

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

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						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
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 developm ent
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 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
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	

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						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; R31/43, 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

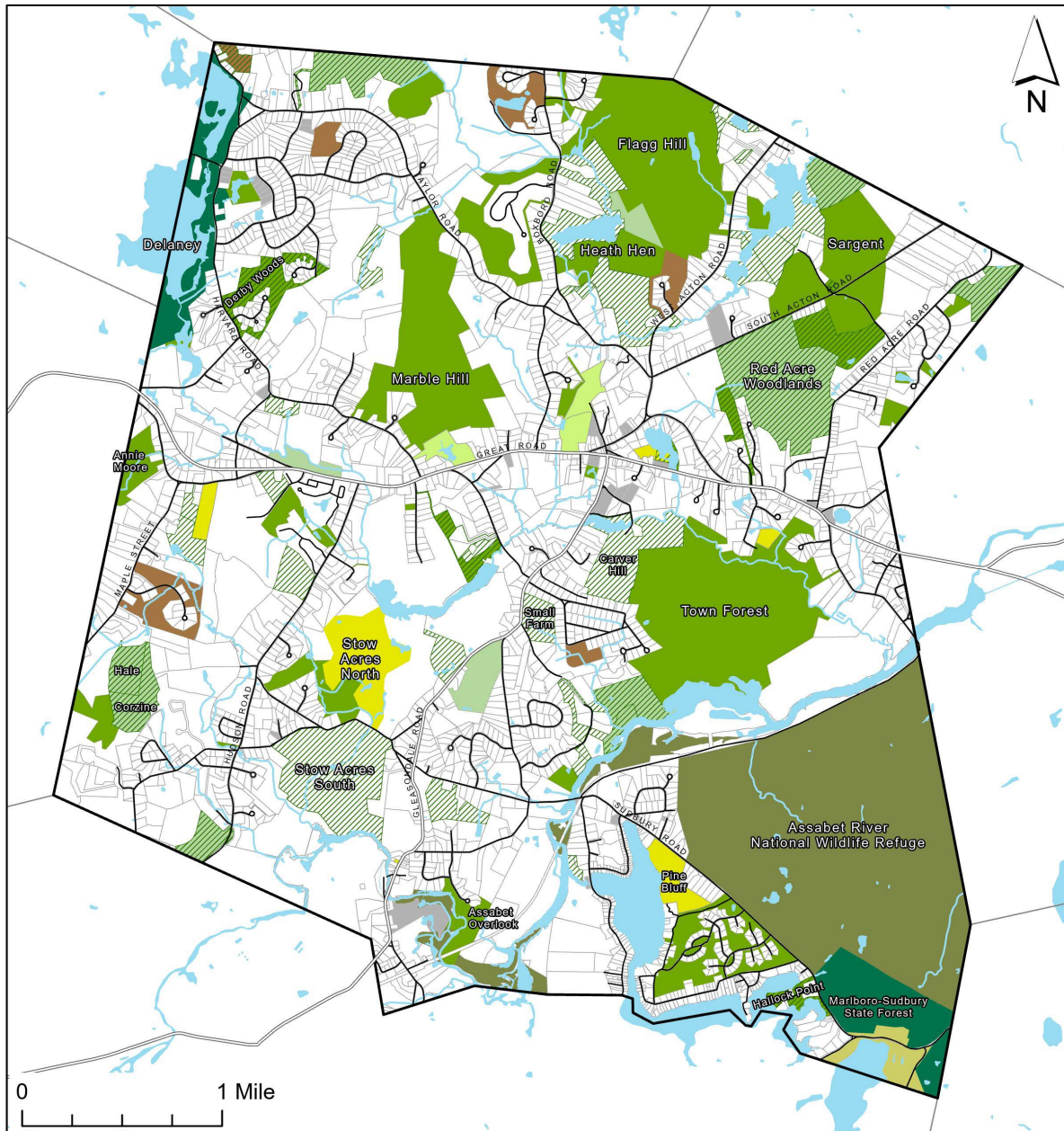
Parcel Name/Owner	Map/Parcel	Area
Pilot Grove Apts. Well	R17#3-3	2.2
Town of Maynard	R26#4	7.5 (White Pond)
Elizabeth Brook Apartments (formerly Plantation Apartments II LLC)	R22#1B-2	5.33

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
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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

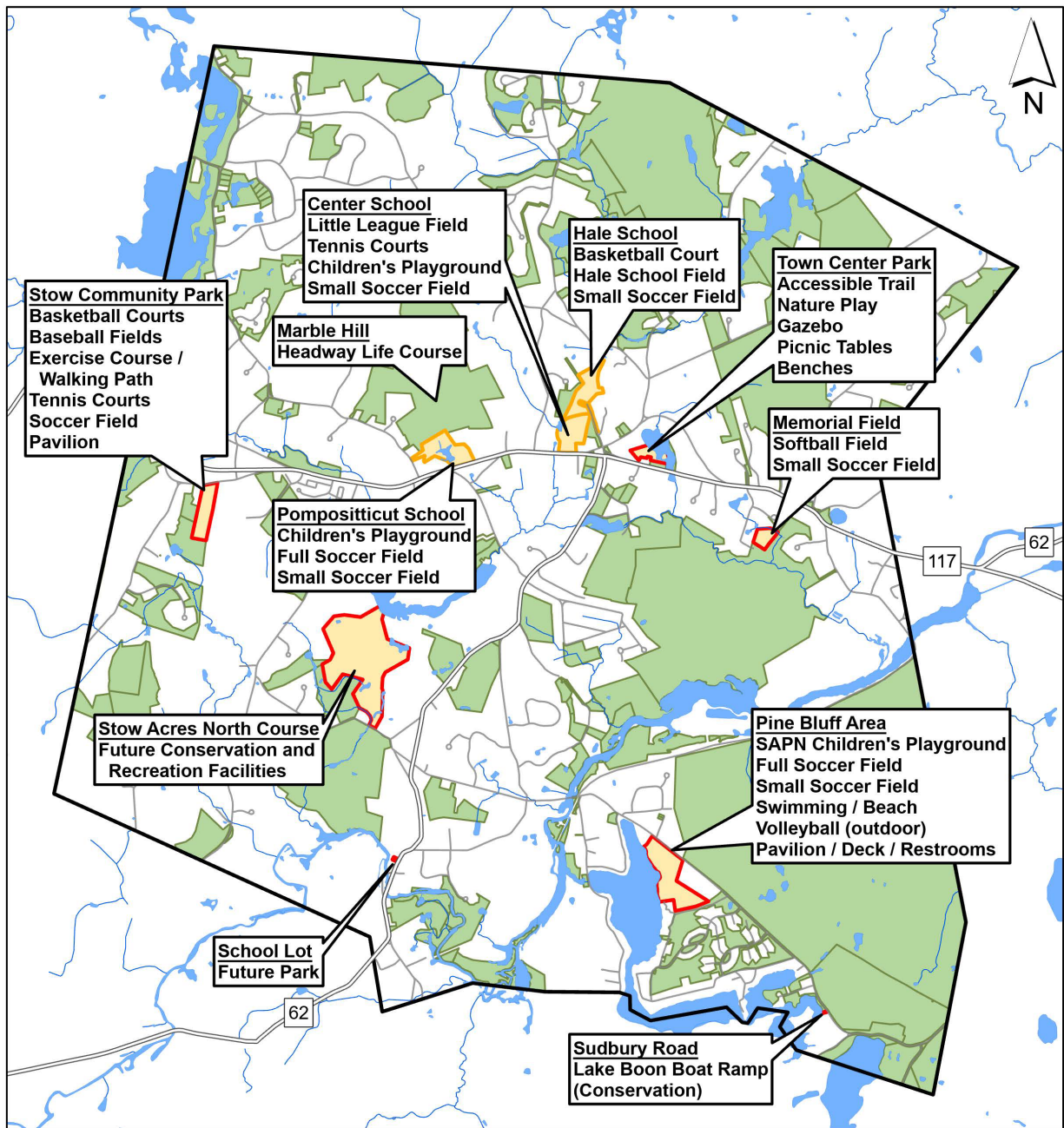
Note 1: Softball field at Memorial Field is a shared field - Softball / Soccer

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

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Map 15: Stow – Recreation Department Interests

5C. Lands in Current Use Tax Programs

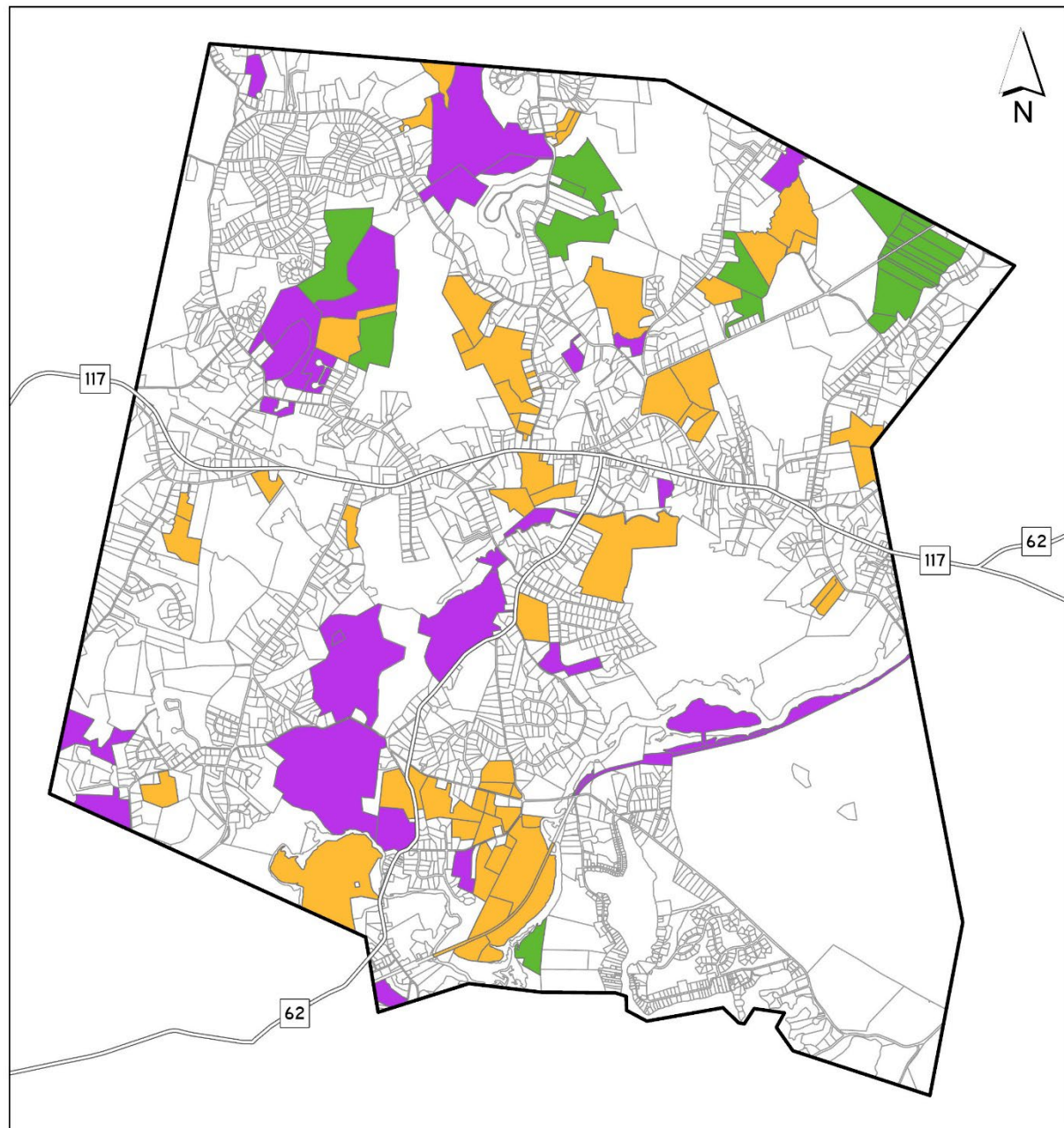
Many properties in Stow are enrolled in current use tax programs under Chapter 61 (forestry), 61A (agriculture) and 61B (open space/recreation). These allow the owner of the property the opportunity to pay reduced property taxes in exchange for a promise to keep the land in the specified use (agriculture, 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

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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.

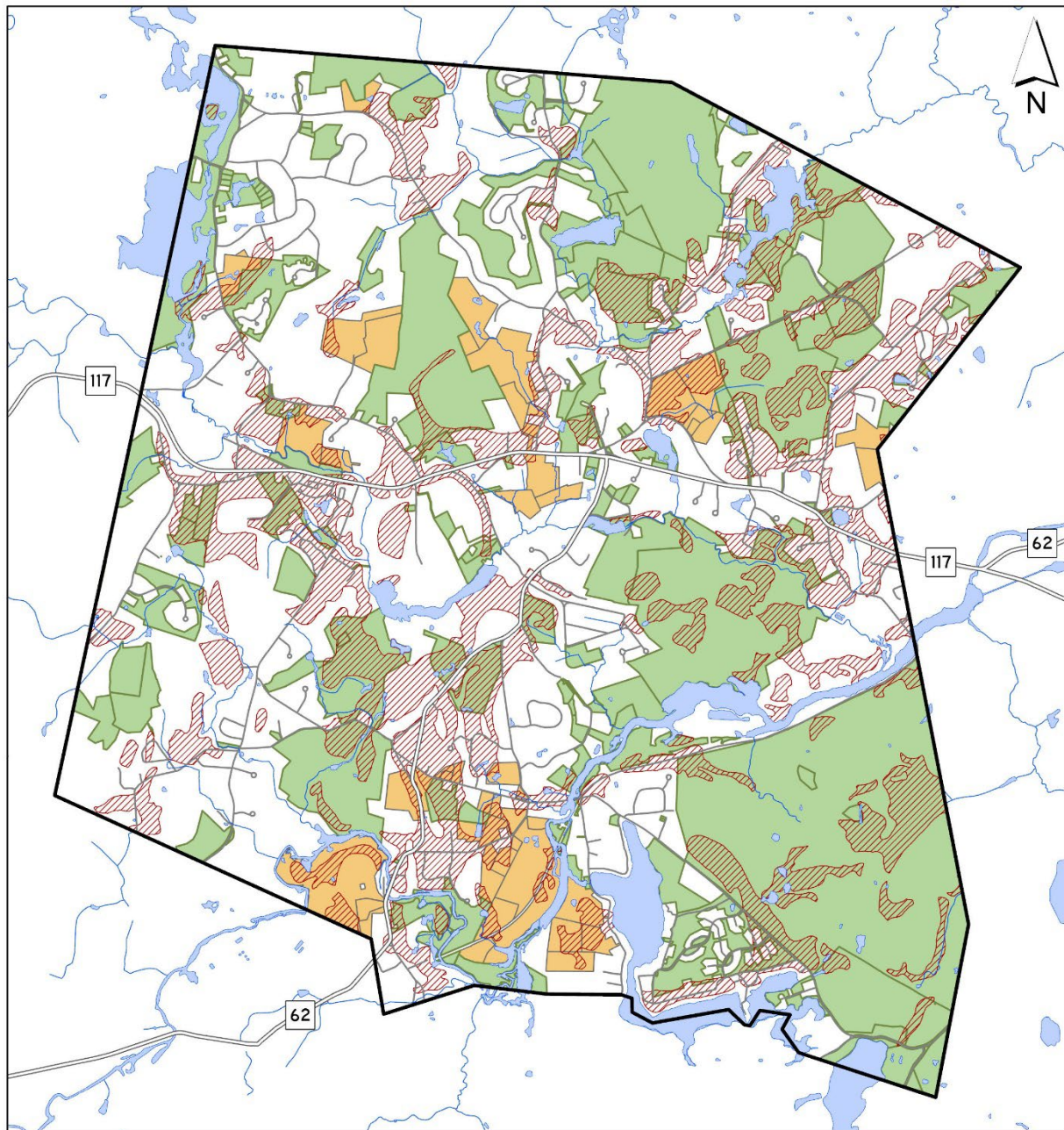
10. Protection of lands important for climate resilience

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

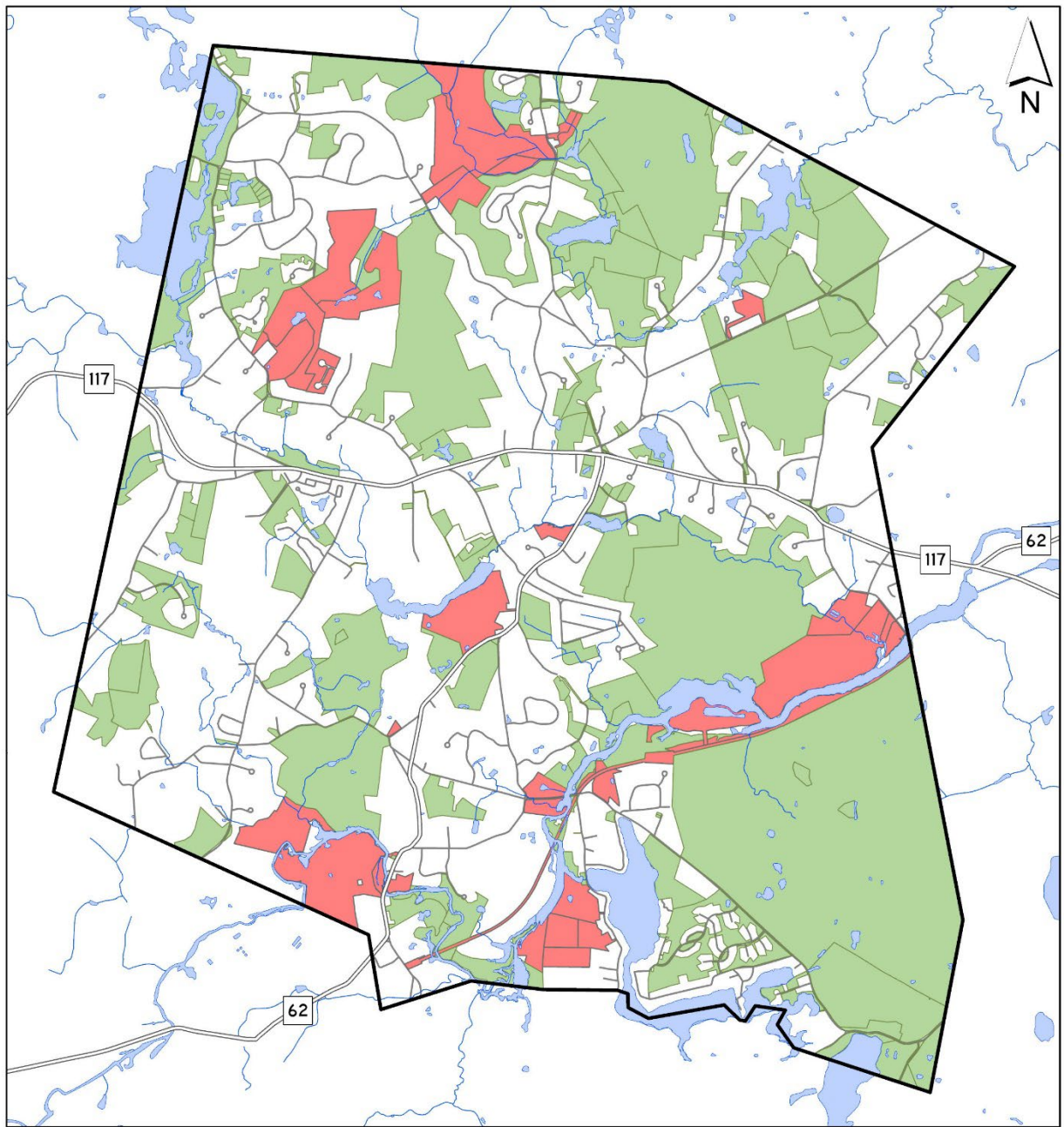
Floodplain data developed by the Town of Stow MA.
Base map features provided by MassGIS.

Map produced 2/17/2023 by M Ragan

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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

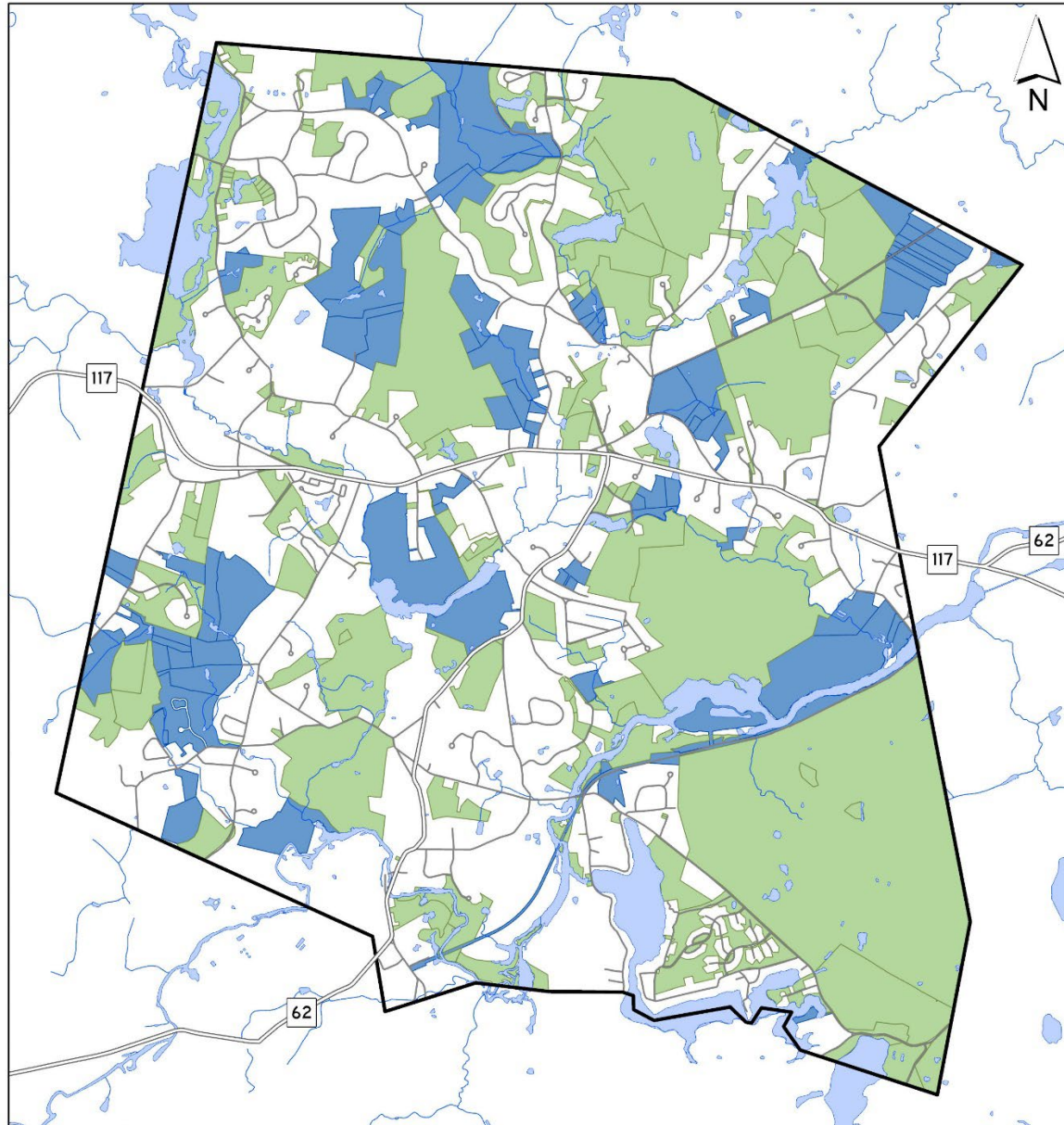
Floodplain data developed by the Town of Stow MA.
Base map features provided by MassGIS.

Map produced 2/17/2023 by M Ragan

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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

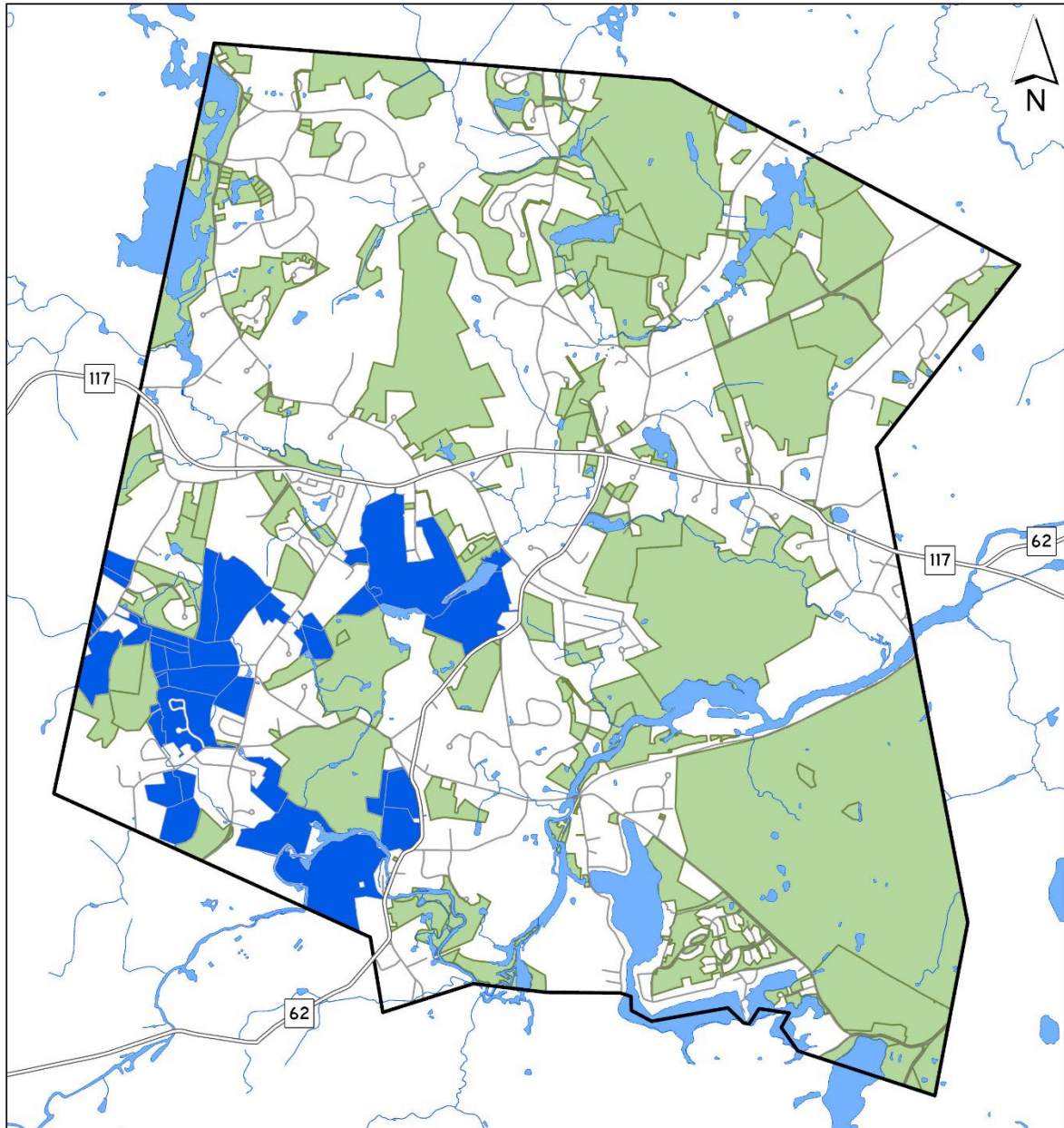
Floodplain data developed by the Town of Stow MA.
Base map features provided by MassGIS.

Map produced 2/17/2023 by M Ragan

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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

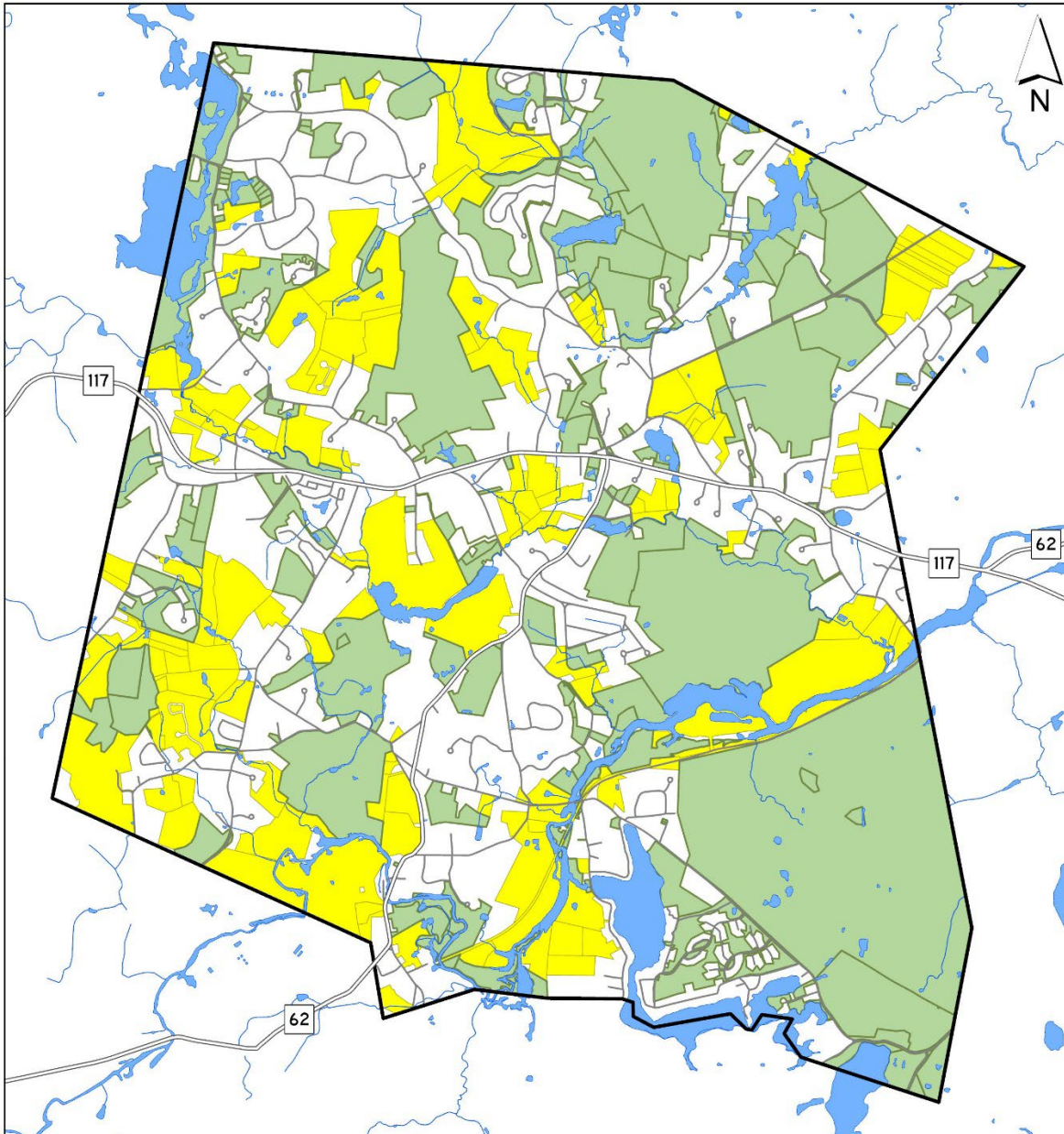
Floodplain data developed by the Town of Stow MA.
Base map features provided by MassGIS.

Map produced 2/17/2023 by M Ragan

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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

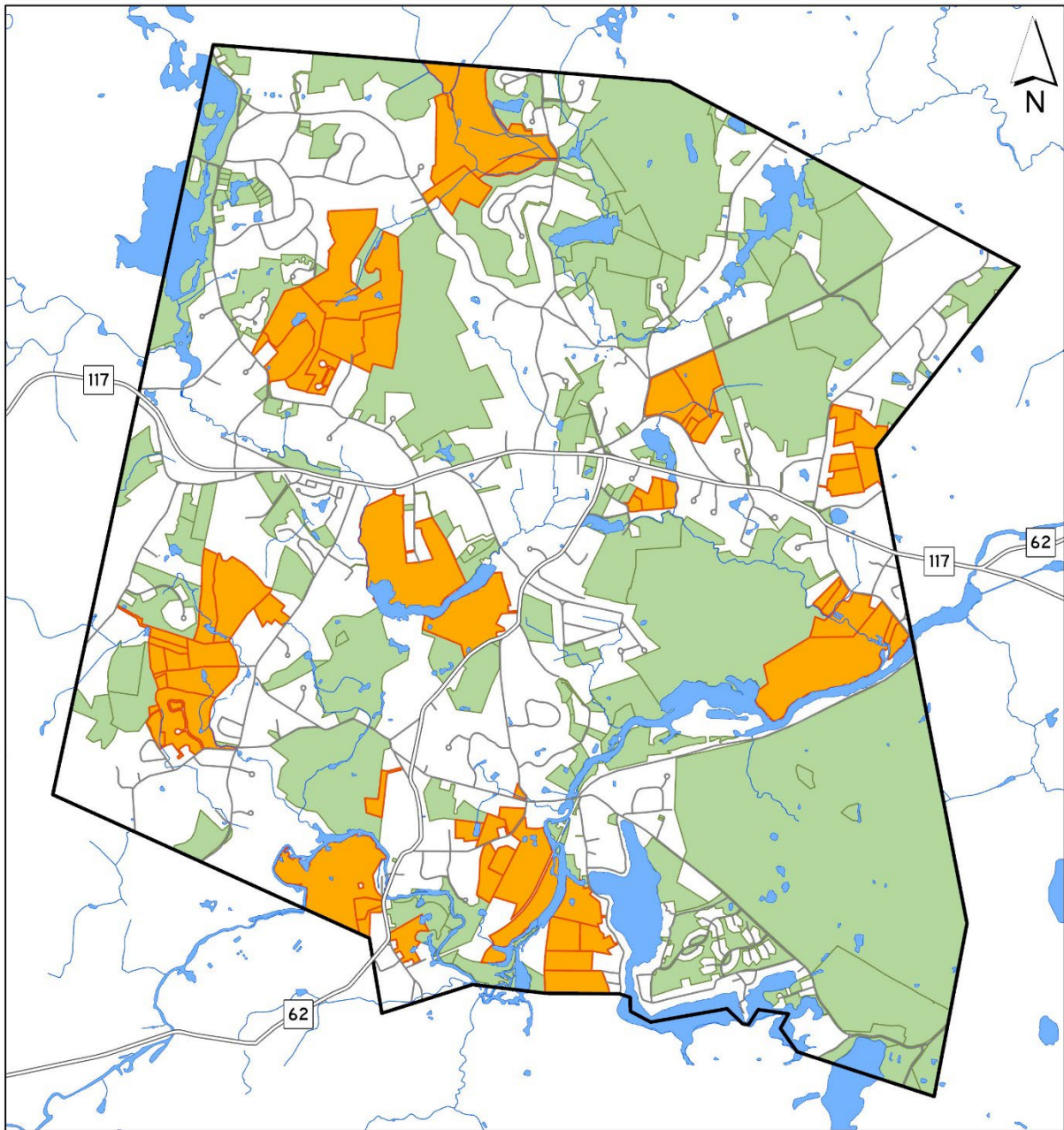
Floodplain data developed by the Town of Stow MA.
Base map features provided by MassGIS.

Map produced 2/17/2023 by M Ragan

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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

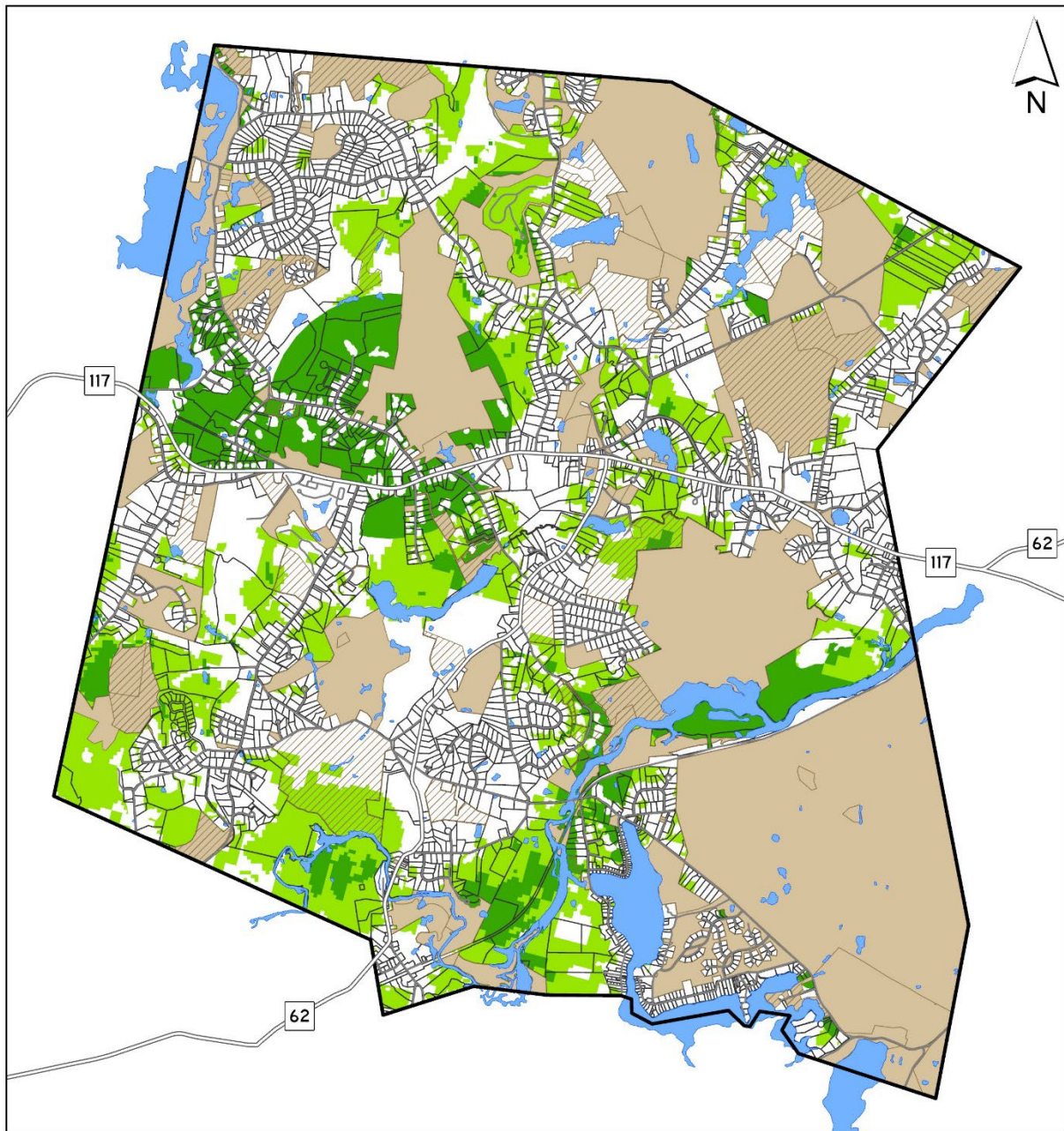
Floodplain data developed by the Town of Stow MA
Base map features provided by MassGIS.

Map produced 2/17/2023 by M Ragan

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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

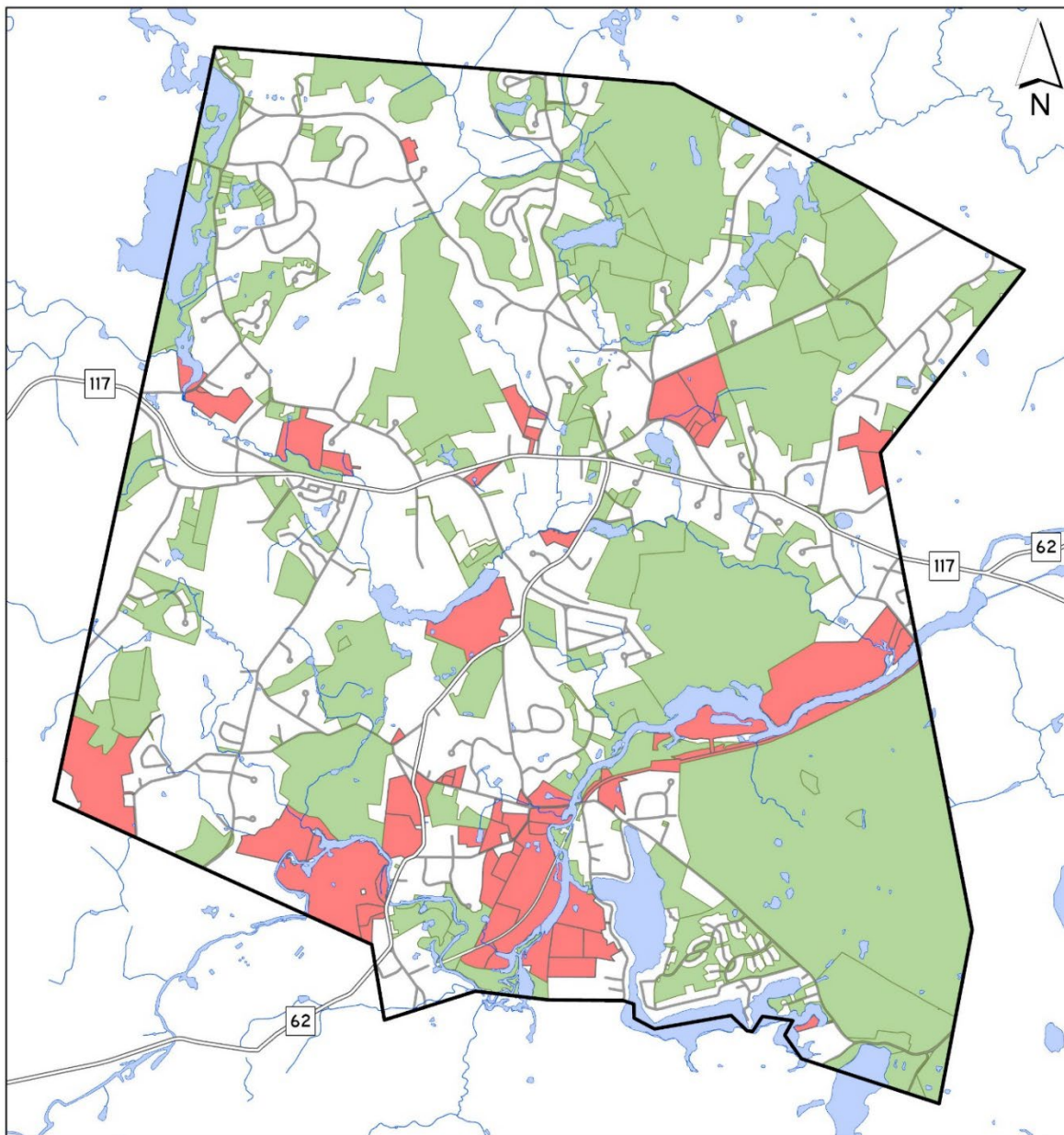
Zoning Boundaries by the Town of Stow MA.
Conservation Priority Study by
Sudbury Valley Trustees.
Base map features provided by MassGIS.

Map produced 2/17/2023 by M Ragan

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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

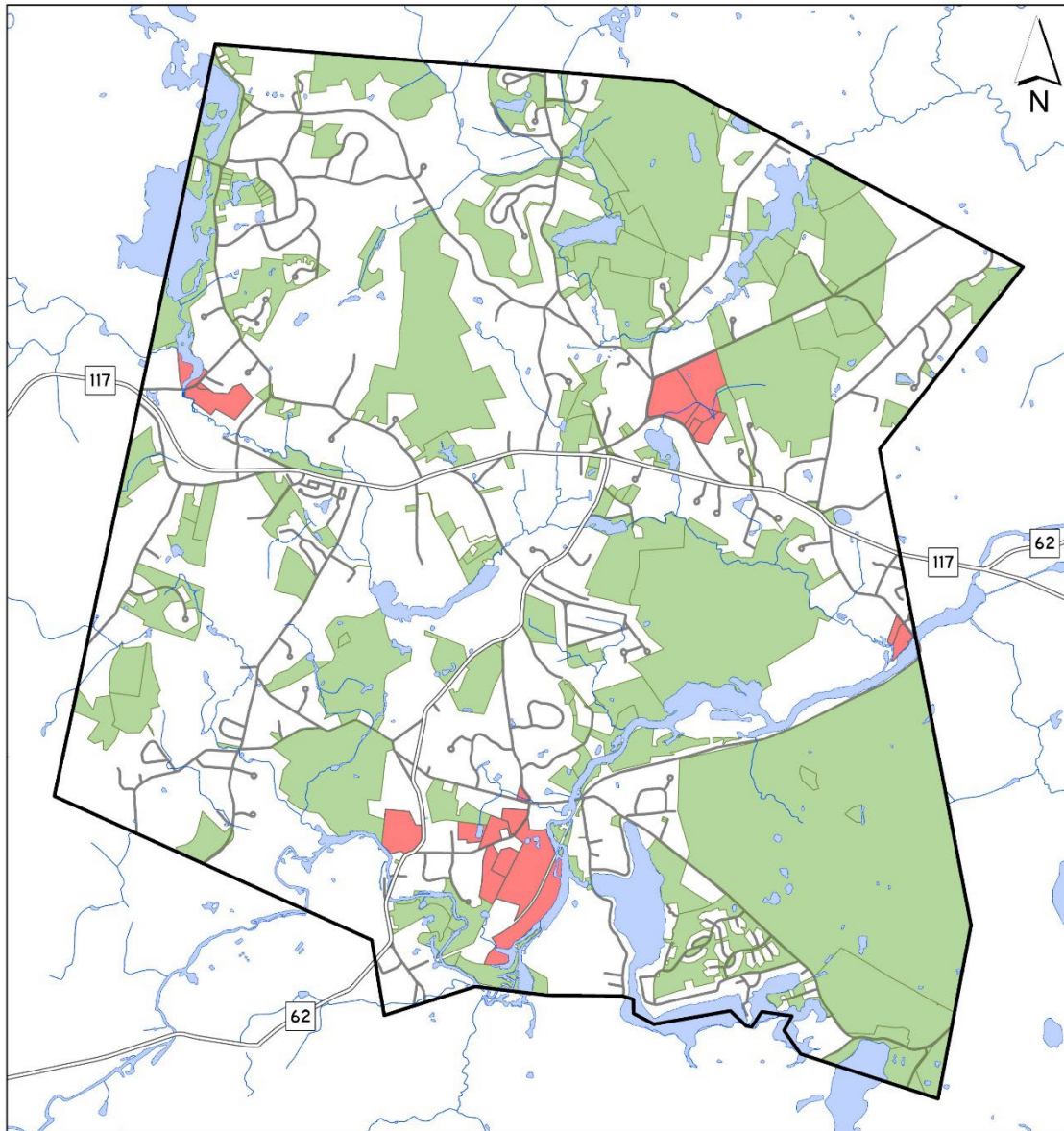
Floodplain data developed by the Town of Stow MA.
Base map features provided by MassGIS.

Map produced 2/17/2023 by M Ragan

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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

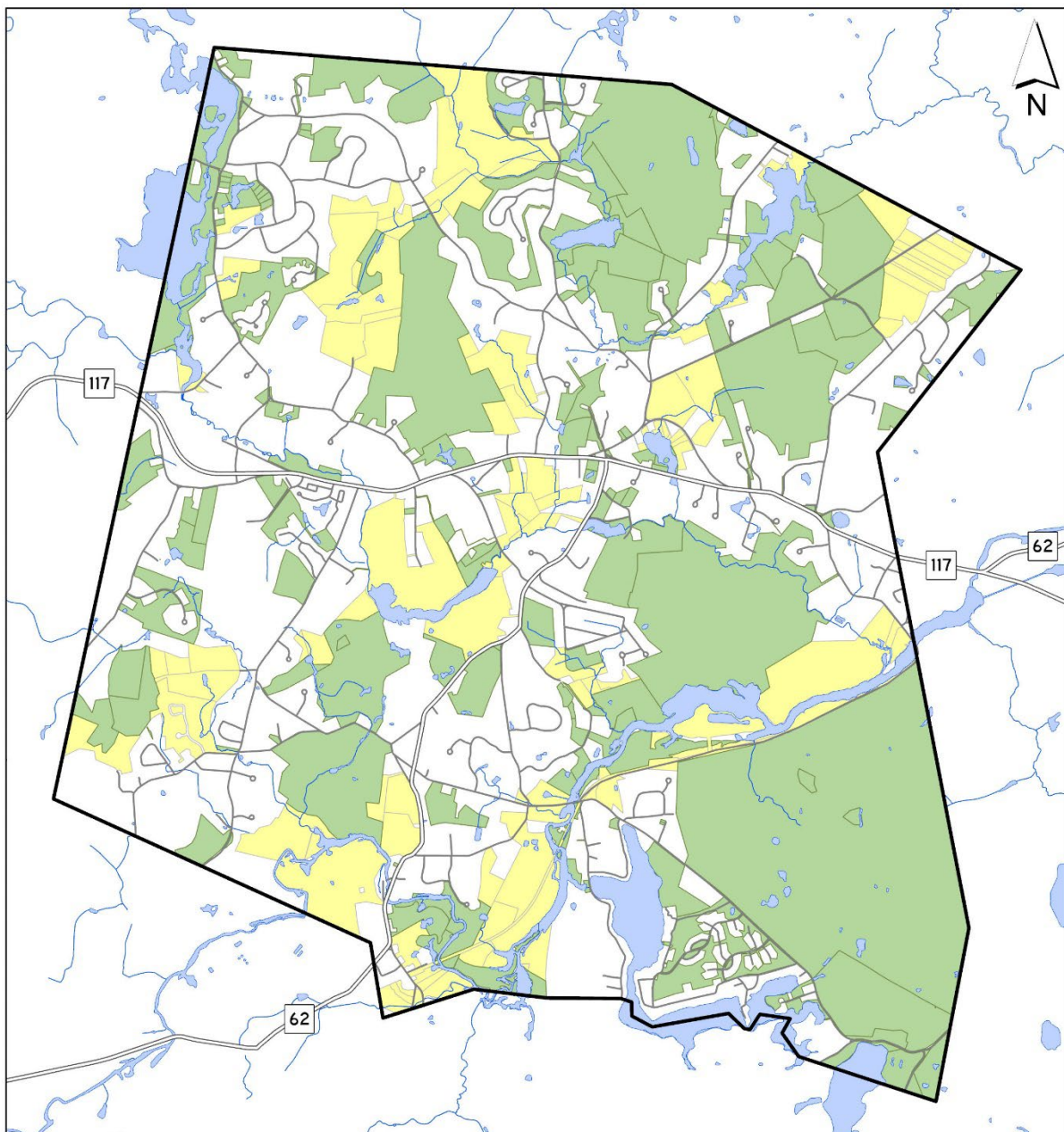
Floodplain data developed by the Town of Stow MA.
Base map features provided by MassGIS.

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

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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.

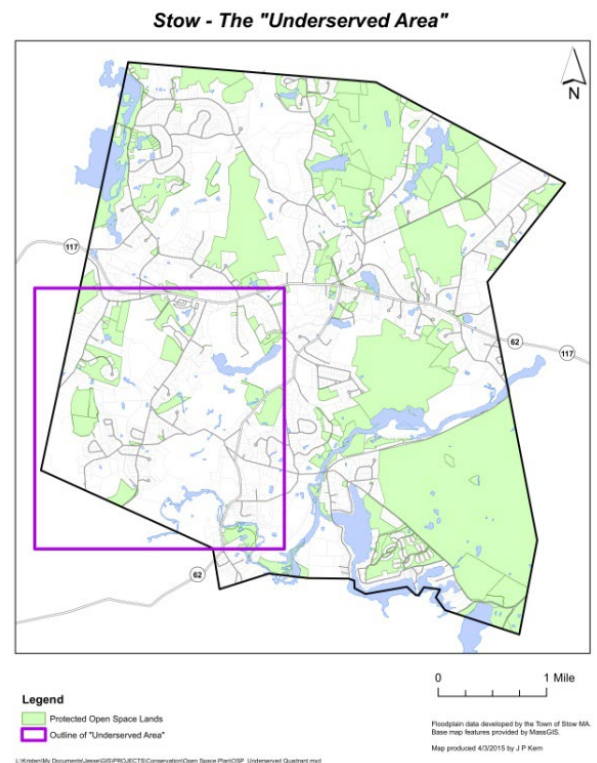
2. Protection of Stow's Remaining Forest Habitat

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.

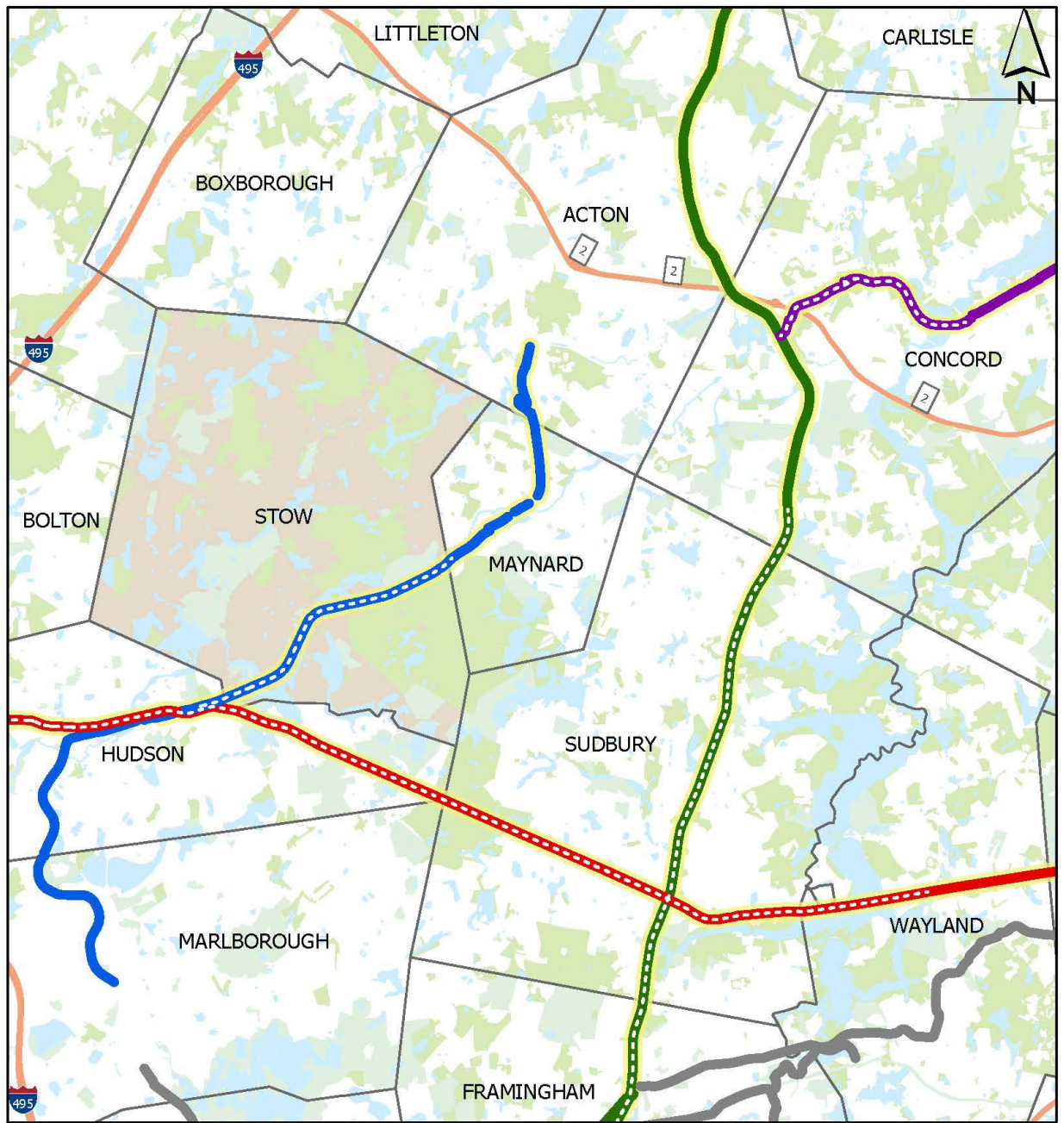


Assabet River Rail Trail in Hudson

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

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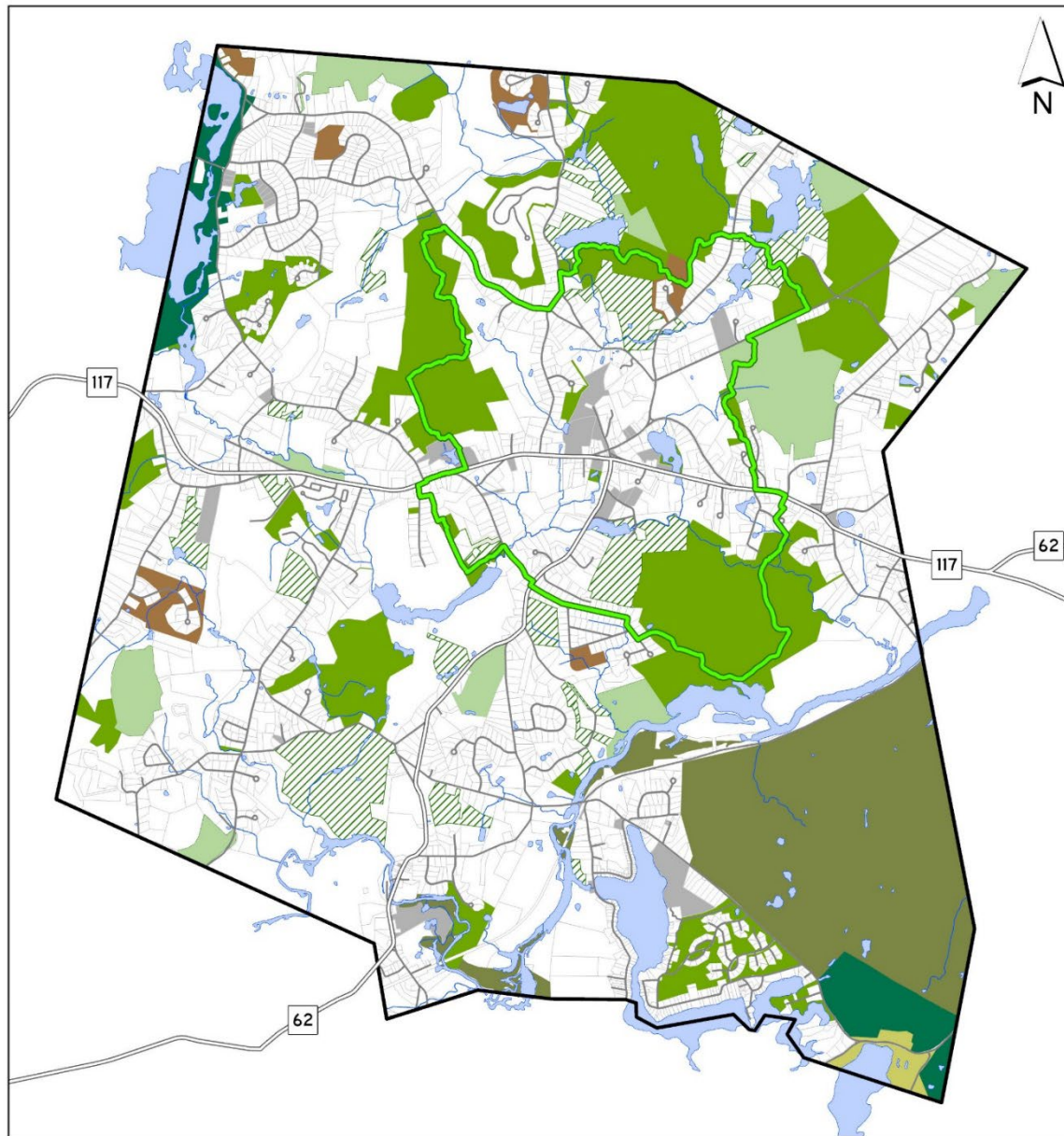
Map 27: Regional Bikeways Network

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

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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.

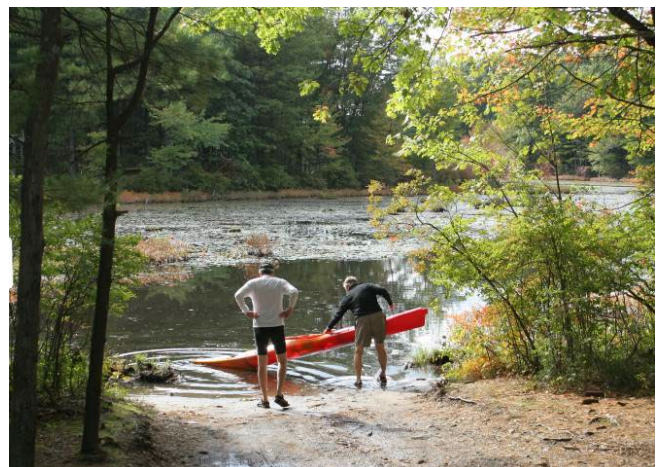
- Need – Improved canoe/kayak landing and access to the Assabet River at Sudbury Road

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.

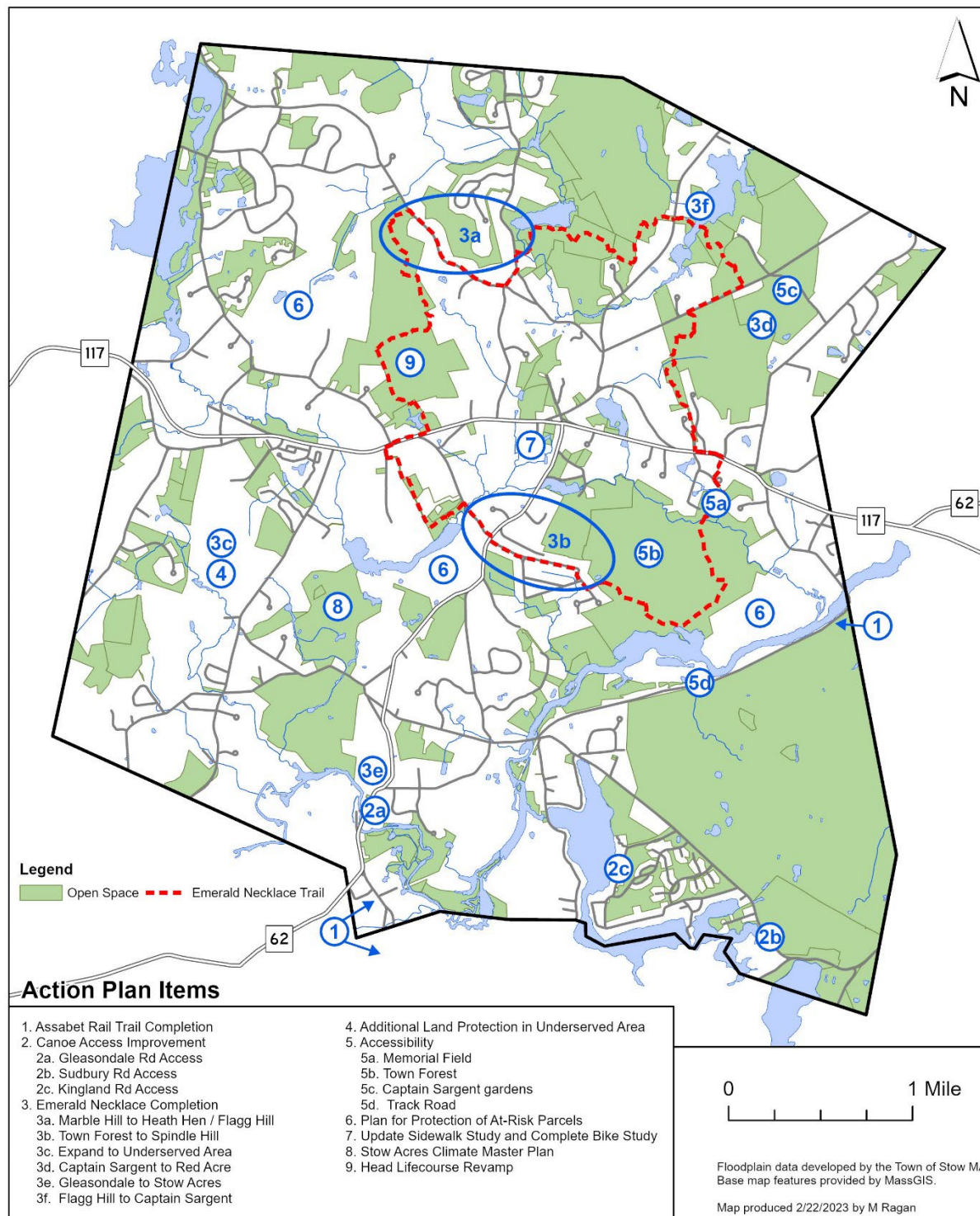
Priority: Low

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



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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

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