by walking or biking.
- I would like there to be sidewalks on some of the major roads for people to walk on safely without conflicting with cars, bicyclists, or needing to walk in poison ivy.
- I would like to see a school-connected emphasis placed upon preservation of Stow history. An example: we could have created a pocket park on Hiley Brook around the historical marker for the second land grant for Stow. I would love to have the Stow school kids create small pocket areas commemorating Stow's history around town. On the historic marker on Hiley Brook is a section of barbed wire that is one of the oldest examples of barbed wire. The wire has been wrapped around the stone for so long (since mid 1800s) that the stone is eroded. Kids could learn about land grants that were offered in the early days of Stow, as well as learning history of how barbed wire changed our farming techniques and how livestock was managed. We could create these small areas all around Stow, illuminating our history and preserving our bits of the past scattered around town.
- I would like to see more safe walking, biking paths throughout the town. I would also love to see a Community Pool for summer.
- I would love to see additional space for kids, teens and adults who love to be outside. Would be great if we didn't have to leave town for some of the activities!
- I would really love to see an indoor swimming pool, in Stow, although that would be very expensive. Perhaps that could be listed as a future plan to keep it on the table
- I would really love to see the rail trail in Hudson on Wilkins Street connect to the formal Maynard/Acton trail via the road along Crow Island Airfield.
- I'd be happy to volunteer or help with Spindle Hill as a resident of the area. Otherwise please keep up the good work with conservation land! It's a big part of the reason why we moved here.
- Improved sidewalks all around please
- increase efforts to acquire protect larger parcels in private ownership
- Informal, small walk/bike access paths to interconnect 'safe access' (e.g. avoiding Rt 62/117. Expand shoulder width for cycling on Rt 117 by moving edge line closer to center line per existing engineering guidance for a road with that traffic density and speed limit. Make it easier for people to avoid auto use and we will! Consider 'intro to bicycling on roads' led by a League of American Bicyclists certified instructor.

- It is not enough just to provide public amenities. It is essential to enable access to those amenities by modes other than automobile. The lack of bike paths and sidewalks restricts the mobility of children, the elderly, and anyone without immediate access to vehicular transportation. This is not just true for recreation, but also for work opportunities and commerce. I would like my kids to be able to walk/bike to school, the shopping plaza, friend's houses, or work at local orchards or business, but they cannot safely do it. Schedules and opportunities of Stow residents of all ages are limited by the availability of a parent or friend to provide transportation, even to places nearby. This creates barriers to access, limits utilization of town resources, restricts economic opportunity. At the bare minimum, bicycle/walking paths along roadways would benefit not only our residents, but allow residents from neighboring towns to patronize our businesses, farms, and build a thriving and connected community.
- Love the idea of a community center that has a fitness facility, pool and gathering places. We have to leave and visit our neighboring towns for access to a lot of things. Would be nice to have a place to gather, workout and swim.
- Lower Village. No place to meet or congregate, no bike racks, no gazebo, no playground. Shopping Ctr. is a glorified strip mall. Lacks imagination. (see West Acton)
- Make it outdoors as much as possible with limited paving and large structures.
- More and easier access to waterways for kayaks. Similar to the Maynard launch by dam.
- Keep the developers away! Keep it wild and provide habitat for wildlife. End hunting in Stow.
- Kindly do not increase taxes.
- More sidewalks are needed
- More sidewalks and bike paths so we can cut down on cars
- My family has primarily shifted its exercise/outdoor activities (e.g., hiking, Nordic skiing, mountain biking, wildlife watching) to the Assabet Refuge. It's beautiful, not crowded, and free of aggressive dog behaviors. I used to love the Town Forest, however, we've had several scary dog confrontations and have been bitten more than once. We simply don't feel relaxed there anymore. There are a variety of fine places to walk dogs in Stow (like Delaney). I wish the crown jewel of our public park system (Town Forest) were reserved for human beings only.
- Nara Park in Acton would be nice model to aspire to, it is nice mix of activities that creates a 'lively' park that is used heavily.
- Need a balance between open space/wildlife preservation and public access/use
- Need to pickup the trash on a regular basis at Snow Park
- North Course of Stow Acres would be a great place for a Disc Golf course.
- Open space planning is great and important but public water should be piggybacked into any places we plan.
- It's important to work on accessibility throughout town. Sudbury has installed disability friendly playgrounds at all of their schools. I'd like to see something like that for our schools and parks as well. I'd also like to see a few more paved trails. Everyone should be able to have public access to the amazing things Stow has to offer.
- Overall the list of facilities is sufficient. What Stow desperately needs is more businesses, restaurants, shopping areas. It needs the water situation fixed at the Shaws plaza. Businesses are leaving, we need to do something about it!
- Part of the rural character of Stow are its farms, yet the needs of horse people are rarely considered in recreational planning. The ONLY reason I live in Stow is because I can have horses and ride directly onto conservation land. As a household that places little burden on the town (no kids), I would really appreciate more consideration - most of the other horse people in town that I know are in similar situations. We contribute to the town, but our needs are a low priority compared to providing services like play areas. Creating more horse friendly trails and suitable parking to go with them would help maintain Stow's country character while providing a valuable service to a section of Stow's population that is often overlooked.

- Pave Track Road like a rail trail
- Please don't let Masters academy take over the use of stow community park.
- Please keep in mind, when building low income housing, let's focus on the elderly rather than families. The elderly cannot move out of their homes as there is no place affordable to go. Single level designs would be very helpful!
- Please keep Stow green. We need more of this space.
- Please locate any new projects near affordable housing.
- Please minimize paving in any of your plans
- Please push back against people who want to develop Stow as a place to serve their recreational needs while destroying the rural character of the town. Once this happens Stow will no longer be the unique rural town they were drawn to in the first place. Hopkinton gave in to development pressure and see what happened there. Rural character is quickly disappearing.
- Please work with the Masters Academy to keep publicly-accessible walking trails around the former Bose property
- Red Acre Road needs a walking/running/biking trail along it, a stop sign at the limited-visibility Tuttle Road intersection, restrictions on the passage of large trucks, more aggressive tree maintenance, a decreased speed limit along the straightaway in front of Red Acre Farm, and overall better speed limit enforcement. So many cyclists use the roadway. So many great trails are located off of Red Acre, but accessing them is not easy or safe - for walkers/runners, cyclists, or drivers. So many people come to walk babies and dogs on our road, Farm Road, because it is safe and quiet, but making the loop requires going on Red Acre Road, which is downright treacherous. Creating safe passage here will also help Stow residents access the South Acton train station and the Bruce Freeman Rail Trail.
- Repair/replace/build sidewalks along 117, they are badly in need of repair, widening, and leveling.
- Research supposed need for playing fields. Not real. I had 4 kids in sports. No issues. Individual parents/sports like to say their sports are threatened. Not True! Please consider XC ski trails in open space:/fields (Stow Acres) rather than woods. Less chance of tree debris on trails (if it actually snows)
- Stow needs to expand/complete rail trail and also provide public municipal water to the town to further expand growth of local restaurants.
- Stow needs to fully utilize and maximize the use of all the land we have purchased in the last 40 years, we do not need to purchase any more land! Water for the business district and more businesses needed more urgently
- Stow's abundant conservation areas are why I live here!
- Stow's sidewalk/walkability situation is fairly dire. The sidewalks that do exist are not maintained, not cleared of snow, and have numerous signals and poles in the middle, making stroller use difficult. Beyond that, there are many roads that would benefit from sidewalks, or at least a widened, protected area to walk or bike (South Acton Road comes to mind). Connecting open space to walkable areas would be beneficial.
- Sudbury road has room for a paved footpath almost all the way from the beach to the state forest parking lot.
- Taking accessibility into consideration is critical when looking ahead to creating new spaces! Especially playgrounds, picnic areas, and some trails. Accessibility for wheelchairs, assistive walking devices, strollers, etc should all be not just taken into consideration, but prioritized.
- Taylor Road and Harvard Road need safe sidewalks
- Thank you for asking our preferences. Open community space that's outside in nature is precious.
- Thank you for putting out this survey and protecting our open space and recreation. My overall feeling is Stow has enough Open Space. We need to focus on bringing businesses to town in the Lower Village. All hands on deck - everyone should support businesses going in there (including a Starbucks) so the town can survive. I'm tired of paying so much in residential taxes to support farms and open space.

- Thank you for taking input from the town!
- Thanks for all that you're doing to protect this beautiful town!
- The shed on West Acton Rd could be better developed with a needed water crossing to Capt Sargent, and better trailhead info. This is a very central spot for several great areas. People just don't know.
- We desperately need sidewalks in town so kids can safely get to the parks, schools etc. There are no dog friendly parks in town!
- We don't need any more ball fields or paved play areas. Keep our natural land natural! Also don't urbanize Stow with sidewalks or cycle lanes
- We don't need any more conservation land, use what we have and introduce business opportunities to bring revenue to Stow.
- We don't need more green space. We need quality businesses.
- We need a better playground (bigger, more playscapes, no wood chips) and more safe walking roads.
- We need a moratorium on spending. My taxes increased 34% in 2 years. Nothing else on the planet has increased 34 % in 2 years. This out of control spending will drive people out of town, especially seniors.
- We need sidewalks please!
- We need sidewalks
- We need sidewalks, paved roads and to connect bike trail to surrounding towns
- We need to make walking around town safer
- We need to start investing in the children of Stow. Families want new and updated playgrounds. Spray parks, activities for children.
- We want a Starbucks Drive-thru!
- We will never make Stow completely walking/biking accessible. And we cannot keep doing 1+ acre lots for private homes (we will have group areas). So whatever we have for "open space" where we can gather to take our breaks will require some reasonable parking and drive flow so we can manage access for all to enjoy.
- We're lucky to have so much well-tended open space. We all need to work to keep the balance of housing/business and natural habitat in favor of natural habitat. Thank you for doing this survey.
- What brought people through the pandemic was access to the outdoors AND access to art (books, movies, etc) - it would be wonderful if our conservation space could compliment our outdoor space with indoor capabilities for year-round enjoyment.
- When we moved to Stow, we were excited about the beauty and nature/outdoors access and experiences. But, Stow seems very stuck and unable to move forward - I am still shocked that there are literally no sidewalks. And that we have dangerous water - in home wells, schools, and the shopping center - because the town won't take action against PFAS, or regulate the fire academy, or consider town water via neighboring towns. I want to love Stow, but it doesn't seem like Stow has much of a future or plan.
- We need a gym with a pool, exercise areas, perhaps courts for racquetball or squash, etc.. There needs to be somewhere to do to (e.g. coffee shop, etc.)
- The town needs to put a greater emphasis on activities for the over 40 and 70 crowd.
- The town's open spaces are fabulous. I would hope that future plans would include proper maintenance of all areas. I hope to be able to return to my daily use of the forest again.
- There are too many spaces in town that are unfriendly towards unleashed dogs. I almost never walk trails in my own town anymore because the town and the Conservation Trust has created a hostile environment for dog owners. Those of us who have sport breed and gun dogs need for them to be off leash to run and

expend their energy. Stow styles itself as a rural town. We shouldn't required leashed dogs if we are "rural."

- This is all great and recreation and conservation are important. But I'm more concerned about attracting and retaining businesses in Stow and think our community needs to address the water issues the plaza on Great Rd has been suffering from. Losing Emmas and Dunks has been a blow, and it's critical that we turn this around. More investment is needed in the redesign of this plaza, and I'd love to see broadly a little less conservation and a little more development.
- This town is out of control buying land for no reason. There's plenty of open space. Stop spending taxpayer money I worked very hard for my money and you people just take it away.
- Unless you're in a neighborhood this town is not very family friendly. Please develop something for the kids.
- We desperately need sidewalks in town so kids can safely get to the parks, schools etc. there are no dog friendly parks in town!
- Whitman St provides access to conservation land Honey Pot and Assabet River, but it's a nightmare to walk/bike on. Parts of the road are very narrow and there are numerous blind spots and it sees a good amount of vehicle traffic.
- Widen the trails, please. Too often we're faced with poison ivy exposure. Also trails are needed for people with disabilities.
- Would be nice to connect with the neighboring town bike paths.
- Would like a bike path connection in Stow to neighboring towns that is safely accessible via sidewalks or bike lanes.
- Would like s sidewalk on Boxboro Road. Not a perfect straight one but one that flows with the road.
- Would like to see more paved biking trails. An easy one is to finish the Assabet River Rail Trail through Stow!
- Wildlife (plants and animals) are supremely threatened by Climate Change. Functionally connecting protected open spaces is a powerful/impactful strategy to facilitate necessary wildlife movement in response to Climate Change to increase chances of future survival. In many instances, those connections can also accommodate low impact trail access between existing protected open spaces by people.
- The Town needs to make Lower Village (i.e., existing commercial spaces in town) an economic engine for paying for these spaces. Stow can't just keep upping residential taxes to pay for these. I LOVE open space and fully support but there's a limit to what we can do as residents. Business revenue has to be part of the plan.
- There needs to be stricter enforcement of dog leash laws, especially as we are create new open space at Stow Acres. Inconsiderate dog owners have made some public spaces essentially unusable for anyone who doesn't want to encounter unleashed dogs (e.g., Town Forest).

Appendix B – Americans with Disabilities Act – Accessibility Self-Assessment

Introduction

The Stow Recreation Commission and Conservation Commission seek to accommodate people with disabilities, both physically and programmatically. In addition, we recognize that an increasing percentage of Stow residents are seniors who are likely to need appropriate access to open space and recreation areas, including trails with gentle grades and wider surfaces. This need was documented by the survey that was completed as part of this Open Space and Recreation Plan. The Section 504 (of the Americans with Disabilities Act (ADA)) Self-Evaluation of Stow's park, recreation and conservation lands carried out by professional staff from the Conservation Dept and Recreation Dept. indicate that relatively few accommodations exist to provide full access to these areas for people with disabilities, although significant improvements have been made since the last Stow Open Space and Recreation Plan in 2016. All facilities were inventoried using the facility inventory form found in Appendix G of the Open Space and Recreation Planners Workbook. A disabled resident provided assistance with the evaluation of the feasibility of enhancing trail access at Stow Town Forest/Gardner Hill, one of our largest properties and the Council on Aging Director was also involved in the review. Full evaluation forms are included below for major Recreation Properties and summaries are provided for Conservation Properties with limited facilities. The evaluation results are shown below along with a transition plan for corrective action, if any.

Since 2016, the Town, through its Recreation Commission, has retrofitted the Pine Bluffs/Town Beach facility to expand accessibility, including creating a viewing platform at Town Beach and upgraded bathrooms. In addition, Town Center Park was created and opened in 2019 with an accessible parking lot and fully accessible ADA path down to Minister's Pond in a collaborative effort between the Recreation Department and the Conservation Department. In 2023, the Town Conservation Department used ARPA funds to create adaptive raised bed garden plots at the Town's Community Gardens at Captain Sargent Conservation Area. These garden plots are designed to be used by those with standing or other mobility issues – allowing gardeners to work from chairs and with a dedicated raised water supply pump and compost area. Together these three projects have significantly increased accessibility but we know that continued efforts are needed.

Some of the sites that offer potential for expanded accessibility include:

- the newly acquired Stow Acres North Course property – which offers opportunities for not just easier physical access but the design of facilities to accommodate a wide variety of disabilities, as well as provide interpretative materials in other languages.
- the Town Forest/Memorial Field Complex.
- the state-owned Delaney Complex also offers a great potential to provide universal access to the popular site. Relatively modest changes to the parking area and initial access to the walking paths could open the facility for use by many visitors with enhanced accessibility needs.

Delaney Complex, as well as the Sudbury Road Bridge, also offer potential water accessibility opportunities, something that is currently not available in Stow.

Evaluation Results

Section 504: Administrative Requirements

- The Town ADA Coordinator is Frank Ramsbottom, Building Commissioner as appointed by the Town Administrator. His appointment letter is included at the end of this Appendix.
- The ADA Grievance Procedure and Public Notice documents are attached to the end of this Appendix and posted on the Town of Stow website here: <https://www.stow-ma.gov/town-administrator/pages/americans-disabilities-act-requirements>.
- Stow Town jobs are always advertised without discrimination as to age, sex, marital status, race, color, creed, national origin, handicap, veteran status, or political affiliation. All job ads are made available on the town website here: <https://www.stow-ma.gov/human-resources/pages/current-employment-opportunities>

Program Accessibility - Facility Inventories & Transition Plans

Facility name	Pompositticut Community Center
Owner/Manager	Town of Stow (COA and Recreation Dept and Fire Dept)
Location	509 Great Road
Acreage	
Activity	Offices, Meeting Rooms, Event Space
Site Amenities	Parking lot, Picnic Table

Facility Inventory		LOCATION: <i>Pompo Community Center</i>
ACTIVITY	EQUIPMENT	NOTES
Picnic Facilities	Tables & Benches	Located adjacent to accessible paths
		Access to Open Spaces
	Grills	Back and Arm Rests
		Adequate number
	Trash Cans	Height of Cooking Surface
Trails	Picnic Shelters	Located adjacent to accessible paths
		Located adjacent to accessible paths
	Trails	Located near accessible water fountains, trash can, restroom, parking, etc.
		Surface material
		Dimensions
Swimming Facilities	Pools	Rails
		Signage (for visually impaired)
	Beaches	Entrance
		Location from accessible parking
		Safety features i.e. warning for visually impaired
Play Areas (tot lots)	All Play Equipment i.e. swings, slides	Location from accessible path into water
		Handrails
	Access Routes	Location from accessible parking
		Shade provided
		Same experience provided to all
Game Areas: *ballfield *basketball *tennis	Access Routes	Located adjacent to accessible paths
		Enough space between equipment for wheelchair
	Equipment	Located adjacent to accessible paths
		Berm cuts onto courts
		Height
Boat Docks	Access Routes	Dimensions
		Spectator Seating
	Equipment	Located adjacent to accessible paths
		Handrails
		Located adjacent to accessible paths
Fishing Facilities	Access Routes	Handrails
		Arm Rests
	Equipment	Bait Shelves
		Handrails
		Fish Cleaning Tables
Programming	Are special programs at your facilities accessible?	Learn-to-Swim
		Guided Hikes
		Interpretive Programs
Services and Technical Assistance	Information available in alternative formats i.e. for visually impaired	
	Process to request interpretive services (i.e. sign language interpreter) for meetings	

LOCATION

SWIMMING POOLS – accessibility can be via ramp, lifting device, or transfer area			
Specification	Yes	No	Comments/Transition Notes
Ramp at least 34" wide with a non-slip surface extending into the shallow end, slope not exceeding 1:6 with handrails on both sides			NA ↓
Lifting device			
Transfer area 18" above the path of travel and a minimum of 18" wide			
Unobstructed path of travel not less than 48" wide around pool			
Non-slip surface			

LOCATION

SHOWER ROOMS - Showers must accommodate both wheel-in and transfer use			
Specification	Yes	No	Comments/Transition Notes
Stalls 36" by 60" minimum, with a 36" door opening	X		
Floors are pitched to drain the stall at the corner farthest from entrance	X		
Floors are non-slip surface	X		
Controls operate by a single lever with a pressure balance mixing valve	X		
Controls are located on the center wall adjacent to the hinged seat	X		
Shower heads attached to a flexible metal hose	X		
Shower heads attached to wall mounting adjustable from 42" to 72" above the floor	X		
Seat is hinged and padded and at least 16" deep, folds upward, securely attached to side wall, height is 18" to the top of the seat, and at least 24" long	X		
Soap trays without handhold features unless they can support 250 pounds	X		
2 grab bars are provided, one 30" and one 48" long, or one continuous L shaped bar	X		
Grab bars are placed horizontally at 36" above the floor line	X		

LOCATION

PICNICKING			
Specification	Yes	No	Comments/Transition Notes
A minimum of 5% of the total tables must be accessible with clear space under the table top not less than 30" wide and 19" deep per seating space and not less than 27" clear from the ground to the underside of the table. An additional 29" clear space (totaling 48") must extend beyond the 19" clear space under the table to provide access	X		one outdoor table
For tables without toe clearance, the knee space under the table must be at least 28" high, 30" wide and 24" deep.	X		
Top of table no higher than 32" above ground	X		
Surface of the clear ground space under and around the table must be stable, firm and slip-resistant, and evenly graded with a maximum slope of 2% in all directions	X		
Accessible tables, grills and fire rings must have clear ground space of at least 36" around the perimeter	X		

LOCATION**FLOORS, DRINKING FOUNTAINS, TELEPHONES**

Specification	Yes	No	Comments/Transition Notes
Floors			
Non-slip surface	X		
Carpeting is high-density, low pile, non-absorbent, stretched taut, securely anchored	X		
Corridor width minimum is 3 ft	X		
Objects (signs, ceiling lights, fixtures) can only protrude 4" into the path of travel from a height of 27" to 80" above the floor	X		
Drinking Fountains			
Spouts no higher than 36" from floor to outlet	X		NK
Hand operated push button or level controls	X		
Spouts located near front with stream of water as parallel to front as possible			
If recessed, recess a minimum 30" width, and no deeper than depth of fountain			
If no clear knee space underneath, clear floor space 30" x 48" to allow parallel approach			✓
Telephones			
Highest operating part a maximum 54" above the floor	X		
Access within 12" of phone, 30" high by 30" wide	X		
Adjustable volume control on headset so identified	X		
SIGNS, SIGNALS, AND SWITCHES			
Specification	Yes	No	Comments/Transition Notes
Switches, Controls and Signs			
Switches and controls for light, heat, ventilation, windows, fire alarms, thermostats, etc, must be a minimum of 36" and a maximum of 48" above the floor for a forward reach, a maximum of 54" for a side reach	X		
Electrical outlets centered no lower than 18" above the floor	X		
Warning signals must be visual as well as audible		X	
Signs			
Mounting height must be 60" to centerline of the sign	X		
Within 18" of door jamb or recessed	X		
Letters and numbers at least 1/4" high	X		
Letters and numbers raised .03"	X		
Letters and numbers contrast with the background color	X		

NOTES

LOCATION**STAIRS and DOORS**

Specification	Yes	No	Comments/Transition Notes
Stairs			
No open risers			NA ↓
Nosings not projecting			
Treads no less than 11" wide			
Handrails on both sides			
Handrails 34"-38" above tread			
Handrail extends a minimum of 1 ft beyond top and bottom riser (if no safety hazard and space permits)			
Handgrip oval or round			
Handgrip has a smooth surface			
Handgrip diameter between 1 1/4" and 1 1/2"			↓
1 1/2" clearance between wall and handrail			
Doors			
Minimum 32" clear opening	X		
At least 18" clear floor space on pull side of door	X		
Closing speed minimum 3 seconds to within 3" of the latch	X		
Maximum pressure 5 pounds interior doors	X		
Threshold maximum 1/2" high, beveled on both sides	X		
Hardware operable with a closed fist (no conventional door knobs or thumb latch devices)	X		
Hardware minimum 36", maximum 48" above the floor	X		
Clear, level floor space extends out 5 ft from both sides of the door	X		
Door adjacent to revolving door is accessible and unlocked		X	NA
Doors opening into hazardous area have hardware that is knurled or roughened		X	

NOTES

LOCATION**RESTROOMS – also see Doors and Vestibules**

Specification	Yes	No	Comments/Transition Notes
5 ft turning space measured 12" from the floor	X		
At least one Sink:			
Clear floor space of 30" by 48" to allow a forward approach	X		
Mounted without pedestal or legs, height 34" to top of rim	X		
Extends at least 22" from the wall	X		
Open knee space a minimum 19" deep, 30" width, and 27" high	X		
Cover exposed pipes with insulation	X		
Faucets operable with closed fist (lever or spring activated handle)	X		
At least one Stall:			
Accessible to person using wheelchair at 60" wide by 72" deep	X		
Stall door is 36" wide	X		
Stall door swings out	X		
Stall door is self closing	X		
Stall door has a pull latch	X		
Lock on stall door is operable with a closed fist, and 32" above the floor	X		
Coat hook is 54" high	X		
Toilet			
18" from center to nearest side wall	X		
42" minimum clear space from center to farthest wall or fixture	X		
Top of seat 17"-19" above the floor	X		
Grab Bars			
On back and side wall closest to toilet	X		
1 1/4" diameter	X		
1 1/2" clearance to wall	X		
Located 30" above and parallel to the floor	X		
Acid-etched or roughened surface	X		
42" long	X		
Fixtures			
Toilet paper dispenser is 24" above floor	X		
One mirror set a maximum 38" to bottom (if tilted, 42")	X		
Dispensers (towel, soap, etc) at least one of each a maximum 42" above the floor	X		

NOTES

LOCATION

SITE ACCESS, PATH OF TRAVEL, ENTRANCES			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
Site Access			
Accessible path of travel from passenger disembarking area and parking area to accessible entrance	X		
Disembarking area at accessible entrance	X		
Surface evenly paved or hard-packed	X		
No ponding of water	X		
Path of Travel			
Path does not require the use of stairs	X		
Path is stable, firm and slip resistant	X		
3 ft wide minimum	X		
Slope maximum 1:20 (5%) and maximum cross pitch is 2% (1:50).	X		
Continuous common surface, no changes in level greater than 1/2 inch	X		
Any objects protruding onto the pathway must be detected by a person with a visual disability using a cane	X		
Objects protruding more than 4" from the wall must be within 27" of the ground, or higher than 80"	X		
Curb on the pathway must have curb cuts at drives, parking and drop-offs	X		
Entrances			
Primary public entrances accessible to person using wheelchair, must be signed, gotten to independently, and not be the service entrance	X		
Level space extending 5 ft. from the door, interior and exterior of entrance doors	X		
Minimum 32" clear width opening (i.e. 36" door with standard hinge)	X		
At least 18" clear floor area on latch, pull side of door	X		
Door handle no higher than 48" and operable with a closed fist	X		
Vestibule is 4 ft plus the width of the door swinging into the space	X		
Entrance(s) on a level that makes elevators accessible	X		NA
Door mats less than 1/2" thick are securely fastened	X		
Door mats more than 1/2" thick are recessed	X		
Grates in path of travel have openings of 1/2" maximum			NA
Signs at non-accessible entrance(s) indicate direction to accessible entrance			NA
Emergency egress — alarms with flashing lights and audible signals, sufficiently lighted	X		

NOTES

LOCATION**PARKING**

Total Spaces	Required Accessible Spaces
Up to 25	1 space
26-50	2 spaces
51-75	3 spaces
76-100	4 spaces
101-150	5 spaces
151-200	6 spaces
201-300	7 spaces
301-400	8 spaces
401-500	9 spaces

Specification for Accessible Spaces	Yes	No	Comments/Transition Notes
Accessible space located closest to accessible entrance	X		
Where spaces cannot be located within 200 ft of accessible entrance, drop-off area is provided within 100 ft.	X		
Minimum width of 13 ft includes 8 ft space plus 5 ft access aisle	X		
Van space – minimum of 1 van space for every accessible space, 8 ft wide plus 8 ft aisle. Alternative is to make all accessible spaces 11 ft wide with 5 ft aisle.	X		
Sign with international symbol of accessibility at each space or pair of spaces	X		
Sign minimum 5 ft, maximum 8 ft to top of sign	X		
Surface evenly paved or hard-packed (no cracks)	X		
Surface slope less than 1:20, 5%	X		
Curbside to pathway from parking lot at each space or pair of spaces, if sidewalk (curb) is present	X		
Curbside is a minimum width of 3 ft, excluding sloped sides, has sloped sides, all slopes not to exceed 1:12, and textured or painted yellow	X		

RAMPS

Specification	Yes	No	Comments/Transition Notes
Slope Maximum 1:12			NA
Minimum width 4 ft between handrails			
Handrails on both sides if ramp is longer than 6 ft			
Handrails at 34" and 19" from ramp surface			
Handrails extend 12" beyond top and bottom			
Handgrip oval or round			
Handgrip smooth surface			
Handgrip diameter between 1 1/4" and 2"			
Clearance of 1 1/2" between wall and wall rail			
Non-slip surface			
Level platforms (4ft x 4 ft) at every 30 ft, at top, at bottom, at change of direction			

Facility name	Stow Community Park
Owner/Manager	Recreation Dept
Location	Old Bolton Road
Acreage	8-9
Activity	Walking, ice skating, field sports, basketball, tennis, accessible swings
Site Amenities	Parking lot, exercise station trail, picnic pavilion, recreational fields and courts

Facility Inventory **LOCATION:** *Stow Community Park*

ACTIVITY	EQUIPMENT	NOTES
<u>Picnic Facilities</u>	Tables & Benches	Located adjacent to accessible paths
		Access to Open Spaces
	Grills	Back and Arm Rests
	Trash Cans	Adequate number
	Picnic Shelters	Height of Cooking Surface
<u>Trails</u>		Located adjacent to accessible paths
		Located adjacent to accessible paths
		Located adjacent to accessible paths
		Located adjacent to accessible paths
		Located near accessible water fountains, trash can, restroom, parking, etc.
Swimming Facilities	Pools	Surface material
		Dimensions
	Beaches	Rails
		Signage (for visually impaired)
		Entrance
<u>Play Areas (tot lots)</u>	All Play Equipment i.e. swings, slides	Location from accessible parking
		Safety features i.e. warning for visually impaired
	Access Routes	Location from accessible path into water
<u>Game Areas:</u> *ballfield *basketball *tennis	Access Routes	Handrails
		Location from accessible parking
	Equipment	Shade provided
		Same experience provided to all
		Access Routes
Boat Docks	Access Routes	Enough space between equipment for wheelchair
		Located adjacent to accessible paths
Fishing Facilities	Access Routes	Berm cuts onto courts
		Height
	Equipment	Dimensions
		Spectator Seating
		Located adjacent to accessible paths
<u>Programming</u>	Are special programs at your facilities accessible?	Handrails
		Arm Rests
		Bait Shelves
		Handrails
		Fish Cleaning Tables
<u>Services and Technical Assistance</u>	Information available in alternative formats i.e. for visually impaired	Learn-to-Swim
		Guided Hikes
		Interpretive Programs
		Process to request interpretive services (i.e. sign language interpreter) for meetings

LOCATION**SWIMMING POOLS – accessibility can be via ramp, lifting device, or transfer area**

Specification	Yes	No	Comments/Transition Notes
Ramp at least 34" wide with a non-slip surface extending into the shallow end, slope not exceeding 1:6 with handrails on both sides			NA ↓
Lifting device			
Transfer area 18" above the path of travel and a minimum of 18" wide			
Unobstructed path of travel not less than 48" wide around pool			
Non-slip surface			

LOCATION**SHOWER ROOMS - Showers must accommodate both wheel-in and transfer use**

Specification	Yes	No	Comments/Transition Notes
Stalls 36" by 60" minimum, with a 36" door opening			NA ↓
Floors are pitched to drain the stall at the corner farthest from entrance			
Floors are non-slip surface			
Controls operate by a single lever with a pressure balance mixing valve			
Controls are located on the center wall adjacent to the hinged seat			
Shower heads attached to a flexible metal hose			
Shower heads attached to wall mounting adjustable from 42" to 72" above the floor			
Seat is hinged and padded and at least 16" deep, folds upward, securely attached to side wall, height is 18" to the top of the seat, and at least 24" long			
Soap trays without handhold features unless they can support 250 pounds			
2 grab bars are provided, one 30" and one 48" long, or one continuous L shaped bar			
Grab bars are placed horizontally at 36" above the floor line			

LOCATION**PICNICKING**

Specification	Yes	No	Comments/Transition Notes
A minimum of 5% of the total tables must be accessible with clear space under the table top not less than 30" wide and 19" deep per seating space and not less than 27" clear from the ground to the underside of the table. An additional 29" clear space (totaling 48") must extend beyond the 19" clear space under the table to provide access	X		
For tables without toe clearance, the knee space under the table must be at least 28" high, 30" wide and 24" deep.	X		
Top of table no higher than 32" above ground	X		
Surface of the clear ground space under and around the table must be stable, firm and slip-resistant, and evenly graded with a maximum slope of 2% in all directions	X		
Accessible tables, grills and fire rings must have clear ground space of at least 36" around the perimeter			NA

LOCATION**FLOORS, DRINKING FOUNTAINS, TELEPHONES**

Specification	Yes	No	Comments/Transition Notes
Floors			NA
Non-slip surface			↓
Carpeting is high-density, low pile, non-absorbent, stretched taut, securely anchored			
Corridor width minimum is 3 ft			
Objects (signs, ceiling lights, fixtures) can only protrude 4" into the path of travel from a height of 27" to 80" above the floor			✓
Drinking Fountains			NA
Spouts no higher than 36" from floor to outlet			↓
Hand operated push button or level controls			
Spouts located near front with stream of water as parallel to front as possible			
If recessed, recess a minimum 30" width, and no deeper than depth of fountain			
If no clear knee space underneath, clear floor space 30" x 48" to allow parallel approach			✓
Telephones			NA
Highest operating part a maximum 54" above the floor			↓
Access within 12" of phone, 30" high by 30" wide			
Adjustable volume control on headset so identified			
SIGNS, SIGNALS, AND SWITCHES			
Switches, Controls and Signs			NA
Switches and controls for light, heat, ventilation, windows, fire alarms, thermostats, etc, must be a minimum of 36" and a maximum of 48" above the floor for a forward reach, a maximum of 54" for a side reach			↓
Electrical outlets centered no lower than 18" above the floor			
Warning signals must be visual as well as audible			
Signs			
Mounting height must be 60" to centerline of the sign			↓
Within 18" of door jamb or recessed			
Letters and numbers at least 1 1/4" high			
Letters and numbers raised .03"			
Letters and numbers contrast with the background color			✓

NOTES

LOCATION**STAIRS and DOORS**

STAIRS and DOORS			
Specification	Yes	No	Comments/Transition Notes
Stairs			
No open risers			NA ↓
Nosings not projecting			
Treads no less than 11" wide			
Handrails on both sides			
Handrails 34"-38" above tread			
Handrail extends a minimum of 1 ft beyond top and bottom riser (if no safety hazard and space permits)			
Handgrip oval or round			
Handgrip has a smooth surface			
Handgrip diameter between 1¼" and 1½"			✓
1½" clearance between wall and handrail			
Doors			
Minimum 32" clear opening			NA ↓
At least 18" clear floor space on pull side of door			
Closing speed minimum 3 seconds to within 3" of the latch			
Maximum pressure 5 pounds interior doors			
Threshold maximum ½" high, beveled on both sides			
Hardware operable with a closed fist (no conventional door knobs or thumb latch devices)			
Hardware minimum 36", maximum 48" above the floor			
Clear, level floor space extends out 5 ft from both sides of the door			
Door adjacent to revolving door is accessible and unlocked			
Doors opening into hazardous area have hardware that is knurled or roughened			✓

NOTES

LOCATION**RESTROOMS – also see Doors and Vestibules**

Specification	Yes	No	Comments/Transition Notes	
5 ft turning space measured 12" from the floor				
At least one Sink:				
Clear floor space of 30" by 48" to allow a forward approach			NA	
Mounted without pedestal or legs, height 34" to top of rim				
Extends at least 22" from the wall				
Open knee space a minimum 19" deep, 30" width, and 27" high				
Cover exposed pipes with insulation				
Faucets operable with closed fist (lever or spring activated handle)				
At least one Stall:				
Accessible to person using wheelchair at 60" wide by 72" deep				
Stall door is 36" wide				
Stall door swings out				
Stall door is self closing				
Stall door has a pull latch				
Lock on stall door is operable with a closed fist, and 32" above the floor				
Coat hook is 54" high				
Toilet				
18" from center to nearest side wall				
42" minimum clear space from center to farthest wall or fixture				
Top of seat 17"-19" above the floor				
Grab Bars				
On back and side wall closest to toilet				
1 1/4" diameter				
1 1/2" clearance to wall				
Located 30" above and parallel to the floor				
Acid-etched or roughened surface				
42" long				
Fixtures				
Toilet paper dispenser is 24" above floor			✓	
One mirror set a maximum 38" to bottom (if tilted, 42")				
Dispensers (towel, soap, etc) at least one of each a maximum 42" above the floor				

NOTES

Portapotty on-site. Bring in ADA Restroom when have event at this site

LOCATION

SITE ACCESS, PATH OF TRAVEL, ENTRANCES			
Specification	Yes	No	Comments/Transition Notes
Site Access			
Accessible path of travel from passenger disembarking area and parking area to accessible entrance	X		
Disembarking area at accessible entrance	X		
Surface evenly paved or hard-packed	X		
No ponding of water	X		
Path of Travel			
Path does not require the use of stairs	X		
Path is stable, firm and slip resistant	X		
3 ft wide minimum	X		
Slope maximum 1:20 (5%) and maximum cross pitch is 2% (1:50).	X		
Continuous common surface, no changes in level greater than 1/2 inch	X		
Any objects protruding onto the pathway must be detected by a person with a visual disability using a cane	X		
Objects protruding more than 4" from the wall must be within 27" of the ground, or higher than 80"	X		
Curb on the pathway must have curb cuts at drives, parking and drop-offs	X		
Entrances			
Primary public entrances accessible to person using wheelchair, must be signed, gotten to independently, and not be the service entrance			NA
Level space extending 5 ft. from the door, interior and exterior of entrance doors			
Minimum 32" clear width opening (i.e. 36" door with standard hinge)			
At least 18" clear floor area on latch, pull side of door			
Door handle no higher than 48" and operable with a closed fist			
Vestibule is 4 ft plus the width of the door swinging into the space			
Entrance(s) on a level that makes elevators accessible			
Door mats less than 1/2" thick are securely fastened			
Door mats more than 1/2" thick are recessed			
Grates in path of travel have openings of 1/2" maximum			
Signs at non-accessible entrance(s) indicate direction to accessible entrance			
Emergency egress – alarms with flashing lights and audible signals, sufficiently lighted			X

NOTES

LOCATION

PARKING			
Total Spaces	Required Accessible Spaces		
Up to 25	1 space		
26-50	2 spaces		
51-75	3 spaces		
76-100	4 spaces		
101-150	5 spaces		
151-200	6 spaces		
201-300	7 spaces		
301-400	8 spaces		
401-500	9 spaces		
Specification for Accessible Spaces	Yes	No	Comments/Transition Notes
Accessible space located closest to accessible entrance	X		
Where spaces cannot be located within 200 ft of accessible entrance, drop-off area is provided within 100 ft.			NA
Minimum width of 13 ft includes 8 ft space plus 5 ft access aisle	X		
Van space – minimum of 1 van space for every accessible space, 8 ft wide plus 8 ft aisle. Alternative is to make all accessible spaces 11 ft wide with 5 ft aisle.	X		
Sign with international symbol of accessibility at each space or pair of spaces	X		
Sign minimum 5 ft, maximum 8 ft to top of sign			
Surface evenly paved or hard-packed (no cracks)	X		
Surface slope less than 1:20, 5%	X		
Curbside to pathway from parking lot at each space or pair of spaces, if sidewalk (curb) is present			NA
Curbside is a minimum width of 3 ft, excluding sloped sides, has sloped sides, all slopes not to exceed 1:12, and textured or painted yellow			NA
RAMPS			
Specification	Yes	No	Comments/Transition Notes
Slope Maximum 1:12			NA
Minimum width 4 ft between handrails			
Handrails on both sides if ramp is longer than 6 ft			
Handrails at 34" and 19" from ramp surface			
Handrails extend 12" beyond top and bottom			
Handgrip oval or round			
Handgrip smooth surface			
Handgrip diameter between 1 1/4" and 2"			
Clearance of 1 1/2" between wall and wall rail			
Non-slip surface			
Level platforms (4ft x 4 ft) at every 30 ft, at top, at bottom, at change of direction			

Facility name	Pine Bluffs and Town Beach		
Owner/Manager	Recreation Department		
Location	Off Sudbury Road		
Acreage	31		
Activity	Swimming, picnicking, field sports		
Site Amenities	Beach, playground, playing fields, bathrooms, parking lot, accessible deck		

Facility Inventory		LOCATION: <i>Pine Bluff</i>
ACTIVITY	EQUIPMENT	NOTES
Picnic Facilities	Tables & Benches	Located adjacent to accessible paths Access to Open Spaces Back and Arm Rests Adequate number
	Grills	Height of Cooking Surface Located adjacent to accessible paths
	Trash Cans	Located adjacent to accessible paths
	Picnic Shelters	Located adjacent to accessible paths Located near accessible water fountains, trash can, restroom, parking, etc.
Trails		Surface material <i>Gravel / Dirt</i> Dimensions <i>4ft wide</i> Rails <i>no</i> Signage (for visually impaired) <i>no</i>
Swimming Facilities	Pools	Entrance Location from accessible parking Safety features i.e. warning for visually impaired
	Beaches	Location from accessible path into water Handrails Location from accessible parking Shade provided
	All Play Equipment i.e. swings, slides	Same experience provided to all
Play Areas (tot lots)	Access Routes	Located adjacent to accessible paths Enough space between equipment for wheelchair
	Access Routes	Located adjacent to accessible paths Berm cuts onto courts
Game Areas: *ballfield *basketball *tennis	Equipment	Height Dimensions Spectator Seating
	Access Routes	Located adjacent to accessible paths Handrails
Boat Docks	Access Routes	Located adjacent to accessible paths Handrails
Fishing Facilities	Access Routes	Located adjacent to accessible paths Handrails
	Equipment	Arm Rests Bait Shelves Handrails Fish Cleaning Tables
		Learn-to-Swim
		Guided Hikes Interpretive Programs
Services and Technical Assistance	Information available in alternative formats i.e. for visually impaired	
	Process to request interpretive services (i.e. sign language interpreter) for meetings	

LOCATION**SWIMMING POOLS – accessibility can be via ramp, lifting device, or transfer area**

Specification	Yes	No	Comments/Transition Notes
Ramp at least 34" wide with a non-slip surface extending into the shallow end, slope not exceeding 1:6 with handrails on both sides			NA
Lifting device			NA
Transfer area 18" above the path of travel and a minimum of 18" wide			NA
Unobstructed path of travel not less than 48" wide around pool			NA
Non-slip surface			NA

LOCATION**SHOWER ROOMS - Showers must accommodate both wheel-in and transfer use**

Specification	Yes	No	Comments/Transition Notes
Stalls 36" by 60" minimum, with a 36" door opening			NA
Floors are pitched to drain the stall at the corner farthest from entrance			↓
Floors are non-slip surface			
Controls operate by a single lever with a pressure balance mixing valve			
Controls are located on the center wall adjacent to the hinged seat			
Shower heads attached to a flexible metal hose			
Shower heads attached to wall mounting adjustable from 42" to 72" above the floor			
Seat is hinged and padded and at least 16" deep, folds upward, securely attached to side wall, height is 18" to the top of the seat, and at least 24" long			
Soap trays without handhold features unless they can support 250 pounds			
2 grab bars are provided, one 30" and one 48" long, or one continuous L shaped bar			↓
Grab bars are placed horizontally at 36" above the floor line			

LOCATION

Pine Bluff

PICNICKING

Specification	Yes	No	Comments/Transition Notes
A minimum of 5% of the total tables must be accessible with clear space under the table top not less than 30" wide and 19" deep per seating space and not less than 27" clear from the ground to the underside of the table. An additional 29" clear space (totaling 48") must extend beyond the 19" clear space under the table to provide access	X		
For tables without toe clearance, the knee space under the table must be at least 28" high, 30" wide and 24" deep.	X		
Top of table no higher than 32" above ground	X		
Surface of the clear ground space under and around the table must be stable, firm and slip-resistant, and evenly graded with a maximum slope of 2% in all directions	X		
Accessible tables, grills and fire rings must have clear ground space of at least 36" around the perimeter	X		

LOCATION**FLOORS, DRINKING FOUNTAINS, TELEPHONES**

Specification	Yes	No	Comments/Transition Notes
Floors			
Non-slip surface			NA
Carpeting is high-density, low pile, non-absorbent, stretched taut, securely anchored			NA
Corridor width minimum is 3 ft			NA
Objects (signs, ceiling lights, fixtures) can only protrude 4" into the path of travel from a height of 27" to 80" above the floor			NA
Drinking Fountains			
Spouts no higher than 36" from floor to outlet			NA
Hand operated push button or level controls			NA
Spouts located near front with stream of water as parallel to front as possible			
If recessed, recess a minimum 30" width, and no deeper than depth of fountain			
If no clear knee space underneath, clear floor space 30" x 48" to allow parallel approach			
Telephones			
Highest operating part a maximum 54" above the floor			NA
Access within 12" of phone, 30" high by 30" wide			
Adjustable volume control on headset so identified			
SIGNS, SIGNALS, AND SWITCHES			
Specification	Yes	No	Comments/Transition Notes
Switches, Controls and Signs			
Switches and controls for light, heat, ventilation, windows, fire alarms, thermostats, etc, must be a minimum of 36" and a maximum of 48" above the floor for a forward reach, a maximum of 54" for a side reach			NA
Electrical outlets centered no lower than 18" above the floor			
Warning signals must be visual as well as audible			
Signs			
Mounting height must be 60" to centerline of the sign			NA
Within 18" of door jamb or recessed			
Letters and numbers at least 1 1/4" high			
Letters and numbers raised .03"			
Letters and numbers contrast with the background color			✓

NOTES

LOCATION

STAIRS and DOORS

Specification	Yes	No	Comments/Transition Notes
Stairs			
No open risers		X	
Nosings not projecting			
Treads no less than 11" wide			
Handrails on both sides			
Handrails 34"-38" above tread			
Handrail extends a minimum of 1 ft beyond top and bottom riser (if no safety hazard and space permits)			
Handgrip oval or round			
Handgrip has a smooth surface			
Handgrip diameter between 1 1/4" and 1 1/2"			
1 1/2" clearance between wall and handrail			
Doors			
Minimum 32" clear opening	X		ADA accessible Bathroom
At least 18" clear floor space on pull side of door	X		
Closing speed minimum 3 seconds to within 3" of the latch	X		
Maximum pressure 5 pounds interior doors	X		
Threshold maximum 1/2" high, beveled on both sides	X		
Hardware operable with a closed fist (no conventional door knobs or thumb latch devices)	X		
Hardware minimum 36", maximum 48" above the floor	X		
Clear, level floor space extends out 5 ft from both sides of the door	X		
Door adjacent to revolving door is accessible and unlocked		X	NA
Doors opening into hazardous area have hardware that is knurled or roughened			NA

NOTES

LOCATION**RESTROOMS – also see Doors and Vestibules**

Specification	Yes	No	Comments/Transition Notes
5 ft turning space measured 12" from the floor	X		
At least one Sink:			
Clear floor space of 30" by 48" to allow a forward approach	X		
Mounted without pedestal or legs, height 34" to top of rim	X		
Extends at least 22" from the wall	X		
Open knee space a minimum 19" deep, 30" width, and 27" high	X		
Cover exposed pipes with insulation	X		
Faucets operable with closed fist (lever or spring activated handle)	X		
At least one Stall:			
Accessible to person using wheelchair at 60" wide by 72" deep	X		
Stall door is 36" wide	X		NA
Stall door swings out			NA
Stall door is self closing			NA
Stall door has a pull latch			NA
Lock on stall door is operable with a closed fist, and 32" above the floor			NA
Coat hook is 54" high			NA
Toilet			
18" from center to nearest side wall	X		
42" minimum clear space from center to farthest wall or fixture	X		
Top of seat 17"-19" above the floor	X		
Grab Bars			
On back and side wall closest to toilet	X		
1 1/4" diameter	X		
1 1/2" clearance to wall	X		
Located 30" above and parallel to the floor	X		
Acid-etched or roughened surface	X		
42" long	X		
Fixtures			
Toilet paper dispenser is 24" above floor	X		
One mirror set a maximum 38" to bottom (if tilted, 42")	X		
Dispensers (towel, soap, etc) at least one of each a maximum 42" above the floor	X		

NOTES

LOCATION**SITE ACCESS, PATH OF TRAVEL, ENTRANCES**

Specification	Yes	No	Comments/Transition Notes
Site Access			
Accessible path of travel from passenger disembarking area and parking area to accessible entrance	X		
Disembarking area at accessible entrance	X		
Surface evenly paved or hard-packed	X		Hard Gravel
No ponding of water	X		
Path of Travel			
Path does not require the use of stairs	X		only if accessing beach
Path is stable, firm and slip resistant	X		
3 ft wide minimum	X		
Slope maximum 1:20 (5%) and maximum cross pitch is 2% (1:50).	X		
Continuous common surface, no changes in level greater than 1/2 inch	X		
Any objects protruding onto the pathway must be detected by a person with a visual disability using a cane	X		
Objects protruding more than 4" from the wall must be within 27" of the ground, or higher than 80"			NA
Curb on the pathway must have curb cuts at drives, parking and drop-offs			NA
Entrances			
Primary public entrances accessible to person using wheelchair, must be signed, gotten to independently, and not be the service entrance		X	not signed
Level space extending 5 ft. from the door, interior and exterior of entrance doors			NA
Minimum 32" clear width opening (i.e. 36" door with standard hinge)			NA
At least 18" clear floor area on latch, pull side of door			NA
Door handle no higher than 48" and operable with a closed fist			NA
Vestibule is 4 ft plus the width of the door swinging into the space			NA
Entrance(s) on a level that makes elevators accessible			NA
Door mats less than 1/2" thick are securely fastened			NA
Door mats more than 1/2" thick are recessed			NA
Grates in path of travel have openings of 1/2" maximum			NA
Signs at non-accessible entrance(s) indicate direction to accessible entrance			NA
Emergency egress – alarms with flashing lights and audible signals, sufficiently lighted			NA

NOTES

LOCATION**PARKING**

Total Spaces	Required Accessible Spaces
Up to 25	1 space
26-50	2 spaces
51-75	3 spaces
76-100	4 spaces
101-150	5 spaces
151-200	6 spaces
201-300	7 spaces
301-400	8 spaces
401-500	9 spaces

Specification for Accessible Spaces	Yes	No	Comments/Transition Notes
Accessible space located closest to accessible entrance	X		
Where spaces cannot be located within 200 ft of accessible entrance, drop-off area is provided within 100 ft.	X		
Minimum width of 13 ft includes 8 ft space plus 5 ft access aisle	X		
Van space – minimum of 1 van space for every accessible space, 8 ft wide plus 8 ft aisle. Alternative is to make all accessible spaces 11 ft wide with 5 ft aisle.	X		
Sign with international symbol of accessibility at each space or pair of spaces		X	
Sign minimum 5 ft, maximum 8 ft to top of sign		X	
Surface evenly paved or hard-packed (no cracks)	X		
Surface slope less than 1:20, 5%	X		
Curbside to pathway from parking lot at each space or pair of spaces, if sidewalk (curb) is present			NA
Curbside is a minimum width of 3 ft, excluding sloped sides, has sloped sides, all slopes not to exceed 1:12, and textured or painted yellow			NA

RAMPS

Specification	Yes	No	Comments/Transition Notes
Slope Maximum 1:12			NA
Minimum width 4 ft between handrails			NA
Handrails on both sides if ramp is longer than 6 ft			
Handrails at 34" and 19" from ramp surface			
Handrails extend 12" beyond top and bottom			
Handgrip oval or round			
Handgrip smooth surface			
Handgrip diameter between 1 1/4" and 2"			
Clearance of 1 1/2" between wall and wall rail			
Non-slip surface			
Level platforms (4ft x 4 ft) at every 30 ft, at top, at bottom, at change of direction			

Facility name	Stow Town Forest and Memorial Field		
Owner/Manager	Conservation Commission and Recreation Department		
Location	Bradley Lane		
Acreage	326		
Activity	Hiking, horseback riding, cross-country skiing, fishing, mountain biking, dog walking, playing fields		
Site Amenities	Hard packed gravel parking area, bulletin board, emergency call box, field with backstop and seats, bridges, seasonal portajohn.		
Transition Plan			
Barrier to Access	Corrective Action	Scheduled Change	Authority
No compliant parking	Modify public parking area to include handicap spaces with appropriate signage at trail head. Note: The parking area serves both the Town Forest and Memorial Field. New handicapped parking spaces would be needed in two locations.	Hire design consultant with CPA funds	Conservation Commission; Rec Dept; CPC
Trails are inaccessible due to slope/grades and surfaces	Design and construct a short accessible trail from parking lot along Elizabeth Brook on blue/red trail OR from entrance on Timber Edge which may have fewer grade challenges.	Hire design consultant with CPA funds	Conservation Commission; CPC

LOCATION: Memorial Field (Bradley Ln)

ACTIVITY	EQUIPMENT	NOTES
Picnic Facilities	Tables & Benches	Located adjacent to accessible paths
		Access to Open Spaces
	Grills	Back and Arm Rests
		Adequate number
	Trash Cans	Height of Cooking Surface
Picnic Shelters	Located adjacent to accessible paths	
	Located near accessible water fountains, trash can, restroom, parking, etc.	
Trails		Surface material
		Dimensions
		Rails
		Signage (for visually impaired)
Swimming Facilities	Pools	Entrance
		Location from accessible parking
	Beaches	Safety features i.e. warning for visually impaired
		Location from accessible path into water
		Handrails
Play Areas (tot lots)	All Play Equipment i.e. swings, slides	Location from accessible parking
		Shade provided
	Access Routes	Same experience provided to all
Game Areas: *ballfield *basketball *tennis	Access Routes	Located adjacent to accessible paths
		Enough space between equipment for wheelchair
	Equipment	Berm cuts onto courts
		Height
		Dimensions
Boat Docks	Access Routes	Spectator Seating
		Located adjacent to accessible paths
Fishing Facilities	Access Routes	Handrails
		Arm Rests
	Equipment	Bait Shelves
		Handrails
		Fish Cleaning Tables
Programming	Are special programs at your facilities accessible?	Learn-to-Swim
		Guided Hikes
		Interpretive Programs
Services and Technical Assistance		Information available in alternative formats i.e. for visually impaired
		Process to request interpretive services (i.e. sign language interpreter) for meetings

LOCATION

SWIMMING POOLS – accessibility can be via ramp, lifting device, or transfer area			
Specification	Yes	No	Comments/Transition Notes
Ramp at least 34" wide with a non-slip surface extending into the shallow end, slope not exceeding 1:6 with handrails on both sides			NA ↓
Lifting device			
Transfer area 18" above the path of travel and a minimum of 18" wide			
Unobstructed path of travel not less than 48" wide around pool			
Non-slip surface			

LOCATION

SHOWER ROOMS - Showers must accommodate both wheel-in and transfer use			
Specification	Yes	No	Comments/Transition Notes
Stalls 36" by 60" minimum, with a 36" door opening			NA ↓
Floors are pitched to drain the stall at the corner farthest from entrance			
Floors are non-slip surface			
Controls operate by a single lever with a pressure balance mixing valve			
Controls are located on the center wall adjacent to the hinged seat			
Shower heads attached to a flexible metal hose			
Shower heads attached to wall mounting adjustable from 42" to 72" above the floor			
Seat is hinged and padded and at least 16" deep, folds upward, securely attached to side wall, height is 18" to the top of the seat, and at least 24" long			
Soap trays without handhold features unless they can support 250 pounds			
2 grab bars are provided, one 30" and one 48" long, or one continuous L shaped bar			
Grab bars are placed horizontally at 36" above the floor line			

LOCATION

PICNICKING			
Specification	Yes	No	Comments/Transition Notes
A minimum of 5% of the total tables must be accessible with clear space under the table top not less than 30" wide and 19" deep per seating space and not less than 27" clear from the ground to the underside of the table. An additional 29" clear space (totaling 48") must extend beyond the 19" clear space under the table to provide access			NA ↓
For tables without toe clearance, the knee space under the table must be at least 28" high, 30" wide and 24" deep.			
Top of table no higher than 32" above ground			
Surface of the clear ground space under and around the table must be stable, firm and slip-resistant, and evenly graded with a maximum slope of 2% in all directions			
Accessible tables, grills and fire rings must have clear ground space of at least 36" around the perimeter			

LOCATION**FLOORS, DRINKING FOUNTAINS, TELEPHONES**

Specification	Yes	No	Comments/Transition Notes
Floors			NA
Non-slip surface			
Carpeting is high-density, low pile, non-absorbent, stretched taut, securely anchored			
Corridor width minimum is 3 ft			
Objects (signs, ceiling lights, fixtures) can only protrude 4" into the path of travel from a height of 27" to 80" above the floor			
Drinking Fountains			
Spouts no higher than 36" from floor to outlet			
Hand operated push button or level controls			
Spouts located near front with stream of water as parallel to front as possible			
If recessed, recess a minimum 30" width, and no deeper than depth of fountain			
If no clear knee space underneath, clear floor space 30" x 48" to allow parallel approach			
Telephones			
Highest operating part a maximum 54" above the floor			
Access within 12" of phone, 30" high by 30" wide			
Adjustable volume control on headset so identified			
SIGNS, SIGNALS, AND SWITCHES			
Specification	Yes	No	Comments/Transition Notes
Switches, Controls and Signs			
Switches and controls for light, heat, ventilation, windows, fire alarms, thermostats, etc, must be a minimum of 36" and a maximum of 48" above the floor for a forward reach, a maximum of 54" for a side reach			
Electrical outlets centered no lower than 18" above the floor			
Warning signals must be visual as well as audible			
Signs			
Mounting height must be 60" to centerline of the sign			
Within 18" of door jamb or recessed			
Letters and numbers at least 1/4" high			
Letters and numbers raised .03"			
Letters and numbers contrast with the background color			

NOTES

LOCATION**STAIRS and DOORS**

Specification	Yes	No	Comments/Transition Notes
Stairs			
No open risers			NT
Nosings not projecting			
Treads no less than 11" wide			
Handrails on both sides			
Handrails 34"-38" above tread			
Handrail extends a minimum of 1 ft beyond top and bottom riser (if no safety hazard and space permits)			
Handgrip oval or round			
Handgrip has a smooth surface			
Handgrip diameter between 1 1/4" and 1 1/2"			
1 1/2" clearance between wall and handrail			
Doors			
Minimum 32" clear opening			NT
At least 18" clear floor space on pull side of door			
Closing speed minimum 3 seconds to within 3" of the latch			
Maximum pressure 5 pounds interior doors			
Threshold maximum 1/2" high, beveled on both sides			
Hardware operable with a closed fist (no conventional door knobs or thumb latch devices)			
Hardware minimum 36", maximum 48" above the floor			
Clear, level floor space extends out 5 ft from both sides of the door			
Door adjacent to revolving door is accessible and unlocked			
Doors opening into hazardous area have hardware that is knurled or roughened			

NOTES

LOCATION

RESTROOMS – also see Doors and Vestibules				
Specification	Yes	No	Comments/Transition Notes	
5 ft turning space measured 12" from the floor				
At least one Sink:				
Clear floor space of 30" by 48" to allow a forward approach			NA ↓	
Mounted without pedestal or legs, height 34" to top of rim				
Extends at least 22" from the wall				
Open knee space a minimum 19" deep, 30" width, and 27" high				
Cover exposed pipes with insulation				
Faucets operable with closed fist (lever or spring activated handle)				
At least one Stall:				
Accessible to person using wheelchair at 60" wide by 72" deep			↓	
Stall door is 36" wide				
Stall door swings out				
Stall door is self closing				
Stall door has a pull latch				
Lock on stall door is operable with a closed fist, and 32" above the floor				
Coat hook is 54" high				
Toilet				
18" from center to nearest side wall				↓
42" minimum clear space from center to farthest wall or fixture				
Top of seat 17"-19" above the floor				
Grab Bars				
On back and side wall closest to toilet			↓	
1 1/4" diameter				
1 1/2" clearance to wall				
Located 30" above and parallel to the floor				
Acid-etched or roughened surface				
42" long				
Fixtures				
Toilet paper dispenser is 24" above floor			↓	
One mirror set a maximum 38" to bottom (if tilted, 42")				
Dispensers (towel, soap, etc) at least one of each a maximum 42" above the floor				

NOTES

1 Standard Porta-potty onsite.

LOCATION

SITE ACCESS, PATH OF TRAVEL, ENTRANCES

Specification	Yes	No	Comments/Transition Notes
Site Access			
Accessible path of travel from passenger disembarking area and parking area to accessible entrance	X		
Disembarking area at accessible entrance	X		
Surface evenly paved or hard-packed	X		
No ponding of water	X		
Path of Travel			
Path does not require the use of stairs	X		
Path is stable, firm and slip resistant	X		
3 ft wide minimum	X		
Slope maximum 1:20 (5%) and maximum cross pitch is 2% (1:50).	X		
Continuous common surface, no changes in level greater than 1/2 inch	X		
Any objects protruding onto the pathway must be detected by a person with a visual disability using a cane	X		
Objects protruding more than 4" from the wall must be within 27" of the ground, or higher than 80"	X		
Curb on the pathway must have curb cuts at drives, parking and drop-offs			NA
Entrances			
Primary public entrances accessible to person using wheelchair, must be signed, gotten to independently, and not be the service entrance			NA
Level space extending 5 ft. from the door, interior and exterior of entrance doors			
Minimum 32" clear width opening (i.e. 36" door with standard hinge)			
At least 18" clear floor area on latch, pull side of door			
Door handle no higher than 48" and operable with a closed fist			
Vestibule is 4 ft plus the width of the door swinging into the space			
Entrance(s) on a level that makes elevators accessible			
Door mats less than 1/2" thick are securely fastened			
Door mats more than 1/2" thick are recessed			
Grates in path of travel have openings of 1/2" maximum			
Signs at non-accessible entrance(s) indicate direction to accessible entrance			
Emergency egress — alarms with flashing lights and audible signals, sufficiently lighted			✓

NOTES

LOCATION**PARKING**

Total Spaces	Required Accessible Spaces		
Up to 25	1 space		
26-50	2 spaces		
51-75	3 spaces		
76-100	4 spaces		
101-150	5 spaces		
151-200	6 spaces		
201-300	7 spaces		
301-400	8 spaces		
401-500	9 spaces		
Specification for Accessible Spaces	Yes	No	Comments/Transition Notes
Accessible space located closest to accessible entrance	X		
Where spaces cannot be located within 200 ft of accessible entrance, drop-off area is provided within 100 ft.	X		
Minimum width of 13 ft includes 8 ft space plus 5 ft access aisle	X		
Van space – minimum of 1 van space for every accessible space, 8 ft wide plus 8 ft aisle. Alternative is to make all accessible spaces 11 ft wide with 5 ft aisle.	X		
Sign with international symbol of accessibility at each space or pair of spaces		X	
Sign minimum 5 ft, maximum 8 ft to top of sign		X	
Surface evenly paved or hard-packed (no cracks)	X		
Surface slope less than 1:20, 5%	X		
Curbcut to pathway from parking lot at each space or pair of spaces, if sidewalk (curb) is present		X	NA
Curbcut is a minimum width of 3 ft, excluding sloped sides, has sloped sides, all slopes not to exceed 1:12, and textured or painted yellow		X	NA

RAMPS

Specification	Yes	No	Comments/Transition Notes
Slope Maximum 1:12			NA
Minimum width 4 ft between handrails			
Handrails on both sides if ramp is longer than 6 ft			
Handrails at 34" and 19" from ramp surface			
Handrails extend 12" beyond top and bottom			
Handgrip oval or round			
Handgrip smooth surface			
Handgrip diameter between 1 1/4" and 2"			
Clearance of 1 1/2" between wall and wall rail			
Non-slip surface			
Level platforms (4ft x 4 ft) at every 30 ft, at top, at bottom, at change of direction			

Facility name	Town Center Park	
Owner/Manager	Owner: Select Board; Manager: Recreation Department (Conservation owns the shoreline of Ministers Pond)	
Location	323 Great Road	
Acreage	4.0	
Activity	Walking, nature play, sitting (benches, gazebo), community events	
Site Amenities	Accessible parking area, accessible trail, gazebo, nature play area, picnic table, benches	

Facility Inventory **LOCATION:** *Town Center Park*

ACTIVITY	EQUIPMENT	NOTES
Picnic Facilities	Tables & Benches	Located adjacent to accessible paths
		Access to Open Spaces
		Back and Arm Rests
		Adequate number
		Height of Cooking Surface
	Grills	Located adjacent to accessible paths
	Trash Cans	Located adjacent to accessible paths
	Picnic Shelters	Located adjacent to accessible paths
		Located near accessible water fountains, trash can, restroom, parking, etc.
Trails	✓	Surface material
		Dimensions
		Rails
		Signage (for visually impaired)
Swimming Facilities	Pools	Entrance
		Location from accessible parking
		Safety features i.e. warning for visually impaired
	Beaches	Location from accessible path into water
		Handrails
		Location from accessible parking
		Shade provided
Play Areas (tot lots)	All Play Equipment i.e. swings, slides	Same experience provided to all
	Access Routes	Located adjacent to accessible paths
Game Areas: *ballfield *basketball *tennis	Access Routes	Enough space between equipment for wheelchair
		Located adjacent to accessible paths
		Berm cuts onto courts
	Equipment	Height
		Dimensions
		Spectator Seating
Boat Docks	Access Routes	Located adjacent to accessible paths
		Handrails
Fishing Facilities	Access Routes	Located adjacent to accessible paths
		Handrails
		Arm Rests
	Equipment	Bait Shelves
		Handrails
		Fish Cleaning Tables
Programming	Are special programs at your facilities accessible?	Learn-to-Swim
		Guided Hikes
		Interpretive Programs
Services and Technical Assistance	Information available in alternative formats i.e. for visually impaired	
	Process to request interpretive services (i.e. sign language interpreter) for meetings	

LOCATION**SWIMMING POOLS – accessibility can be via ramp, lifting device, or transfer area**

Specification	Yes	No	Comments/Transition Notes
Ramp at least 34" wide with a non-slip surface extending into the shallow end, slope not exceeding 1:6 with handrails on both sides			NA ↓
Lifting device			
Transfer area 18" above the path of travel and a minimum of 18" wide			
Unobstructed path of travel not less than 48" wide around pool			
Non-slip surface			

LOCATION**SHOWER ROOMS - Showers must accommodate both wheel-in and transfer use**

Specification	Yes	No	Comments/Transition Notes
Stalls 36" by 60" minimum, with a 36" door opening			NA ↓
Floors are pitched to drain the stall at the corner farthest from entrance			
Floors are non-slip surface			
Controls operate by a single lever with a pressure balance mixing valve			
Controls are located on the center wall adjacent to the hinged seat			
Shower heads attached to a flexible metal hose			
Shower heads attached to wall mounting adjustable from 42" to 72" above the floor			
Seat is hinged and padded and at least 16" deep, folds upward, securely attached to side wall, height is 18" to the top of the seat, and at least 24" long			
Soap trays without handhold features unless they can support 250 pounds			
2 grab bars are provided, one 30" and one 48" long, or one continuous L shaped bar			
Grab bars are placed horizontally at 36" above the floor line			✓

LOCATION**PICNICKING**

Specification	Yes	No	Comments/Transition Notes
A minimum of 5% of the total tables must be accessible with clear space under the table top not less than 30" wide and 19" deep per seating space and not less than 27" clear from the ground to the underside of the table. An additional 29" clear space (totaling 48") must extend beyond the 19" clear space under the table to provide access			1 ADA accessible picnic table
For tables without toe clearance, the knee space under the table must be at least 28" high, 30" wide and 24" deep.	X		
Top of table no higher than 32" above ground	X		
Surface of the clear ground space under and around the table must be stable, firm and slip-resistant, and evenly graded with a maximum slope of 2% in all directions	X		NA
Accessible tables, grills and fire rings must have clear ground space of at least 36" around the perimeter			

LOCATION**FLOORS, DRINKING FOUNTAINS, TELEPHONES**

Specification	Yes	No	Comments/Transition Notes
Floors			NA
Non-slip surface			
Carpeting is high-density, low pile, non-absorbent, stretched taut, securely anchored			
Corridor width minimum is 3 ft			
Objects (signs, ceiling lights, fixtures) can only protrude 4" into the path of travel from a height of 27" to 80" above the floor			
Drinking Fountains			NA
Spouts no higher than 36" from floor to outlet			
Hand operated push button or level controls			
Spouts located near front with stream of water as parallel to front as possible			
If recessed, recess a minimum 30" width, and no deeper than depth of fountain			
If no clear knee space underneath, clear floor space 30" x 48" to allow parallel approach			
Telephones			
Highest operating part a maximum 54" above the floor			V
Access within 12" of phone, 30" high by 30" wide			
Adjustable volume control on headset so identified			
SIGNS, SIGNALS, AND SWITCHES			
Specification	Yes	No	Comments/Transition Notes
Switches, Controls and Signs			NA
Switches and controls for light, heat, ventilation, windows, fire alarms, thermostats, etc, must be a minimum of 36" and a maximum of 48" above the floor for a forward reach, a maximum of 54" for a side reach			
Electrical outlets centered no lower than 18" above the floor			
Warning signals must be visual as well as audible			
Signs			
Mounting height must be 60" to centerline of the sign			V
Within 18" of door jamb or recessed			
Letters and numbers at least 1 1/4" high			
Letters and numbers raised .03"			
Letters and numbers contrast with the background color			

NOTES

LOCATION

STAIRS and DOORS			
Specification	Yes	No	Comments/Transition Notes
Stairs			
No open risers			NA ↓
Nosings not projecting			
Treads no less than 11" wide			
Handrails on both sides			
Handrails 34"-38" above tread			
Handrail extends a minimum of 1 ft beyond top and bottom riser (if no safety hazard and space permits)			
Handgrip oval or round			
Handgrip has a smooth surface			
Handgrip diameter between 1¼" and 1½"			
1½" clearance between wall and handrail			
Doors			
Minimum 32" clear opening			NA ↓
At least 18" clear floor space on pull side of door			
Closing speed minimum 3 seconds to within 3" of the latch			
Maximum pressure 5 pounds interior doors			
Threshold maximum ½" high, beveled on both sides			
Hardware operable with a closed fist (no conventional door knobs or thumb latch devices)			
Hardware minimum 36", maximum 48" above the floor			
Clear, level floor space extends out 5 ft from both sides of the door			
Door adjacent to revolving door is accessible and unlocked			
Doors opening into hazardous area have hardware that is knurled or roughened			

NOTES

LOCATION

RESTROOMS – also see Doors and Vestibules			
Specification	Yes	No	Comments/Transition Notes
5 ft turning space measured 12" from the floor			NA
At least one Sink:			
Clear floor space of 30" by 48" to allow a forward approach			
Mounted without pedestal or legs, height 34" to top of rim			
Extends at least 22" from the wall			
Open knee space a minimum 19" deep, 30" width, and 27" high			
Cover exposed pipes with insulation			
Faucets operable with closed fist (lever or spring activated handle)			
At least one Stall:			
Accessible to person using wheelchair at 60" wide by 72" deep			
Stall door is 36" wide			
Stall door swings out			
Stall door is self closing			
Stall door has a pull latch			
Lock on stall door is operable with a closed fist, and 32" above the floor			
Coat hook is 54" high			
Toilet			
18" from center to nearest side wall			
42" minimum clear space from center to farthest wall or fixture			
Top of seat 17"-19" above the floor			
Grab Bars			
On back and side wall closest to toilet			
1 1/4" diameter			
1 1/2" clearance to wall			
Located 30" above and parallel to the floor			
Acid-etched or roughened surface			
42" long			
Fixtures			
Toilet paper dispenser is 24" above floor			
One mirror set a maximum 38" to bottom (if tilted, 42")			
Dispensers (towel, soap, etc) at least one of each a maximum 42" above the floor			

NOTES

no Restroom onsite

LOCATION

SITE ACCESS, PATH OF TRAVEL, ENTRANCES

Specification	Yes	No	Comments/Transition Notes
Site Access			
Accessible path of travel from passenger disembarking area and parking area to accessible entrance	X		
Disembarking area at accessible entrance	X		
Surface evenly paved or hard-packed	X		
No ponding of water	X		
Path of Travel			
Path does not require the use of stairs	X		
Path is stable, firm and slip resistant	X		
3 ft wide minimum	X		
Slope maximum 1:20 (5%) and maximum cross pitch is 2% (1:50).	X		
Continuous common surface, no changes in level greater than 1/2 inch	X		
Any objects protruding onto the pathway must be detected by a person with a visual disability using a cane	X		
Objects protruding more than 4" from the wall must be within 27" of the ground, or higher than 80"	X		
Curb on the pathway must have curb cuts at drives, parking and drop-offs			NA
Entrances			
Primary public entrances accessible to person using wheelchair, must be signed, gotten to independently, and not be the service entrance			NA
Level space extending 5 ft. from the door, interior and exterior of entrance doors			
Minimum 32" clear width opening (i.e. 36" door with standard hinge)			
At least 18" clear floor area on latch, pull side of door			
Door handle no higher than 48" and operable with a closed fist			
Vestibule is 4 ft plus the width of the door swinging into the space			
Entrance(s) on a level that makes elevators accessible			
Door mats less than 1/2" thick are securely fastened			
Door mats more than 1/2" thick are recessed			
Grates in path of travel have openings of 1/2" maximum			
Signs at non-accessible entrance(s) indicate direction to accessible entrance			
Emergency egress – alarms with flashing lights and audible signals, sufficiently lighted			✓

NOTES

LOCATION**PARKING**

Total Spaces	Required Accessible Spaces
Up to 25	1 space
26-50	2 spaces
51-75	3 spaces
76-100	4 spaces
101-150	5 spaces
151-200	6 spaces
201-300	7 spaces
301-400	8 spaces
401-500	9 spaces

Specification for Accessible Spaces	Yes	No	Comments/Transition Notes
Accessible space located closest to accessible entrance	X		
Where spaces cannot be located within 200 ft of accessible entrance, drop-off area is provided within 100 ft.	X		
Minimum width of 13 ft includes 8 ft space plus 5 ft access aisle	X		
Van space -- minimum of 1 van space for every accessible space, 8 ft wide plus 8 ft aisle. Alternative is to make all accessible spaces 11 ft wide with 5 ft aisle.	X		
Sign with international symbol of accessibility at each space or pair of spaces		X	
Sign minimum 5 ft, maximum 8 ft to top of sign	X		
Surface evenly paved or hard-packed (no cracks)	X		
Surface slope less than 1:20, 5%	X		
Curbside to pathway from parking lot at each space or pair of spaces, if sidewalk (curb) is present		X	NA
Curbside is a minimum width of 3 ft, excluding sloped sides, has sloped sides, all slopes not to exceed 1:12, and textured or painted yellow		X	NA

RAMPS

Specification	Yes	No	Comments/Transition Notes
Slope Maximum 1:12			NA
Minimum width 4 ft between handrails			
Handrails on both sides if ramp is longer than 6 ft			
Handrails at 34" and 19" from ramp surface			
Handrails extend 12" beyond top and bottom			
Handgrip oval or round			
Handgrip smooth surface			
Handgrip diameter between 1 1/4" and 2"			
Clearance of 1 1/2" between wall and wall rail			
Non-slip surface			
Level platforms (4ft x 4 ft) at every 30 ft, at top, at bottom, at change of direction			✓

Conservation Areas

Facility name	Flagg Hill (W. Acton Rd and Trefry Lane entrances)		
Owner/Manager	Conservation Commission		
Location	West Acton Road		
Acreage	243		
Activity	Hiking, Mtn. Biking, Horseback Riding		
Site Amenities	Parking lots (paved or reclaimed asphalt), trails, kiosks		
Transition Plan			
Barrier to Access	Corrective Action	Scheduled Change	Authority
Steep, hilly site. No universal access paths	None planned		

Facility name	Flagg Hill (Boxborough entrance)		
Owner/Manager	Boxborough Conservation Commission		
Location	Off Windemere Drive in Boxboro		
Acreage	243		
Activity	Hiking, Mtn. biking, horseback riding		
Site Amenities	Parking lot, trails, kiosks		
Transition Plan			
Barrier to Access	Corrective Action	Scheduled Change	Authority

Steep, hilly and wet entrance. No universal access paths	None planned		Town of Boxboro
--	--------------	--	-----------------

Facility name	Marble Hill Conservation Area & Pompo Playing Fields		
Owner/Manager	Conservation Commission, Recreation Comm		
Location	Great Road		
Acreage	249		
Activity	Hiking, Mtn biking, active recreation (at field),		
Site Amenities	Paved and marked Parking lot, trails, exercise course, playing fields, kiosks		
Transition Plan			
Barrier to Access	Corrective Action	Scheduled Change	Authority
No universal access paths; entrance to facility was recently upgraded to make access easier for all users	Currently examining revitalizing exercise course with family and senior friendly facilities	Begin Summer 2023	Stow Conservation Commission
Parking lot does not have marked handicapped space for field trail users	Sign one of the 3-4 dedicated Marble Hill spaces closest to the field for handicapped parking	FY 25	Town of Stow

Facility Inventory		LOCATION: <i>Pompo Field</i>
ACTIVITY	EQUIPMENT	NOTES
Picnic Facilities	Tables & Benches	Located adjacent to accessible paths
		Access to Open Spaces
	Grills	Back and Arm Rests
		Adequate number
Trails	Trash Cans	Height of Cooking Surface
		Located adjacent to accessible paths
		Located adjacent to accessible paths
		Located adjacent to accessible paths
Swimming Facilities	Picnic Shelters	Located near accessible water fountains, trash can, restroom, parking, etc.
		Surface material
		Dimensions
		Rails
Play Areas (tot lots)	All Play Equipment i.e. swings, slides	Signage (for visually impaired)
		Entrance
		Location from accessible parking
		Safety features i.e. warning for visually impaired
Game Areas: *ballfield *basketball *tennis	Access Routes	Location from accessible path into water
		Handrails
		Location from accessible parking
		Shade provided
Boat Docks	Access Routes	Same experience provided to all
		Located adjacent to accessible paths
		Enough space between equipment for wheelchair
		Located adjacent to accessible paths
Fishing Facilities	Equipment	Berm cuts onto courts
		Height
		Dimensions
		Spectator Seating
Programming	Are special programs at your facilities accessible?	Located adjacent to accessible paths
		Handrails
		Arm Rests
		Bait Shelves
Services and Technical Assistance	Information available in alternative formats i.e. for visually impaired	Handrails
		Fish Cleaning Tables
		Learn-to-Swim
		Guided Hikes
Interpretive Programs	Process to request interpretive services (i.e. sign language interpreter) for meetings	Interpretive Programs

LOCATION**SWIMMING POOLS - accessibility can be via ramp, lifting device, or transfer area**

Specification	Yes	No	Comments/Transition Notes
Ramp at least 34" wide with a non-slip surface extending into the shallow end, slope not exceeding 1:6 with handrails on both sides			NA ↓
Lifting device			
Transfer area 18" above the path of travel and a minimum of 18" wide			
Unobstructed path of travel not less than 48" wide around pool			
Non-slip surface			

LOCATION**SHOWER ROOMS - Showers must accommodate both wheel-in and transfer use**

Specification	Yes	No	Comments/Transition Notes
Stalls 36" by 60" minimum, with a 36" door opening			NA ↓
Floors are pitched to drain the stall at the corner farthest from entrance			
Floors are non-slip surface			
Controls operate by a single lever with a pressure balance mixing valve			
Controls are located on the center wall adjacent to the hinged seat			
Shower heads attached to a flexible metal hose			
Shower heads attached to wall mounting adjustable from 42" to 72" above the floor			
Seat is hinged and padded and at least 16" deep, folds upward, securely attached to side wall, height is 18" to the top of the seat, and at least 24" long			
Soap trays without handhold features unless they can support 250 pounds			
2 grab bars are provided, one 30" and one 48" long, or one continuous L shaped bar			
Grab bars are placed horizontally at 36" above the floor line			✓

LOCATION**PICNICKING**

Specification	Yes	No	Comments/Transition Notes
A minimum of 5% of the total tables must be accessible with clear space under the table top not less than 30" wide and 19" deep per seating space and not less than 27" clear from the ground to the underside of the table. An additional 29" clear space (totaling 48") must extend beyond the 19" clear space under the table to provide access			NA ↓
For tables without toe clearance, the knee space under the table must be at least 28" high, 30" wide and 24" deep.			
Top of table no higher than 32" above ground			
Surface of the clear ground space under and around the table must be stable, firm and slip-resistant, and evenly graded with a maximum slope of 2% in all directions			
Accessible tables, grills and fire rings must have clear ground space of at least 36" around the perimeter			

LOCATION**FLOORS, DRINKING FOUNTAINS, TELEPHONES**

Specification	Yes	No	Comments/Transition Notes
Floors			NA
Non-slip surface			
Carpeting is high-density, low pile, non-absorbent, stretched taut, securely anchored			
Corridor width minimum is 3 ft			
Objects (signs, ceiling lights, fixtures) can only protrude 4" into the path of travel from a height of 27" to 80" above the floor			
Drinking Fountains			
Spouts no higher than 36" from floor to outlet			
Hand operated push button or level controls			
Spouts located near front with stream of water as parallel to front as possible			
If recessed, recess a minimum 30" width, and no deeper than depth of fountain			
If no clear knee space underneath, clear floor space 30" x 48" to allow parallel approach			
Telephones			
Highest operating part a maximum 54" above the floor			
Access within 12" of phone, 30" high by 30" wide			
Adjustable volume control on headset so identified			
SIGNS, SIGNALS, AND SWITCHES			
Specification	Yes	No	Comments/Transition Notes
Switches, Controls and Signs			
Switches and controls for light, heat, ventilation, windows, fire alarms, thermostats, etc, must be a minimum of 36" and a maximum of 48" above the floor for a forward reach, a maximum of 54" for a side reach			
Electrical outlets centered no lower than 18" above the floor			
Warning signals must be visual as well as audible			
Signs			
Mounting height must be 60" to centerline of the sign			
Within 18" of door jamb or recessed			
Letters and numbers at least 1 1/4" high			
Letters and numbers raised .03"			
Letters and numbers contrast with the background color			

NOTES

LOCATION**STAIRS and DOORS**

Specification	Yes	No	Comments/Transition Notes
Stairs			NA
No open risers			
Nosings not projecting			
Treads no less than 11" wide			
Handrails on both sides			
Handrails 34"-38" above tread			
Handrail extends a minimum of 1 ft beyond top and bottom riser (if no safety hazard and space permits)			
Handgrip oval or round			
Handgrip has a smooth surface			
Handgrip diameter between 1 1/4" and 1 1/2"			
1 1/2" clearance between wall and handrail			
Doors			
Minimum 32" clear opening			
At least 18" clear floor space on pull side of door			
Closing speed minimum 3 seconds to within 3" of the latch			
Maximum pressure 5 pounds interior doors			
Threshold maximum 1/2" high, beveled on both sides			
Hardware operable with a closed fist (no conventional door knobs or thumb latch devices)			
Hardware minimum 36", maximum 48" above the floor			
Clear, level floor space extends out 5 ft from both sides of the door			
Door adjacent to revolving door is accessible and unlocked			
Doors opening into hazardous area have hardware that is knurled or roughened			✓

NOTES

LOCATION**RESTROOMS – also see Doors and Vestibules**

Specification	Yes	No	Comments/Transition Notes
5 ft turning space measured 12" from the floor			
At least one Sink:			
Clear floor space of 30" by 48" to allow a forward approach			NA
Mounted without pedestal or legs, height 34" to top of rim			
Extends at least 22" from the wall			
Open knee space a minimum 19" deep, 30" width, and 27" high			
Cover exposed pipes with insulation			
Faucets operable with closed fist (lever or spring activated handle)			
At least one Stall:			
Accessible to person using wheelchair at 60" wide by 72" deep			
Stall door is 36" wide			
Stall door swings out			
Stall door is self closing			
Stall door has a pull latch			
Lock on stall door is operable with a closed fist, and 32" above the floor			
Coat hook is 54" high			
Toilet			
18" from center to nearest side wall			
42" minimum clear space from center to farthest wall or fixture			
Top of seat 17"-19" above the floor			
Grab Bars			
On back and side wall closest to toilet			
1 1/4" diameter			
1 1/2" clearance to wall			
Located 30" above and parallel to the floor			
Acid-etched or roughened surface			
42" long			
Fixtures			
Toilet paper dispenser is 24" above floor			✓
One mirror set a maximum 38" to bottom (if tilted, 42")			
Dispensers (towel, soap, etc) at least one of each a maximum 42" above the floor			

NOTES

No Restrooms at this location.
Seasonal portapotty if needed

LOCATION**SITE ACCESS, PATH OF TRAVEL, ENTRANCES**

Specification	Yes	No	Comments/Transition Notes
Site Access			
Accessible path of travel from passenger disembarking area and parking area to accessible entrance		X	
Disembarking area at accessible entrance		X	
Surface evenly paved or hard-packed		X	
No ponding of water		X	
Path of Travel			
Path does not require the use of stairs	X		
Path is stable, firm and slip resistant		X	
3 ft wide minimum	X		
Slope maximum 1:20 (5%) and maximum cross pitch is 2% (1:50).			Unknown
Continuous common surface, no changes in level greater than 1/2 inch		X	
Any objects protruding onto the pathway must be detected by a person with a visual disability using a cane		X	
Objects protruding more than 4" from the wall must be within 27" of the ground, or higher than 80"		X	
Curb on the pathway must have curb cuts at drives, parking and drop-offs		X	
Entrances			
Primary public entrances accessible to person using wheelchair, must be signed, gotten to independently, and not be the service entrance			NA
Level space extending 5 ft. from the door, interior and exterior of entrance doors			
Minimum 32" clear width opening (i.e. 36" door with standard hinge)			
At least 18" clear floor area on latch, pull side of door			
Door handle no higher than 48" and operable with a closed fist			
Vestibule is 4 ft plus the width of the door swinging into the space			
Entrance(s) on a level that makes elevators accessible			
Door mats less than 1/2" thick are securely fastened			
Door mats more than 1/2" thick are recessed			
Grates in path of travel have openings of 1/2" maximum			
Signs at non-accessible entrance(s) indicate direction to accessible entrance			
Emergency egress — alarms with flashing lights and audible signals, sufficiently lighted			

NOTES

LOCATION**PARKING**

Total Spaces		Required Accessible Spaces	
Up to 25		1 space	
26-50		2 spaces	
51-75		3 spaces	
76-100		4 spaces	
101-150		5 spaces	
151-200		6 spaces	
201-300		7 spaces	
301-400		8 spaces	
401-500		9 spaces	
Specification for Accessible Spaces	Yes	No	Comments/Transition Notes
Accessible space located closest to accessible entrance		X	
Where spaces cannot be located within 200 ft of accessible entrance, drop-off area is provided within 100 ft.		X	
Minimum width of 13 ft includes 8 ft space plus 5 ft access aisle		X	
Van space – minimum of 1 van space for every accessible space, 8 ft wide plus 8 ft aisle. Alternative is to make all accessible spaces 11 ft wide with 5 ft aisle.		X	
Sign with international symbol of accessibility at each space or pair of spaces		X	
Sign minimum 5 ft, maximum 8 ft to top of sign		X	
Surface evenly paved or hard-packed (no cracks)		X	
Surface slope less than 1:20, 5%		X	
Curbside to pathway from parking lot at each space or pair of spaces, if sidewalk (curb) is present			NA
Curbside is a minimum width of 3 ft, excluding sloped sides, has sloped sides, all slopes not to exceed 1:12, and textured or painted yellow			NA

RAMPS

Specification	Yes	No	Comments/Transition Notes
Slope Maximum 1:12			NA
Minimum width 4 ft between handrails			
Handrails on both sides if ramp is longer than 6 ft			
Handrails at 34" and 19" from ramp surface			
Handrails extend 12" beyond top and bottom			
Handgrip oval or round			
Handgrip smooth surface			
Handgrip diameter between 1 1/4" and 2"			
Clearance of 1 1/2" between wall and wall rail			
Non-slip surface			
Level platforms (4ft x 4 ft) at every 30 ft, at top, at bottom, at change of direction			

Facility name	Captain Sargent Conservation Area/Stow Community Gardens		
Owner/Manager	Conservation Commission		
Location	South Acton Road/ Tuttle Lane		
Acreage	153		
Activity	Hiking, Mtn. biking, agriculture, community gardens, picnic tables		
Site Amenities	Pervious Parking lot, trails, kiosks, garden plots, raised bed plots, picnic tables, new 300' boardwalk across wetland.		
Transition Plan			
Barrier to Access	Corrective Action	Scheduled Change	Authority
No universal access paths from main entrance, community gardens were just upgraded with raised beds and a dedicated water source for increased accessibility.	Investigate feasible of increasing accessibility from parking lot to boardwalk or create a single handicapped parking space at rear of community gardens	FY 26	Stow Conservation Department

Facility name	Heath Hen Meadow Conservation Area		
Owner/Manager	Conservation Commission		
Location	West Acton Road		
Acreage	52		
Activity	Hiking, mtn. biking, cross country skiing		
Site Amenities	Roadside parking, kiosks, trails, bridge		
Transition Plan			
Barrier to Access	Corrective Action	Scheduled Change	Authority

No universal access paths, wet site	Look at feasibility of reducing barriers to access at entry bridge when reconstructed.	TBD when bridge is replaced	Stow Conservation Dept.
-------------------------------------	--	-----------------------------	-------------------------

Facility name	Spindle Hill Conservation Area/Wheeler Pond		
Owner/Manager	Conservation Commission		
Location	Gates Lane/Wheeler Road		
Acreage			
Activity	Hiking		
Site Amenities	Informal roadside, parking, trails, kiosk		
Transition Plan			
Barrier to Access	Corrective Action	Scheduled Change	Authority
No universal access paths, steep entry access	None planned		

Facility name	Stow Acres North		
Owner/Manager	Conservation Commission and Recreation Department		
Location	Randall Road		
Acreage	109		
Activity	TBD – Master Plan in progress		
Site Amenities	None at present; master planning underway for a major town conservation/recreation complex which will feature sustainability and accessibility, as detailed in plan. Construction of initial elements planned in 2025.		
Transition Plan			
Barrier to Access	Corrective Action	Scheduled Change	Authority
TBD			

Facility name	Assabet Overlook Conservation Area		
Owner/Manager	Conservation Commission		
Location	Off Joanne Drive		
Acreage			
Activity	Hiking		
Site Amenities	Roadside parking, kiosk		
Transition Plan			
Barrier to Access	Corrective Action	Scheduled Change	Authority
No universal access paths, difficult entry around detention basin	None planned		

Facility name	Hallock Point Conservation Area		
Owner/Manager	Conservation Commission		
Location	Hallock Point Road		
Acreage			
Activity	Hiking		
Site Amenities	Kiosk, picnic tables (2). Gravel parking lot controlled by DCR.		
Transition Plan			
Barrier to Access	Corrective Action	Scheduled Change	Authority
No universal access paths, steep slopes at point.	None planned		



Town of Stow

www.stow-ma.gov

380 Great Road

Stow, MA 01775

Tel: 978-897-2927

GRIEVANCE PROCEDURE UNDER THE AMERICANS WITH DISABILITIES ACT

This Grievance Procedure has been established to meet the requirements of the American with Disabilities Act of 1990 (ADA). It may be anyone who wishes to file a complaint alleging discrimination on the basis of disability in employment practices and policies, or in the provision of services, activities, programs, or benefits by the Town of Stow.

The complaint should be in writing and contain information about the alleged discrimination such as name, address, phone number of complainant and location, date and description of the problem. Reasonable accommodations, such as personal interviews or a tape recording of the complaint will be made available for persons with disabilities who are unable to submit a written complaint.

The complaint should be submitted by the grievant and/or his/her designee as soon as possible but no later than sixty (60) calendar days after the alleged violation to:

ADA Coordinator
380 Great Road
Stow, MA 01775
building@stow-ma.gov
978-897-2193

Within fifteen (15) calendar days after receipt of the complaint, the ADA Coordinator, or their designee should they be unavailable, will meet with the complainant to discuss the complaint and possible resolutions. Within fifteen (15) calendar days after the meeting, the ADA Coordinator or designee will respond in writing and, where appropriate, in a format accessible to the complainant. The response will explain the position of the Town of Stow and, where possible, will offer options for substantive resolution of the complaint.

If the response by the ADA Coordinator or designee does not satisfactorily resolve the issue, the complainant and/or his/her designee may submit a written request for a hearing with the Selectboard within seven (7) calendar days of the transmittal of the written response of the ADA Coordinator.

The hearing shall be held not later than fifteen (15) calendar days after the receipt of the request. The ADA Coordinator shall be advised of the hearing. The Selectboard shall issue a written decision to the complainant and other parties as appropriate no later than fifteen (15) calendar days after the hearing. If the vote of the Selectboard is not unanimous, a minority report may be included in the decision.

The Chair of the Selectboard will inform the complainant that he/she has the right to pursue the complaint with the Massachusetts Commission Against Discrimination of the courts at any time and shall provide the addresses and phone numbers of such agencies. All written complaints received by the ADA Coordinator, appeals to the Selectboard and responses, will be kept by the Town of Stow for a period of at least three years.



Town of Stow

www.stow-ma.gov

380 Great Road

Stow, MA 01775

Tel: 978-897-4515

THE AMERICANS WITH DISABILITIES ACT

PUBLIC NOTICE

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Stow will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs or activities.

Employment: The Town of Stow does not discriminate on the basis of disability in its hiring or employment practices and complies with all regulations promulgated by the U.S. Equal Employment Opportunity Commission under Title I of the ADA.

Modifications to Policies and Procedures: The Town will make all reasonable modifications to policies and programs to ensure that persons with disabilities have an equal opportunity to enjoy all of its programs, services and activities.

Equal Access to Public Meetings: All Town-sponsored public meetings and hearings must be held in locations that are accessible to persons with disabilities, including persons who use wheelchairs.

Effective Communication: Persons with disabilities who need either: (1) auxiliary aids and services for effective communication, or (2) written materials in alternative formats, or (3) reasonable modifications in policies and procedures, in order to access programs and activities of the Town of Stow, are invited to make their needs known to program staff or to the Town's ADA Coordinator. Requests should be made as soon as possible, but no later than fourteen (14) days before a scheduled event.

The Town of Stow will not place a surcharge on a particular individual with a disability or any group of individuals with disabilities to cover the cost of providing auxiliary aids/services or reasonable modifications of policy, such as retrieving items from locations that are open to the public, but are not accessible to persons who use wheelchairs.

Questions or requests for additional information may be sent to:

Frank Ramsbottom, ADA Coordinator
Building Commissioner Town of Stow
380 Great Road
Stow, MA 01775

Phone: (978) 897-2193
E-mail: building@stow-ma.gov

This notice is provided as required by Title II of the Americans with Disabilities Act (ADA) and by Section 504 of the Rehabilitation Act of 1973. This notice is available in alternative formats from the ADA Coordinator and is posted in Town buildings and on the Town's website at: www.stow-ma.gov



Town of Stow

www.stow-ma.gov

380 Great Road

Stow, MA 01775

Tel: 978-897-2927

ADA Coordinator Designation Form

ADA Coordinator Name: Frank Ramsbottom

Name of Town Department the ADA Coordinator Works: Building Department

Job Title: Building Commissioner

E-Mail: building@stow-ma.gov

Phone: (978) 897-2193

Address: 380 Great Road, Stow, MA 01775

Date Appointed: January 23, 2024

Is this Appointment: **PERMANENT** or Acting

Does this ADA Coordinator report directly to the appointing authority? YES or **No**

Are the ADA Coordinator Duties Full-Time or **PART-TIME**

Direct Supervisor (Name and Title): Denise M. Dembkoski, Town Administrator

On Behalf of the Appointing Authority:

Date: January 23, 2024

Cerri Frecha, Chair
Select Board

ADA Coordinator Signature:

Date: January 23, 2024

Frank Ramsbottom
Building Commissioner

APPENDIX C

Revised Evaluation Criteria for Ranking Parcels – Stow Open Space Committee

What are the Evaluation Criteria?

About fifteen years ago, the Stow Board of Selectmen (BOS) appointed an Open Space Prioritization Committee to help provide greater insight as to the lands in Stow most deserving of protection. Of primary interest were those properties enrolled in the preferential tax assessment programs - Chapter 61(forestry), 61A (agriculture), and 61B (open space/recreation) - as by statute the Town was granted a Right of First Refusal when these lands were proposed to be sold for development. The Open Space Prioritization Committee was asked to develop a tool to allow the community to better assess the relative importance of a given property as a Right of First Refusal arose, to enable the Town to direct its limited resources most effectively.

To accomplish this, the Committee developed a weighted criteria ranking system. Under this framework, points were awarded based on attributes of a property, such as habitat significance, quality of agricultural soils, scenic qualities, historical significance, linkage with existing conserved lands, development potential, and others. The weighted criteria ranking system was then used to evaluate and rank many of the properties enrolled in the chapter programs considered to be of greatest significance to the Town. Results of that exercise matched well with the community's intuitive sense of importance - validating the function of this tool. Since that time, the criteria have been revised to better reflect our understanding of the importance of biodiversity protection and changing community open space priorities. The criteria have been revised into the form of a checklist for items to consider when evaluating potential parcels for acquisition.

Open Space Land Evaluation Factors	Criteria Met? (Yes/No)
1 Water Resources	
a. Site is in an aquifer zone (1977 IEP Study)	
b. Site is in a recharge zone (1977 IEP Study)	
c. Site enhances public access to water	
d. Preservation would contribute to protecting quality of adjacent water bodies (lakes, rivers, streams)	
e. Site is mapped as floodplain or is otherwise known to be flood prone	
2 Agriculture	
a. Site is currently productive or has been in production within 3 years	
b. Site contains prime soil types	
3 Cultural Preservation	
a. Site contains locally significant historic landmarks, buildings, or other features	
b. On or eligible for property listed on the national/state register	
c. Site has importance to indigenous people	
d. Site contains significant archeological resources	
e. Site contains important geological resources or features	

f. There are scenic views across the site or on the site

4 Preserves Town Character

- a. Site contains features that have historically contributed to Stow's identity: farmland, fields, stone walls, architectural qualities of structures on site.
- b. Preservation would contribute to land use diversity in the area or neighborhood in which it is located (e.g. where land use change has begun to homogenize character that was formerly diverse)
- c. Site is located on or visible from narrow winding town road(s), whether public or private ways or is traversed by or runs alongside dirt roads, cart paths, ancient ways
- d. Preservation would contribute to maintaining the rural open space attributes of "outlying" Stow
- e. Preservation would contribute to retaining natural breaks between the towns' more densely developed core and rural elements along the edge.
- f. Preservation would or could contribute to the town's supply of civic open space areas in or near existing village center.

5. Public Open Space

- a. Site is identified in OSRP as a priority
- b. Site is in an area underserved by conservation land
- c. Site will improve passive recreation opportunities
- d. Contiguous or near existing protected land
- e. Contributes to linkage with existing trails, paths, ancient ways, railroad beds, horse trails, etc.
- f. Acquisition would foster consistency with town and state open space planning documents.

6 Natural and Ecological Resources

- a. Site contains water bodies (streams, ponds) and/or vegetated wetlands
- b. Site contains unique geologic features
- c. Site has potential for ecological restoration
- d. Site is of known wildlife corridor significance
- e. Diversity of vegetation
- f. Contains uncommon flora and fauna
- g. Site is mapped as BioMap Habitat of Statewide or Local Significance
- h. Site is mapped as important for climate resilience

7. Municipal uses

- a. Location near town center, existing services
- b. Development suitability
- c. Access to/from major road
- d. Site has capacity for one or more identified recreation facilities (ballfields, ice rink, gym, pool, tennis courts, etc)

e. Site contains existing facilities that respond to an active recreation need

f. Site is in an area of town underserved by parks and recreation facilities

g. Site has few or no development constraints and is near services, making affordable housing/elderly housing development feasible and appropriate

8 Liabilities

a. Hazardous waste contamination is known or likely based on land use history and practices

b. Other dumping has occurred on the site

c. There are encroachments from neighboring properties which need to be addressed

d. Good title cannot be obtained/insured without difficulty

e. There are other issues on the site which could expose the town to potential liability

9 Development Potential/Impacts to the community if not protected

10. Funding

a. Potential for obtaining funding for this property is high

b. The land is a good value with respect to current market prices

Appendix D – Freedom’s Way Landscape Inventory

Stow Reconnaissance Report: List of Areas Identified by the Town of Stow

APPENDIX: HERITAGE LANDSCAPES IDENTIFIED BY COMMUNITY

This list was generated by local participants at the Heritage Landscape Identification Meeting held in Stow on April 12, 2006 and the follow-up fieldwork on May 11, 2006. **There are undoubtedly other heritage landscapes that were not identified at the HLI meeting noted above and there are both inaccuracies in this information and changes to the list that have occurred since this time. Minor changes have been made to the list to correct factual inaccuracies.** The chart has two columns, the names and locations of resources are in the first; notes about resources are in the second.

Landscapes are grouped by land use category. Abbreviations used are listed below.

APR = Agricultural Preservation Restriction

CR = Conservation Restriction

LHD = Local Historic District

NR = National Register

PR = Preservation Restriction

* = Priority Landscape

+ = Part of a Priority Landscape

Agriculture

Apple Barn

Great Rd.

Stone building at the Center School used for storing apples on the Peter Larsen property before land was acquired for the school.

Applefield Farm

727 Great Rd. - Vegetable and flowers. Farm stand selling local products.

Carver Hill Orchard

Brookside Ave. Lord family farm since the 1850s. Orchard and vegetable farm with cider mill, farm store, hiking trails.

Derby Orchard

438 Great Rd.- Orchard and farm stand with 23 varieties of apples, cider and peaches.

Honey Pot Hill

144 Sudbury Rd. - Apple orchard as well as pears and blueberries. Farm store selling products (apples, cider, etc.) and pick-your-own fruit. Sunflower display in summer is of note. Whitman House built in 1810.

One Stack Farm

441 Great Rd.- Apple orchard with 12 varieties of apples, some peaches, cider made on-site.

Packard Farm

90 Packard Rd.- The Packard House at 90 Packard Rd. sits on this 47-acre site. More than 100 years ago apple orchards lined Packard Rd. on both sides. Now houses line the road. This farm is under 61A.

Orchard Hill Farm

Rockbottom Rd. In Gleasondale. Was a mill farm that produced food for mill workers. Located on drumlin above Assabet River.

Pilot Grove Farm

76 Crescent St. - Outskirts of Lower Village. The Federal farmhouse was constructed in 1808 (barn demolished). Today it is a sheep farm.

Red Acre Farm

254 Red Acre Rd. - Northern edge of Lower Village. The farmhouse was built after 1856 and became the summer house of Harriet Bird in 1902. Later she turned it into a haven for overworked and abused horses. More recently a medical research facility and hearing dog center were part of the operation.

Shelburne Farm

106 West Acton Rd. - Was known as the Old Elm Farm with house Federal/Greek Revival house built in ca. 1800. Apple orchards since the early 1900s. There is a conservation restriction on 48.3 acres of this orchard. Farm animals, hay rides, picnic areas, and The Apple Shop.

Small Farm

184 Gleasondale Rd. - On Route 62, farm stand and pick-your-own flowers, herbs and vegetables.

Nurseries

Two nurseries, Stow Branch Nursery and Village Nursery, serve the town.

Archaeological***Conant's Sawmill Site***

Archaeological site in Town Forest. The foundation of a sawmill that operated from the mid 1660s to 1830.

Native American Sites

Various locations - 26 ancient sites have been documented in Stow.

Burial Grounds and Cemeteries***Brookside Cemetery***

Gleasondale Rd. - Established in 1864 at the intersection of Gleasondale and Box Mill Roads. 5.7 acres.

Hillside Cemetery

Crescent St.- Established in 1812. Small burial ground of about 1.5 acres.

Lower Village Cemetery +Pompositticut Rd.- Oldest cemetery. Laid out in 1683. 3.5 acres.

Small Pox Cemetery

Lakewood & Wildwood Rds. - Graves of those who died in the 1840's from small pox.

Civic

Gleasondale *

Stow's industrial village with Gleason houses, workers houses, boarding house, mill farm (now a horse farm), mill and dam. First mill and dam built prior to 1750. In 1813 the Rock Bottom Cotton and Woolen Mill established at Randall's Mill, hence the industrial village first known as Rock Bottom. Name change in 1898 to honor mid 19th century mill owners Benjamin Gleason and Samuel Dale.

Lower Village *

Great Road - The original town center laid out in the 1680s on Great Road (now Route 117) at Red Acre, White Pond, Samuel Prescott and Pompositticut Roads. Now the commercial center. Historic houses such as Hosmer's Folly and the Minister's Manse. The first meeting house was established here.

Upper Village

Also known as Stow Center or Town Center. Became the town center with Upper Common when the meetinghouse was relocated here in order to be more centrally located within Stow's borders. Site of the fourth First Parish Church in 1827 which burned and was replaced with current First Parish Church (1848). Also site of Town Hall (1848).

Industrial

Blacksmith Shop*

Shelburne Farm. - Located on the former Peter Larsen property, the building was moved from Maynard in 1914 and became a blacksmith shop there. Larsen kept it open into the 1950s thus it is the last blacksmith shop that was operated in Stow. Relocated to Shelburne Farm as part of the Center School expansion.

Box Mill Dam & Pond

At Carver Hill. Dam dates to 1850.

Gleasondale Mill & Dam +

In industrial village of Gleasondale. The Greek Revival mill was constructed in 1854 and the dam and canal in 1883.

Lake Boon Dam +

Built for the Assabet Mill in Maynard about 1850. Height increased in 1870's.

Institutional / Military

Center School

403 Great Rd. - Built in 1954 on property of Peter Larsen. The Colonial Revival style school serves as an elementary school.

Churches

First Parish (1848), the former Gleasondale Methodist-Episcopal Church (1898, 4 Marlboro Road), St. Isidore's Catholic Church (1961, 429 Great Rd.), Union Church (1905, 317 Great Road).

Fort Devens Annex

Sudbury, State & White Pond Rds.

The Annex was taken in 1942 from lands in Stow, Sudbury and Maynard. Much of the 2300 acres is in Stow. It was in active military use from World War II until 1995. Now operated by U.S. Fish and Wildlife as the Assabet River National Wildlife Refuge. Many historic farms were on the property taken, some of which still stand. Also, archeological sites.

Hale School

55 Hartley Rd. - 16.6 acres. Built in 1964. Expanded in late 1990's.

John Kettell Monument

Off Maple Street. One of two earliest recorded settlers.

Matthew Boone Monument

Off Barton Rd. Boon, one of the two earliest recorded settlers, who was killed by Indians in 1676 during King Philip's War.

Pompositticut School

511 Great Rd.- A modern school building housing Grades K-2. Built in 1968. Now serves as the Fire Station/Community Center.

Randall Library

19 Crescent St. - Built in 1892 in the Richardsonian Romanesque style. It was a gift from the estate of John Witt Randall by his sister, Belinda Randall. Historical Room donated in 1926 by Whitney family. There is a 1975 addition.

Stow Town Hall

Great Rd. & Crescent St. At Stow Center near the Upper Common. Greek Revival building constructed in 1848 with addition in 1895. Now used for meeting space and several town offices. The new town building (1989) is across Great Road from this town hall.

West School

Harvard Rd. - Built in 1825 on the foundation of a ca. 1739 school which was the first at this location. The brick one-room school house now is the Stow West School Museum, administered by the Stow Historical Society.

Miscellaneous***Cairn***

74 West Acton Rd.- At Shelburne Farm. According to the Historical Commission this stone cairn dates to 1640.

Stone Walls

Along roads and in woods and fields.

Natural***Hérons' Nests***

Part of the Delaney Project.

Open Space /Parks

Assabet Wildlife Refuge

See Ft. Devens Annex. (Known locally as the "ammunition dump.") Refuge established in 1999.

Butternut Country Club

115 Wheeler Rd. - Public golf course operated by three generations of the Page family. It was built on an old farm that grew butternut squash.

Flagg Hill Conservation Area

West Acton Rd. - 286 acres in Stow and Boxborough protected through purchase by the two towns in 1998. Has trails, vernal pools, critical habitat and wildlife.

Lions Club Field

Great Rd. at Hudson Rd.

Lower Village Common +

First town center when laid out in 1680s.

Marble Hill Conservation Area

Taylor Rd. - Town owned property of 249 acres adjacent to the Pompositticut School with parking there or on Taylor Road (north end of property). Trails. Native American archeological sites have been identified.

Pine Bluffs Recreation Area +

Sudbury Road - Town-owned 35 acres on eastern shore of Lake Boon with town beach and recreation area established in 1971 from the Parker farm and cottage rental properties. Trails

Pilot Grove Hill

Public and private ownership of land on hill. Landmark reputed to have been used historically for sighting by ships coming into Boston Harbor.

Stowaway Golf Course

White Pond Rd. - 9-hole public golf course since 1960's. Formerly Assabet Country Club in the 1920's.

Stow Acres Country Club

58 Randall Rd. - Golf course (with two 18-hole courses) and historic Randall House built by John Randall, prominent Boston physician made his home in Boston and maintained the property with ca. 1800 Georgian style country retreat. It passed through generations of Randalls to Belinda Randall, sister of John Witt Randall who died intestate. Belinda gave money to many local causes in her family's name. Circa 1920, the Randall property was purchased by Charles M. Cox, a wealthy grain merchant from Boston, who established a golf course here open to African Americans, who were unable to play elsewhere due to segregation practices. First known as Mapledale, this course hosted the first national black men's championship in 1926. Expanded to 36-holes in 1954 by Page brothers of Waltham. The clubhouse (the old Randall house) has been extensively renovated.

Town Forest

Bradley Ln. - Also known as Gardner Hill Land (324 acres) purchased by the town in 1968. Near Lower Village. Was part of the C.D. Fletcher estate. Elizabeth Brook forms the northern edge. The foundation of Conant's Mill, a sawmill, is within the Town Forest as is Little Bog Trail.

Wedgewood Pines Country Club

215 Harvard Rd.- Private country club with golf course, swimming pool, large clubhouse. 154 acres. Opened in 1996.

Residential

Boaz Brown House

172 Harvard Rd.

NR First Period Thematic Nomination. One of the oldest houses in Stow, built before 1699. Brown farmed this property and ran a tavern for some time. By the mid 18th century it was part of a 143-acre farm. In 1764 the farm was sold to Stephen Stow.

Cottage Neighborhood +

Cottage neighborhoods around Lake Boon built from 1880's to 1930's are now being stressed by development and mansionization. See Lake Boon Priority Landscape.

Hapgood House

76 Treaty Elm Ln. - NR First Period Thematic nomination. The house was constructed of ca. 1726 for Hezekiah Hapgood.

Hosmer's Folly +

4 Red Acre Rd. - The Rufus Hosmer House was built in Lower Village in ca. 1789 in the Federal style. See Lower Village Priority Landscape

Lake Boon Neighborhood *

Located in southeast corner of Stow, Lake Boon was originally a small pond. Amory Maynard of the Assabet Mill in what was to become Maynard purchased rights in mid century to make a larger pond, which was done by building a dam at Bailey's Brook. This was later raised and the mill pond expanded. After the use of waterpower was discontinued, by 1900, the lake became a summer resort area. Transportation was provided by two train lines, a trolley and a steam boat from Maynard.

Minister's Manse +

9 Red Acre Rd. - A house was constructed for the first minister in 1686. This house, usually identified as the Minister's Manse is possibly somewhat later. See Lower Village Priority Landscape.

Randall-Hale House +

6 Sudbury Rd. - NR. This ca. 1710 house was built by Abraham Randall in Gleasondale. It displays First Period construction with Georgian detail. A large New England barn is on the opposite side of Sudbury Road at the intersection with Gleasondale Road.

Whitney Homestead

485 Great Rd. - Built in ca. 1843 in the Greek Revival style it shows signs of Victorian updating. It has served as a nursing home as well as a single family residence.

Whitney House

27 Whitney Rd. - Part of Whitney Homestead land. Built ca. 1760.

Walcott-Whitney House

137 Tuttle Lane.- NR First Period Thematic nomination. First Period construction with Georgian details built in ca. 1725.

Transportation

Assabet River Rail Trail

Planned trail along the Marlborough Branch Railroad line that was in operation from 1850 to 1980.

Maple Street

In the western part of town from Bolton northeast to Old Bolton Road. Scenic qualities.

Minuteman AirField

302 Boxboro Rd. - Airport established in 1963 with its first building housing the locally known restaurant constructed in 1968. Airport was opened to the public in 1969.

Red Acre Road +

Extends from Great Road at Lower Village north to Acton. Scenic qualities. Built in 1802.

Track Road

A road on private property that is part of the old railroad bed of the Marlborough Branch Railroad. Recreational easement negotiated and signed with Town of Stow and property owner of Track Road and Crowe Island for planned Assabet River Rail Trail.

Trolley Waiting Station

Great Rd. - Stone structure built in 1901 on the Concord, Maynard and Hudson Electric Railway route.

Tuttle Lane

Picturesque country road branching northwest off of Red Acre Road.

Walcott Street

In the southwest corner of Stow running from Hudson north to Hudson Road.

Whitman Street

Rural north-south road between Gleasondale Road on the north and Boon/Sudbury Road on the south.

Waterbodies

Assabet River *

Flows through the southeastern part of Stow from Hudson to Maynard. View of Assabet from Sudbury Road Bridge. The Assabet River originates in Westborough and flows north and then northeast for 32 miles to its confluence with the Concord River. Crowe Island is a land form that juts into the Assabet, most is privately owned. It is reached by Track Rd. Assabet River once was known as Elizabeth River, the English version of the Nipmuc name for the river. The name, Assabet, also a version of this name became the name in ca. 1850 and means in Algonquin “the place where materials for making fishnets grow.” The current flow is largely processed sewage.

Delaney Project

Includes the herons’ nests. The Delaney Multiple Purpose Complex of the SuAsCo Watershed Project was established in 1968 by the U.S. Soil Conservation Service to control flooding from Elizabeth Brook, through the purchase of rights to store 4,000 acre-

feet of water along the brook above Delaney Pond in northwest Stow, Bolton and Harvard. The 22-foot Campbell dam was constructed as a flood control project to hold back the waters feeding the Elizabeth brook which are reported to be able to make a 12 inch difference in the Assabet River water level in Maynard during a 100-year storm.

Elizabeth Brook

Tributary of the Assabet River entering the river from the north. At one time this brook was known as Assabet Brook. At the same time the Assabet River was known as the Elizabeth River which is the English version of the Nipmuc name for the river.

Fletcher's Pond

Fed by Elizabeth Brook. A former mill pond.

Heath Hen Meadow Brook

Heath Hen Meadow Brook runs from Boxborough to Ft. Pond Brook in Acton. The brook flows through Heath Hen Meadow Brook Conservation Area, purchased by the town in 1997 and other conserved land.

Lake Boon

A Great Pond that straddles Hudson-Stow line. Once a millpond for the mills in Maynard, it is also referred to as Boon's Pond. Primary land use around perimeter is now residential with many former summer cottages. Lake has three sections connected by the Narrows and connected to the Assabet River by Bailey's Brook. Named after Matthew Boon who explored area in 1660s and was killed in King Philip's War in 1676.

Minister's Pond

North of Great Road at Stow Center. Flows south to Elizabeth Brook by manmade drainage stream built by an enterprising minister. The change created additional pasture land.

Sandy Brook

Tributary of the Assabet River.

APPENDIX E

Executive Order 193 and Agricultural Land Mitigation Policy

General Laws of the Commonwealth of Massachusetts

Mass. Executive Order #193

By His Excellency EDWARD J. KING

Governor

PRESERVATION OF STATE OWNED AGRICULTURAL LAND

Preamble

Agricultural land in Massachusetts is a finite natural resource that is threatened by competing land use pressure.

The natural resource qualities associated with agricultural land make state owned agricultural land an irreplaceable economic and environmental asset when utilized for food production. This land is part of the "common wealth" of Massachusetts citizens, and the wise use and conservation of state-owned agricultural land is of broad public value. As the loss of private agricultural land in the Commonwealth continues, the state-owned land will play an increasingly important role for the state's remaining farmers and young people who wish to enter farming. As the state-owned agricultural land decline in productivity and efficient utilization, so does the maximum return of benefit to the citizens, of the Commonwealth.

Furthermore, the loss of agricultural land has had a detrimental affect upon environment quality. Agricultural land reduces flooding by effectively absorbing precipitation, while replenishing critical ground water supplies. The open characteristic and natural vegetation of agricultural land helps purify the air; enhances wildlife habitat; provides for recreation; and maintains the landscape's aesthetic and historic quality. Therefore, it is essential to ensure that the Commonwealth's agricultural land remains available for present and future generations.

WHEREAS, the Commonwealth seeks to preserve the productive agricultural land base on which the Massachusetts agricultural industry and the people of the Commonwealth depend; and

WHEREAS, state acquisition programs administered by the Department of Environmental Affairs, pursuant to G.L.c. 132 A, secs 11A-11E and G.L.c. 184 secs 31-33, promote the preservation of private agricultural land; and

WHEREAS, it is the policy of the Executive Department of the Commonwealth of Massachusetts to protect, through the administration of current programs and laws, the Commonwealth's agricultural land base from irreversible conversion to uses which result in its loss as an essential food production and environmental resource;

NOW THEREFORE, I, Edward J. King, Governor of the Commonwealth of Massachusetts, by virtue of the authority vested in me by the Constitution and laws of the Commonwealth, do hereby order and direct all relevant state agencies to seek to mitigate against the conversion of state-owned agricultural land and adopt the policies herewith:

1. State funds and federal grants administered by the state shall not be used to encourage the conversion of agricultural land to other uses when feasible alternatives are available.
2. State Agency actions shall encourage the protection of state-owned agricultural land by mitigating against the conversion of state-owned land to non-agricultural uses, and by promoting soil and water conservation practices.
3. The Secretary of Environmental Affairs shall identify state-owned land suitable for agricultural use according to the following criteria:

- a. the presence of soil types capable of supporting or contributing to present or potential commercial agriculture
- b. current and historic use for agriculture, and
- c. absence of non-farm development.

4. State Agencies controlling state-owned land suitable for agricultural use shall coordinate agricultural land management policy with the Executive Office of Environmental Affairs. In managing said land, State Agencies shall be encouraged to allow for use on a multiple year basis for forage and food crops.

5. Surplus state-owned land, identified as suitable for agriculture by the Secretary of Environmental Affairs, shall remain available for agriculture when compatible with state agency objectives.

6. For purposes of this Executive Order, "agricultural land" shall be defined as land classified Prime, Unique, or of State and Local Importance by the USDA Soil Conservation Service, as well as land characterized by active agricultural use.

7. For the purposes of this Executive Order, "state-owned land" shall be defined as:

- a. all land under the custody or control of a state agency,
- b. all lands purchased in whole or in part with state funds or federal funds administered by the state.

Given at the Executive Chamber in Boston this 19th day of March in the year of our Lord one thousand nine hundred and eighty one and of the Independence of the United States of American two-hundred and five.

Edward J. King Governor, Commonwealth of Massachusetts



COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF ENVIRONMENTAL AFFAIRS
DEPARTMENT OF FOOD AND AGRICULTURE

LANCASTER FIELD OFFICE

142 OLD COMMON ROAD, LANCASTER, MA 01523 (508) 792-7711 FAX: (978) 365-2131

JANE SWIFT
Governor

BOB DURAND
Secretary

JONATHAN L. HEALY
Commissioner

AGRICULTURAL LAND MITIGATION POLICY

I. INTRODUCTION & STATEMENT OF POLICY

Article 97 of the Massachusetts Constitution guarantees the right of residents of the Commonwealth to the conservation, development and utilization of agricultural land. Protection of this right is declared to be a public purpose by Article 97. Pursuant to this mandate, therefore, it is the mission of the Executive Office of Environmental Affairs ("EOEA") and the Department of Food and Agriculture (the "Department"), as restated herein, to protect, preserve and enhance agricultural land, and its capacity to benefit and sustain the citizens of the Commonwealth, as a finite natural resource.

This mission has been accomplished, and shall continue to be accomplished, in part, by discouraging the conversion of viable units of agricultural land to non-agricultural uses. Further, by way of its Mitigation Policy, the Department requires that one acre of agricultural land of comparable or greater agricultural viability be permanently protected for future agricultural use, for every acre of agricultural land so converted, in the manner described herein or by use of an alternative mitigative tool described below.

II. POLICY BACKGROUND & IMPLEMENTATION

Agricultural land has become a ready target for non-agricultural development as a result of its adaptability and physical characteristics. Such development is subject to review and certification under the Massachusetts Environmental Policy Act ("MEPA"). In addition, EOEA has designated agricultural land as a critical natural resource. As with other critical natural resources in the Commonwealth (e.g. wetlands, floodplains), a concerted effort has been and shall continue to be made by the Commonwealth to avoid the loss of agricultural land as a result of non-agricultural development. Where avoidance is not possible, Department policy requires mitigation for the loss of agricultural land in the manner described in Section III.

The Commonwealth of Massachusetts for many years has actively promoted the preservation of agricultural land. Through the Agricultural Preservation Restriction ("APR") Program the Commonwealth invests significant funds, on a regular basis, to protect critical farmland resources by purchasing rights in agricultural land.

Agricultural Land Mitigation Policy page 2 of 3

In addition, Executive Order 193 complements the APR Program as a protective tool through which state agencies are directed to avoid and to mitigate against the conversion of state-owned agricultural lands. In this regard, the Order states the policy that: "State Agency actions shall encourage the protection of state-owned agricultural land by mitigating against the conversion of state-owned land to non-agricultural uses...". The Order further provides, as a separate policy not restricted to state-owned agricultural land, that: "State funds and federal grants administered by the state shall not be used to encourage the conversion of agricultural land to other uses when feasible alternatives are available."

III. MITIGATION OPTIONS

Compensation for the loss of agricultural land resulting from conversion to non-agricultural uses may be accomplished in one or a combination of the following ways, upon consultation with the Department and approval by the Commissioner. A Financial Contribution shall be utilized only in circumstances when On-site and Off-site mitigation are not feasible. The following order of preference shall be followed:

"On-site Mitigation": The permanent protection, through the granting of an APR to the Commonwealth, on any contiguous agricultural land of equal or greater size, soil quality and agricultural viability to the agricultural land being lost to conversion, as determined by the Department and approved by the Commissioner.

"Off-site Mitigation": The permanent protection, through the granting of an APR to the Commonwealth, on a parcel of agricultural land of equal or greater size, soil quality and agricultural viability to the agricultural land being lost to conversion, as determined by the Department and approved by the Commissioner. Where feasible, the permanently protected piece of land shall be located either in the community within which the agricultural land being converted is located or within a contiguous city or town.

"Financial Contribution": For each acre of agricultural land being converted, a contribution of \$10,000.00 per acre shall be made to the Commonwealth's APR Program, or to a qualified nonprofit farmland preservation organization or municipal farmland preservation program for the purpose of assisting the Commonwealth in permanently protecting agricultural land of equal or greater size and agricultural viability to the agricultural land being lost to conversion, as determined by the Department and approved by the Commissioner.

Agricultural Land Mitigation Policy page 3

DEFINTIONS

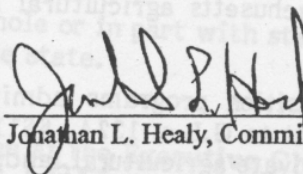
"Agricultural Land": Land comprised of soils which are classified as Prime, Unique, or of State and Local Importance by the USDA Natural Resources Conservation Service, including land currently in active agricultural use, or suitable for active agricultural use, or land which has been in agricultural use within the 15 year time period prior to conversion.

"Agriculture": Agriculture as defined within the Massachusetts General Laws.

"Viable Unit": A parcel of agricultural land that is 5 acres or larger in size, or if fewer than 5 acres, a parcel that significantly contributes to the agricultural character of the community.

For additional information, kindly contact the Massachusetts Department of Food & Agriculture, 142 Old Common Road, Lancaster, MA 01523 (508) 792-7712.

Dated: November 30, 2001


Jonathan L. Healy, Commissioner

Appendix F

Comments on Draft Open Space and Recreation Plan



***Town of Stow
Select Board***

380 Great Road
Stow, MA 01775
Tel: 978-897-4515
selectboard@stow-ma.gov

July 11, 2023

Kathy Sferra
Conservation Director
Stow Conservation Department
380 Great Road
Stow, MA 01775

Dear Kathy,

Thank you for providing a copy of the 2023 Open Space and Recreation Plan to the Board for review and comment. We have reviewed the Plan and the Select Board voted on July 11, 2023, to send this letter of support.

The plan contains a wealth of information about Stow's natural environment and provides well thought out recommendations for maintaining and enhancing Stow's conservation and recreation space. The recommendation in the Plan will continue to build upon our tradition of conserving and protecting important scenic, natural, and agricultural properties. It will also serve as a great resource for Town boards and departments and will help inform the next update of Stow's Comprehensive (Master) Plan.

We applaud the efforts of those in the Open Space and Recreation Plan Working Group. It is evident how much thought and work has gone into this update. In addition to our overwhelming support of the Plan, please let the Board know how we may assist in the implementation of the recommendations identified.

On behalf of the
STOW SELECT BOARD,

Cortni Frecha, Chair



SMART GROWTH AND REGIONAL COLLABORATION

August 7, 2023

Melissa Cryan
Executive Office of Energy and Environmental Affairs
100 Cambridge St. – Suite 900
Boston, MA 02114

Dear Ms. Cryan:

The Town of Stow's 2023 "Open Space and Recreation Plan" was recently submitted to the Metropolitan Area Planning Council (MAPC) for review.

The Division of Conservation Services (DCS) requires that all open space plans be reviewed by the applicable regional planning agency. This review is advisory and only DCS has the power to approve a municipal open space plan. While your office reviews open space plans for compliance with your guidelines, MAPC reviews these plans for their attention to regional issues generally and more specifically for consistency with *MetroCommon 2050*, the regional policy plan for the Boston metropolitan area.

Consistency with MetroCommon 2050 – *MetroCommon 2050* is the official regional plan for Greater Boston, adopted in 2021 in accordance with the requirements of Massachusetts General Law. The plan includes a series of goals and detailed objectives that will be used to measure progress towards accomplishing these goals. We encourage all communities within the MAPC region to become familiar with the plan by visiting www.mapc.org/get-involved/metrofuture-our-regional-plan.

The Stow OSRP directly references consistency with *MetroCommon 2050*, and its role in focusing regional support for our local efforts. In particular, the plan highlights the Town's efforts to protect natural and agricultural landscapes, conserve natural resources, enhance trail networks, expand cycling and pedestrian opportunities, and promote accessibility to regional resources. Additionally, the Seven-Year Action Plan includes objectives specifically focused on addressing climate change impacts and action steps for increasing climate resiliency. In addition to the open space and recreational resource inventory maps, the plan includes a section on regional coordination and an assessment of key open space and recreational resources in surrounding communities.



SMART GROWTH AND REGIONAL COLLABORATION

Surrounding Communities – The OSRP explores Stow's open space needs and also considers the town's connections with neighboring communities. It highlights various regional resources for recreational activities and open space, such as the Delaney Wildlife Management Area, which covers 580 acres and straddles the towns of Bolton, Harvard, and Stow. Other resources include the Assabet River Rail Trail, the Assabet River National Wildlife Refuge (shared with the Town of Maynard), and the Flagg Hill Conservation Area, which is jointly managed by Stow and the Town of Boxborough. Additionally, the plan emphasizes the significance of regional watersheds and wildlife corridors.

The Stow Open Space and Recreation Plan is very comprehensive and should serve the Town well as it continues its efforts to preserve open space and provide for the recreational needs of its residents.

Thank you for the opportunity to review this plan.

Sincerely,

Mark Racicot
Land Use Planning Director

cc: Kathy Sferra, Conservation Director, Stow Conservation Commission

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

Town of Stow Planning Board

Memo

To: Kathy Sferra – Conservation Director
From: Planning Board
CC: Open Space Committee and Working Group
Date: July 12, 2023
Re: Open Space and Recreation Plan | Planning Board Recommendation & Comments

On July 11, 2023 the Planning Board voted 5-0 unanimously in favor of recommending approval of the 2023 Update to the Open Space and Recreation Plan. The Planning Board offers several considerations for review prior to finalization.

1. Page 6- Progress Made Since 2016 Update: A note could be added to this list to indicate the Town's successful completion of the MVP Community Resilience Building Workshop and Report in 2018.
2. Page 8- 2022 Open Space and Recreation Survey: Consider noting areas with low usage, as it may be useful if trying to promote them for future upgrades or if they should be a priority area in the plan.
3. Page 11- Regional Context: Suggestion to add reference in the fourth paragraph to note commercial properties along White Pond Road.
4. Page 29- Infrastructure- Transportation Systems: Suggestion to add reference to the GO Stow Microtransit program. The Town of Stow offers free and subsidized transportation to eligible residents through the GO Stow program, including a taxi service and the Stow Council on Aging's van service. The Planning Department is looking to further enhance microtransit services in future years.
5. Page 31- Discussion of build-out studies: This section appears to emphasize growth impacts related to schoolchildren, and this is something the Planning Board hears from residents when concerned with new development and growth. The Board suggests this impact is balanced with other demographic changes seen, such as the increase of the share of the population of aging adults. Does the increase in the school age or older adult population call for more recreation opportunities? Would additional school services or COA services need to be built on conservation land?
6. Page 79-81 (Table 5-8) Are the conditions of these facilities needed? If not in good condition, this could help highlight areas that need capital improvements.

7. Given the discussions within the plan regarding rural character and the benefits of tree canopies, the Planning Board suggests adding a recommendation to consider adoption of a Tree Protection Bylaw.
8. In alignment with Goal A, the Committee may consider including a recommendation of undertaking a study to better understand and prioritize the implementation of nature-based solutions town-wide. The MVP project 'Apple Country Natural Climate Solutions Project' provided the communities of Harvard, Bolton, and Devens each with around a dozen priority projects to undertake. While a number of these projects were located on Town-owned Open Space, others referenced unprotected private property, thereby allowing those communities to incorporate requests for implementation of nature based solutions at the time of future development or change in use.
9. Within the discussion of the highest priority community needs in Section 7B, the plan could note the planning process around MAPC's Landline Project, which is anticipated to provide signage for a regional bicycle route titled the Nashoba Regional Greenway. In Stow, this route is intended to pass through the northern portion of Stow. This could be incorporated into Action B3.
10. Regarding the discussion 7C Highest Priority Management Needs, item 1, a future study on the net benefit to the Town could include the following questions to understand the impact of recent acquisitions: Has the Town seen positive impacts on water quality? Raised property values from being located next to conservation areas? Decreased wear and tear on roadways due to a decrease in vehicle traffic because of trail connections?
11. Within the discussion of action items on page 117 related to Action B6, suggestion to add an additional walking/bicycle connection between Track Road/ Assabet River National Wildlife Refuge to the Lower Village Business District to the Red Acre Woodlands.
12. Page 117- Action B.2: Clarify whether this goal relates more to the conversion of existing open space to include all-persons accessibility or if an additional action item is needed to create new open space to meet this goal. Consider prioritizing placement of near existing or proposed Active Adult Neighborhoods or utilizing trails to create needed links to local destinations.
13. Page 118- Action B.8: This item could be expanded upon to include any background study needed to understand Stow's recreational facility needs with population and demographic changes. A study could consider residents' reported recreational interests, as discussed on page 8, and balance that data with our understanding of Stow's future needs given large developments under permitting.
14. Consideration of the inclusion of an additional map that contains overlays of all priority parcels. It may be particularly powerful to convey the message of conservation value to review a map that shows, for example, that one parcel could meet 8/10 conservation priorities. It may be undesirable to highlight specific parcels, however a map that shows generalized areas could make this clearer.

15. Scrivener Comments

- Page 17-18 (between pages) Delete additional “settlers.”
- Page 18 (first full paragraph) “laid claim to lands within its bounds”
- Page 20 (first sentence) No sidebar provided
- Page 20 (last full paragraph) Note that Juniper Hill subdivision is off Gleasondale Road
- Page 21 (6th line) remove extra ‘t’ to read “though it was tucked away”
- Page 23 (Population Characteristics) Could be confusing that Stow’s 2020 population differs between the 2020 Census and ACS 5-year estimates
- Page 25 Consider insertion of language to read “The Planning Board is currently working to revitalize the Lower Village area in part through the recent adoption of mixed use zoning”
- Page 25 (second line from bottom) Change “as” to “are” single family detached
- Page 27 (second line from bottom) Change “five” to “three” larger developments
- Page 29 (third line from top) Delete “By comparison”
- Page 29 (Income Characteristics) Delete second “\$” in front of “\$167,832”
- Page 30 (5th line from top) Change to “a feasibility study commenced in 2022”
- Page 30 (2nd paragraph) Indicate this is referring to the 2010 Master Plan
- Page 30 (2nd paragraph) The Water Resource Protection district is shown on Map 7
- Page 31 (End of middle paragraph) Missing word- “...residents have continued to voice their strong support for these measures”
- Page 32 (Map 3) Suggestion that Map 3 shows the current townwide Zoning as of the May 13, 2023 Town Meeting.
- Page 34 (2nd paragraph) Change “on the right” to “on page 33”
- Page 34 (3rd paragraph) Suggestion to add another identifier to “Kane property” so that it is more easily understood by residents, such as a map and parcel number.
- Page 38 (2nd line from top) change “looking” to “look”
- Page 40 (Map 6) Suggestion to clarify that the areas of sand and gravel are those that are more likely to meet the requirements of a high yield aquifer.
- Page 41-42 (Maps 7 and 8) The water bodies layer appears changed between 2006 and 2022. Map 7 may warrant updating, if the Committee chooses. The differences are most notable in the northern half of Stow.
- Page 54 Discussion of Orchard Hill- Suggestion to note that it is also visible from the School Lot in Gleasondale and Stow Acres’ South Course.
- Page 59 (3rd paragraph) Change “two—ear” to “two-year”
- Page 64-69 (Table 5-1) Clarify the Area is listed in acres. Clarify the rating system related to Condition.
- Page 74-75 (Table 5-5) Clarify whether the blank rows in the Area column are intended to be part of the row above.

- Page 82 (Map 15) Consider the addition of the School Lot
- Page 108 (Inset Map) Consider lengthening the highlighted area to include Gleasondale Village, as noted in the accompanying narrative. Alternatively, the box could be turned into a polygon that more precisely shows the underserved quadrant of Stow.
- Page 110 (Mass Central Rail Trail) Change reference to Wilkins Street in Gleasondale to Hudson. Consider stating that there is no entry point to the CRRT within Stow.
- Page 116 (Action A.5) Consider adding the Complete Streets Committee and the Planning Board as responsible parties.
- Page 118 (Action B.9) Consider changing the state to “Medium/Ongoing”
- Page 120 (Action D.6) Suggestion to change “MBTA affordable housing sites” to “MBTA multi-family housing district”



The Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs
 100 Cambridge Street, Suite 900
 Boston, MA 02114

Maura T. Healey
 GOVERNOR

Kimberley Driscoll
 LIEUTENANT GOVERNOR

Rebecca L. Tepper
 SECRETARY

Tel: (617) 626-1000
 Fax: (617) 626-1081
<http://www.mass.gov/eea>

July 7, 2023

Kathy Sferra, Conservation Director
 Stow Conservation Commission
 380 Great Road
 Stow, MA 01775

Re: Open Space and Recreation Plan

Dear Ms. Sferra:

Thank you for submitting the draft Open Space and Recreation Plan for Stow to this office for review and compliance with the current Open Space and Recreation Plan Requirements. This plan has been conditionally approved through July 2030. Conditional approval will allow the town to participate in DCS grant rounds through July 2030, and a grant award may be offered to the town. However, no final grant payments will be made until the plan is completed.

Once the following items are addressed, your plan will receive final approval:

1. Water Resources – where in the town are wetlands and aquifer recharge areas located?
2. Fisheries and Wildlife – a general inventory should be added, along with information on where wildlife corridors can be found in town.
3. Section 5 – the table that lists town-owned conservation and recreation land should list specific types of grant (if any) received to acquire or develop the site in that column (“state/federal funds” is not sufficient) and in the current uses column, are those six items the only types of recreational amenities available on all conservation and recreation properties in the town? If not, this column should list specific amenities available at each site, such as trails, kayak launch, tennis courts, etc. DCS highly recommends against listing specific parcels of land that the town is interested in acquiring as it is a good way to put an owner on notice and drive up the asking price. Therefore, we highly recommend removing Maps 17-26 from the OSRP.
4. Analysis of Needs – the Community’s Needs section should include recreation needs for teens.
5. Goals and Objectives – this section should include only the goals and objectives. What you have here is more like the Action Plan.

6. Action Plan – what is proposed here is quite ambitious. I want to caution against proposing so many actions for the town to undertake in this timeline. If you feel it's possible to complete them all, feel free to include them.
7. Letters of Review – letters from the regional planning agency, planning board, and chief municipal officer are needed.
8. Maps – the Water Resources map should include surface water, aquifer recharge areas, and watersheds. The Unique Features map should include unusual geologic features. On Map 14, is open space just town-owned conservation land or does it also include recreation land? If it includes recreation land as well, please denote the difference between the two. On Map 15, please rename the protected open space lands layer as it makes it sound like the recreation department's lands are not protected.
9. ADA – this section does not include all three required sections. More information on the ADA requirements can be found in the [Open Space and Recreation Planner's Workbook](#) Appendix G. Facility inventory forms from the Workbook must be included for all town-owned recreation and conservation properties.

Congratulations on undertaking such an important task! Please contact me at melissa.cryan@mass.gov if you have any questions or concerns, and I look forward to reviewing your final plan.

Sincerely,

Melissa Cryan

Melissa Cryan
Grant Programs Supervisor

Open Space and Recreation Plan Forum

June 29, 2023, 7 pm, Via Zoom

Notes from Public Comment Session

Tom Payne, Kingland Road

- Compliment the folks who worked on this plan.
- Liked the focus on the biking. Sudbury Road has become a “biking nightmare.” Dangerous at best.
- Focus on biking and trail access was something appreciated. He is a biker but prefers trail biking.
- Getting bikes safety from Hudson Road to Boon Road to Sudbury Road to 117 is a priority
- Focus of plan seems to be in the right direction.
- Spends time with grandson at Pine Bluff and on the bike trails with his bike. Likes the Assabet trails. Grandson likes kayaking along the Assabet River.

Marcus

- How do we prioritize which projects the town will be taking on? Kathy explained that Section 8 shows what level of priority they are and who’s responsible for doing them.
- Agrees with Tom’s comment about the biking. Significant amount of biking in Stow. Noticed many, especially in groups. Safety issue – doesn’t want to see anyone get hurt.

Vickery Trinkhaus-Randall, Wheeler Road

- Agrees with the focus on biking. Wondering if we are going to implement the new 4 foot rule?
- Are we going to be a part of the Bruce Freeman Rail Trail? And where is it coming from in from Sudbury? What is larger rail trail network?
- SCT does Bike for the Woods. Can we expand this to other areas? It’s been the same for the last 10-15 years, but the number of kids has diminished.

Laura’s response – Any information, please send it along and the recreation department will try to send it to the kids. Laura also stated that if it’s a community activity, the recreation department will promote where they can.

Appendix G

Species of Birds, Mammals, Reptiles, Amphibians, Fish and Insects Found in Stow, MA

BIRDS

Canada Goose	Black-capped Chickadee
Mute Swan	Tufted Titmouse
Mallard	White-breasted Nuthatch
Bufflehead	Red-breasted Nuthatch
Common Goldeneye	Carolina Wren
Wood Duck	Winter Wren
American Black Duck	Marsh Wren
Northern Pintail	House Wren
Ring-necked Duck	Golden-crowned Kinglet
Common Merganser	Ruby-crowned Kinglet
Hooded Merganser	Eastern Bluebird
Mourning Dove	American Robin
Ring-billed Gull	Northern Mockingbird
Wild Turkey	Cedar Waxwing
Rock Pigeon	European Starling
Virginia Rail	American Goldfinch
Sora	House Finch
Herring Gull	Common Redpoll
Great Blue Heron	Song Sparrow
Bald Eagle	Barn Swallow
Red-tailed Hawk	Tree Swallow
Cooper's Hawk	Swamp Sparrow
Sharp-shinned Hawk	American Tree Sparrow
Red-shouldered Hawk	White-throated Sparrow
Broad-Winged Hawk	Yellow-bellied Sapsucker
Eastern Screech-Owl	Eastern Towhee
Great Horned Owl	Northern Flicker
Barred Owl	Blue Jay
Northern Saw-Whet Owl	Gray Catbird
Fish Crow	Hermit Thrush
Belted Kingfisher	Wood Thrush
Red-bellied Woodpecker	Swainson's Thrush
Downy Woodpecker	Fox Sparrow (Red)
Hairy Woodpecker	Dark-eyed Junco
Pileated Woodpecker	Red-winged Blackbird
Spotted Sandpiper	Rusty Blackbird
Solitary Sandpiper	Northern Cardinal
Yellow-bellied Sapsucker	House Sparrow
Brown Creeper	Chipping Sparrow
Merlin	Purple Finch
Northern Shrike	Red Crossbill
American Crow	Pine Siskin
Common Raven	Brown-headed Cowbird
	Common Grackle

Ruby-Throated Hummingbird
 Baltimore/Northern Oriole
 Bobolink
 Yellow-bellied Flycatcher
 Great Crested Flycatcher
 Rose-Breasted Grosbeak
 Indigo Bunting
 Scarlet Tanager
 Common Nighthawk
 Chimney Swift
 Herring Gull
 Warbling Vireo
 Red-eyed Vireo
 Yellow-throated Vireo
 Blue-headed Vireo
 Common Yellowthroat
 Pine Warbler
 Blackpoll Warbler
 Yellow-rumped Warbler
 Yellow Warbler
 Black and white Warbler
 Blackburnian Warbler
 Parula Warbler
 Palm Warbler
 Black-Throated Blue Warbler
 Black-Throated Green Warbler
 Chestnut-sided Warbler
 Magnolia Warbler
 Cape May Warbler
 Prairie Warbler
 Blue-winged Warbler
 Northern Water Thrush
 Brown Creeper
 Ovenbird
 Eastern Wood Pewee
 Killdeer
 [Quail]
 [Guinea fowl]
 Purple Finch
 Eastern Phoebe
 Turkey Vulture
 Ruffed Grouse
 American Woodcock
 Eastern Wood-Pewee
 Eastern Kingbird
 Blue-gray Gnatcatcher
 Veery
 Eastern Towhee
 American Redstart
 Osprey

MAMMALS

American Black Bear
 North American River Otter
 Eastern Grey Squirrel
 American Red Squirrel
 Eastern Chipmunk
 Fisher
 Eastern Coyote
 Red Fox
 Grey Fox
 Bobcat
 Virginia Opossum
 Raccoon
 Eastern Striped Skunk
 White-tailed Deer
 Muskrat
 American Mink
 Short-Tailed Weasel
 Long-Tailed Weasel
 Groundhog
 American Beaver
 Northern Short-Tailed Shrew
 Eastern Cottontail
 Eastern Meadow Vole
 North American Deer Mice
 White-footed Mouse
 Southern flying squirrel
 Star-nosed Mole
 Big Brown Bat
 Small Brown Bat

REPTILES AND AMPHIBIANS

Painted Turtle
 Common Snapping Turtle
 Spotted Turtle
 Pond Slider
 Eastern Box Turtle
 American Bullfrog
 Wood Frog
 Pickerel Frog
 Green Frog
 Grey Treefrog
 Spring Peeper
 Northern Water Snake
 Eastern Milk Snake
 Eastern Garter Snake
 Ring-necked snake
 Red-bellied snake
 American Toad

Spotted Salamander
 Eastern Newt
 Eastern Red-Backed Salamander

INSECTS

Asian Beauty
 Pandorus Sphinx
 Lupine Bug
 Locust Borer
 Chinese Mantis
 European Mantis
 Berkeley's Polypore
 Larger Empty Oak Apple Wasp
 Thread-Waisted Sand Wasps
 Mottled Tortoise Beetle
 American Dog Tick
 Eastern Black-Legged Tick
 Ebony Jewelwing
 Monarch
 Spring Field Cricket
 Powdered Dancer
 Lancet Clubtail
 Carpenter Ant
 Carpenter Bee
 Honey Bee
 Bald-Faced Hornet
 Fireflies
 Great Spangled Fritillary
 Red Admiral
 Eastern Tiger Swallowtail
 Black Swallowtail
 Canadian Tiger Swallowtail
 Mourning Cloak
 Spicebush Swallowtail
 Red Spotted Purple
 Grey Hairstreak
 Peck's Skipper
 Silver-spotted Skipper
 American Snout
 Milbert's Tortoiseshell
 Compton's Tortoiseshell
 Milkweed Tussock Moth
 Spring Azure
 Harvester
 Pearl Crescent
 Prominent Pink
 Common Wood-Nymph
 Painted Lady
 Hummingbird moth (Clearwing)
 Red Admiral
 Cicada

Blinded Sphinx
 Brown Angleshades
 Viceroy
 Zabulon Skipper
 Spicebush Swallowtail
 White Spring Moth
 Common Looper Moth
 White-spotted Sawyer
 Appalation Brown
 Western Conifer Seed Bug
 Brown Marmorated Stink Bug
 Emerald Moth
 Giant Leopard Moth

FISH

Chain Pickerel
 Bluegill
 Eel
 Crayfish
 Pumpkinseed
 Largemouth Bass
 Common Carp
 Black Crappie
 Brown Bullhead
 Blacknose Dace
 Yellow Perch
 White Perch
 Catfish