

Annual Town Meeting



May 22, 2020
Center School

Introduction

- **Beverages and food permitted in auditorium**
- **No smoking is allowed on school grounds**
- **Cell phones are muted or turned off**
- **No applause or other verbal outbursts during debate**
- **Use clicker for voting**

Cast of Characters

- David Walrath Town Moderator
- Laura Spear Deputy Moderator
- Alice Deluca Assistant Moderator
- Deb Woods Assistant Moderator

- Linda Hathaway Town Clerk
- Deb Seith Assistant Town Clerk

Board of Selectmen

Thomas Ryan

Megan Birch-McMichael

Cortni Frecha

James H. Salvie

Ellen Sturgis

Denise Dembkoski, Town Administrator

Joyce Sampson, Executive Assistant

Phoebe Haberkorn, Office Assistant

Finance Committee

Erica Benedick, Chair
Christopher
Brian Patuto
Atli Thorarensen
Zack Burns

Jean Vangsness, Secretary

Capital Planning

Steve Jelineck, Chair
David P. Arsenault
James H. Salvie
Peter McManus
Ed DeLuca

Special Rules for Annual Town Meeting 2021

- No one who is currently sick, has been sick, or is unvaccinated and been exposed to active Covid-19 in the last 14 days should be in the meeting.
- 6 foot distancing is still required
- Masks covering mouth and nose are still required indoors
- Everyone not fully vaccinated must wear a face covering over the mouth and nose in the shared tent outdoors.
- Please do not touch the microphones.

Non-Voters to address the meeting

- Denise Dembkoski Town Administrator
- Jon Witten Town Counsel
- William Hewig Town Counsel
- Michael Sallese Stow Police Chief
- Joe Landry Stow Fire Chief
- Jesse Steadman Town Planner
- Malcolm Ragan Assistant Planner/GIS Administrator
- Laura Greenough Recreation Director
- Steve Nadeau Highway Superintendent
- Cyndie Colosi Board of Health, Admin. Asst.
- Doug Hyde Assistant Facilities Manager
- Brad Brightman Treasurer-Collector
- Joyce Sampson Selectmens' Executive Assistant
- Tina McAndrew Director, Randall Library

Non-Voters to address the meeting

- Brooke Clenchy Superintendent, Nashoba
- Todd Maguire Assistant Superintendent , NRSD
- Patricia Marone Business Manager, NRSD
- Rob Frieswick Facilities Director, NRSD

- Robert J. Gerardi, Jr. Finance Director,
 Minuteman High School

Nonvoters requested by town boards

- Dave Carlson, Stow Acres
- Mark O'Hagan, MCO & Associates,
Inc

Town Meeting is being recorded by StowTV

It will replay several times this week on

Comcast 9 / Verizon 33

Check stowtv.org for schedule

Thanks to:

StowTV for sound and recording

The checkers and assistant and deputy moderators

We had extra help this meeting from

Building Department

Fire - Rescue Department

Police Department

Highway Department

Much of the work was done by:

Town Clerk's and Selectmen's offices

Debate

- Respectful debate is expected.
- Identify yourself when you speak at a microphone – “Jane Doe from 123 Green Apple Way”
- All comments must be related to the motion being discussed.
- All questions are directed to the moderator, who will redirect them to the appropriate person
- There is a 2 minute time limit per speaker at a microphone
- Avoid being repetitive.
- If you feel everything useful has been said, you can make a motion to end debate.
- Most questions about procedure can be answered in Stow’s *Town Meeting Handbook*. You can also ask a moderator.



Nashoba Regional School District FY 2022 Budget Proposal

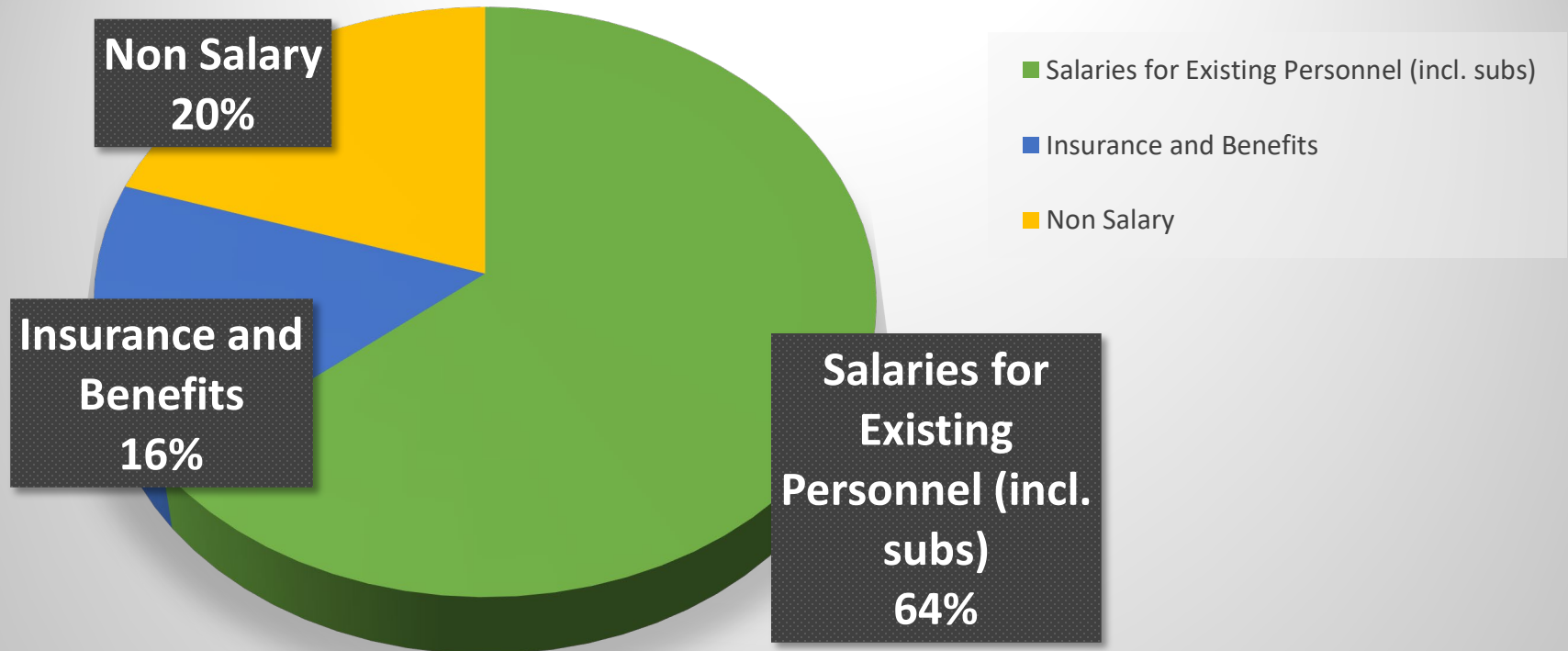
Presented by

**Brooke Clenchy, Superintendent of Schools
Elaine Sanfilippo, Vice Chair, School Committee
Steve Rubinstein, School Committee Member
Rich Eckel, School Committee Member**



Nashoba Regional School District FY22 Proposed Budget

	FY21 Voted	FY22 Voted	Dollar Increase	Percent Change
Total Budget	\$58,029,848	\$59,222,941	\$1,193,093*	2.06%





Budget Overview of Bolton Assessment

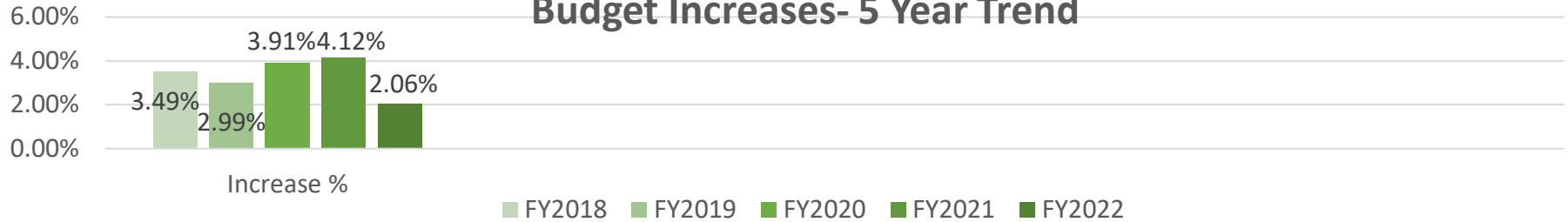
	Amount	What is it?
FY22 Voted Budget	\$59,222,941	2.06% increase over FY21
High School Debt	\$585,042	Assessment based on resident Student pop. per regional agreement
Local Revenue	\$10,999,601	State and locally generated revenue (incl. E&D, Ch70, Medicaid)
Amount Assessed	\$47,638,298	Total Assessed to towns as taxes
Fixed Assessment	\$26,891,383	Minimum local contributions, determined by State
Variable Assessment	\$20,746,915	Remainder determined by 5 Yr. rolling avg. per regional agreement

Town	Five Year Rolling Assessment Percentage	Fixed Assessment	Variable Assessment	FY 2022 Net Debt Assessment	Capital Assessment Credit	FY 2022 Total Assessment	FY 2021 Total Assessment	FY 2022 Total Dollar Increase	FY 2022 Percentage Increase
Stow	3.009%	\$10,177,963	\$7,678,178	\$203,749	\$0	\$18,059,890	\$18,135,162	-\$75,272	-.42%

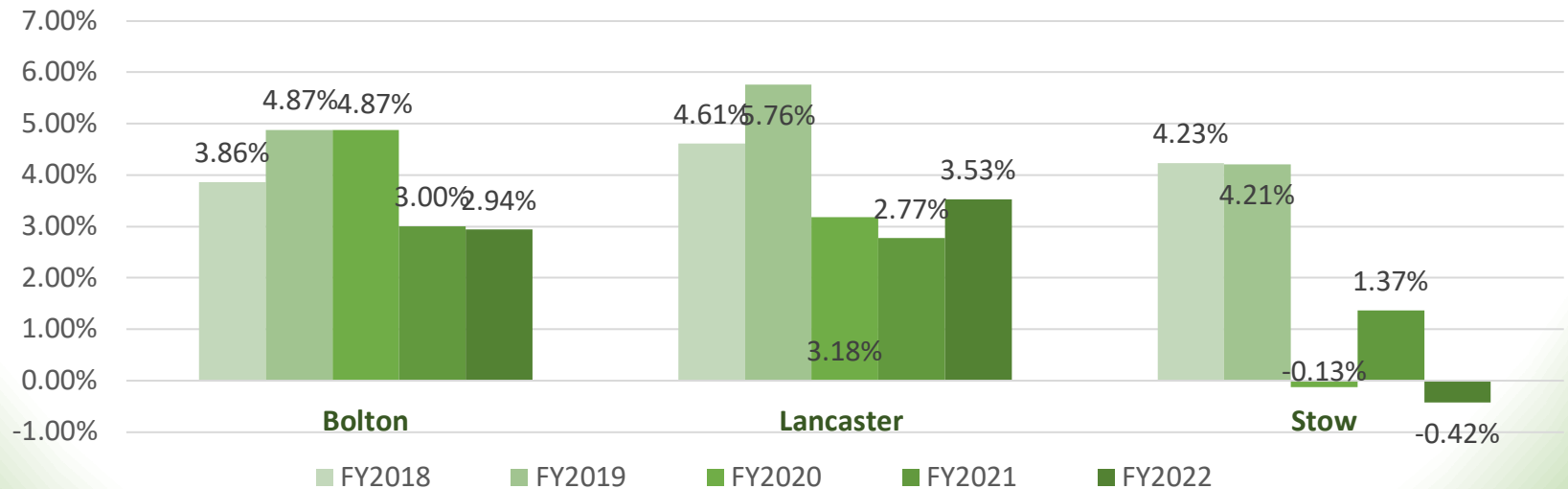
Historical Assessment	FY19	FY20	FY21	FY22
Stow Assessment * (%)	4.21%	-.13%	1.37%	-.42%
* Total District Excess & Deficiency (E&D) as Local Revenue	\$.8 M	\$.75 M	\$1 M	\$1.2 M



Budget Increases- 5 Year Trend



Assessment Changes – 5 Year Trends



May 2021

Edward A Bouquillon PhD
Superintendent-Director

Stow Town Meeting
(Final Version)



A REVOLUTION IN LEARNING

Points of Pride: Middle School World of Work Program



Points of Pride: FIRST Robotics Competition



- Won Two Awards in Regional Competition
- Inaugural FIRST Robotics Club for Minuteman
- Five Students from Stow, two pictured: Gabriel Herberz, grade 12 (2nd from left) and Tucker Mast, grade 9 (1st on right), both Engineering majors.

Points of Pride: SkillsUSA Competitions: Stow Medalists



Minuteman students won 28 medals in two SkillsUSA competitions this spring.

- Gabriel Herbertz, grade 12, gold medal, Robotics and Automation
- Sophia Magdaleno, grade 10, silver medal, Health Assisting
- Haris Ansari, grade 12, bronze medal, Engineering

Points of Pride: Minuteman Technical Institute (Adult Program)

- Minuteman Technical Institute enrolled 35 adult students this year.
- Seen here: Jack Perkins of Stow, a metal fabrication student. He recently completed the program and is now employed in his trade.



Points of Pride: Minuteman High School Alumni

- Christine Hamilton of Stow, Class of 2013, Environmental Science major
- Participated in Drama Club, Cross-Country, and SkillsUSA
- Received Bachelor's Degree from Smith College in Mechanical Engineering
- Now in a Master's/PhD Program at Stanford University studying aeronautics and astronautics.
- She is involved in a research project for NASA, studying orbital mechanics – involving satellites in outer space.



OVERALL BUDGET SUMMARY

FY22 Operating & Capital

\$27,640,588

8.4% above FY21

FY22 BUDGET SUMMARY

Operating Budget = **\$20,731,416**
2.4% above FY21

Operating Capital/Debt = **\$1,134,679**
68% above FY21

MSBA Project Debt = **\$5,774,493**
26.3% above FY21

Stow: FY22 Preliminary Assessment

Full Assessment: \$ 1,580,804

Increase: \$ 294,751

FY22 Revenue Assumptions

Revenue Source	FY21	FY22	Difference
Est. Ch 70 Aid	\$2,095,633	\$1,986,977	-\$108,656
Regional Transportation Aid	\$997,179	\$776,382	-\$200,797
Prior Year Tuition	\$3,048,695	\$2,695,837	-\$352,858
Current Year Tuition	\$600,000	\$1,080,000	\$480,000
Current Year Capital Fee	\$904,023	\$508,033	-\$395,990
Prior Year Capital Fee	0	\$591,967	\$591,967
Certified E&D	\$540,000	\$540,000	0
NON-Assessment Total	\$8,165,530	\$8,179,196	\$13,666
Req'd Member Assessments	\$17,337,416	\$19,461,392	\$2,123,976

FY22 BUDGET: ASSUMPTIONS

- COVID with us for Fall 2021
 - Hybrid Model & Remote Learning continues
 - Safety and Health measures continue
- Reduced or UNKNOWN State & Federal Aid
- Final MSBA project Bond secured
- Student Interest in CTE continues
 - Enrollment is beyond approved design capacity
 - Develop cost-effective plans to increase capacity

ADMISSIONS AND ENROLLMENT

	YOG 2021	YOG 2022	YOG 2023	YOG 2024	YOG 2025
Total Applications	235	168	272	390	384*
In District Apps	134	147	225	252	275*
Out of District Apps (Eligible)	101	21	47	94	61*
Out of District Apps (NOT Eligible)	40	49	38	44	48*
In District Waitlist	NA	NA		7	24*
Out District Waitlist	NA	NA		54	45*
Oct 1 Enrollment	145	122	195	179	200 (max)

*As of May 3, 2021

BUDGET PRIORITIES

- Protect student and staff health
- Deliver high-quality CVTE
 - Animal Science/Vet Assisting Program
 - Logistics Engineering expansion
- Increase enrollment capacity
- Close out MSBA project
- Athletic fields construction management
- Ramp up facilities rental and revenue

FY22 OPERATING BUDGET DRIVERS

Salary COLA increase \$313,629
(2.25% year 2 of 3-year agreement)

Electrical and heat utility increase \$263,000

Maintenance contracts & field op increase \$76,386

Property insurance increase \$44,744

Health insurance decrease of \$181,781
(-7% due to net FTE reduction)

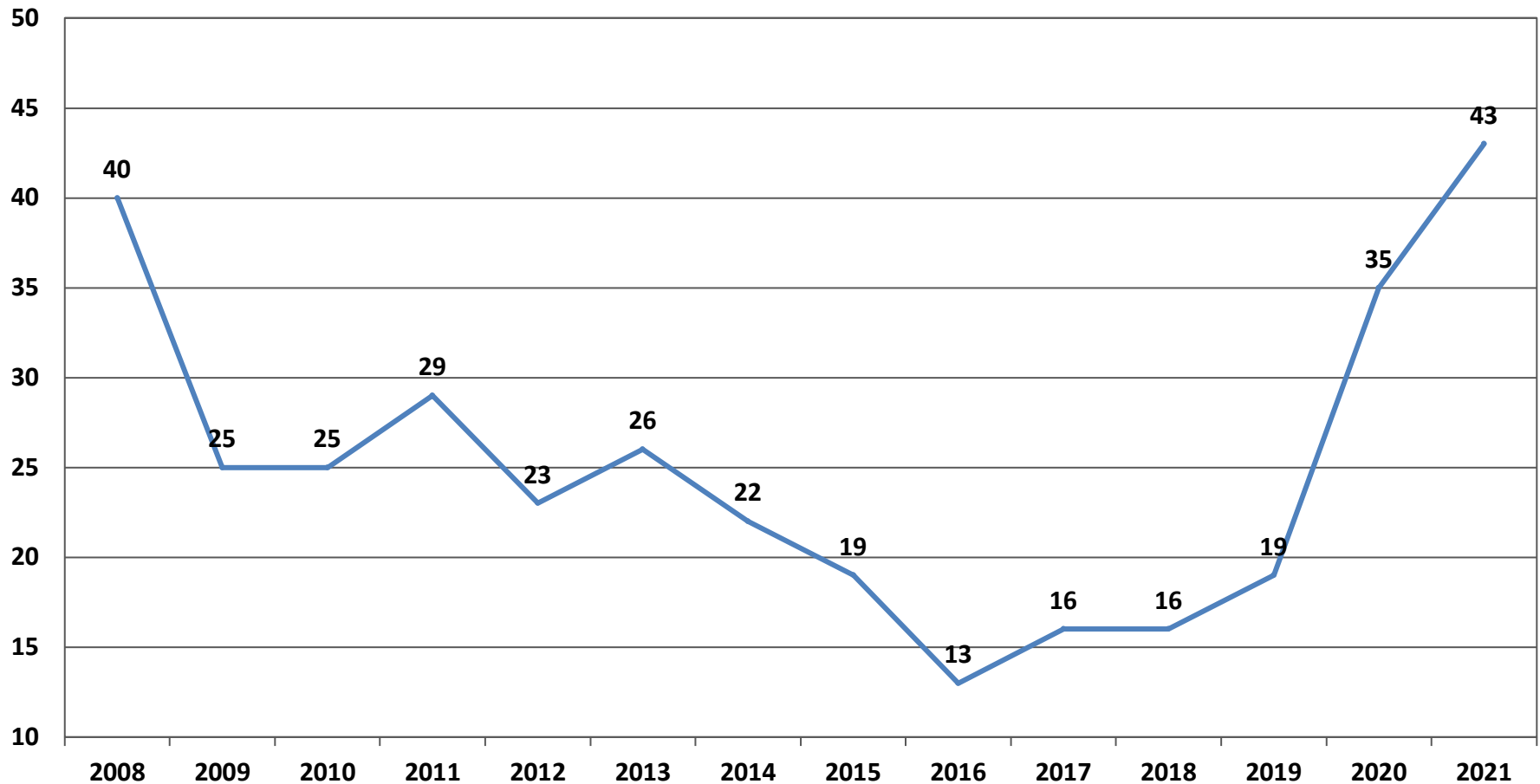
Transportation decreases \$44,785
(-3% under the FY21 budgeted amount)

Stow: Preliminary Assessment

Minimum Required Contribution	\$ 659,105
Transportation Assessment	\$ 52,144
Operating Assessment	\$ 445,129
Debt & Capital Assessment	<u>\$ 84,091</u>
Sub-Total	\$ 1,240,469
Building Project – Debt Service*	<u>\$ 340,335</u>
Total Assessment	<u><u>\$ 1,580,804</u></u>

****Debt service excluded from Prop 2 ½ limitation***

Stow Historical October 1st Enrollment



SPECIAL EDUCATION ENROLLMENT

46%

Percentage of Special Education Enrollment										
Year	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total Enrollment	616	648	711	675	665	624	538	515	602	634
Sp.Ed. Enrollment	287	304	341	344	306	287	281	273	305	290
Sp.Ed. %	47%	47%	48%	51%	46%	46%	52%	53%	51%	46%



MINUTEMAN
A REVOLUTION IN LEARNING

CAPITAL BUDGET FY22

A REVOLUTION IN LEARNING

CAPITAL DEBT INCREASES

- Athletic Fields/ESCO/Renovations:
\$179,542 payment on \$1.9 Million for Athletic Fields Lighting and track, fencing & equipment
- School Building Project – Additional Debt:
\$324,930 for bonding of \$3.8 Million for final MSBA construction close out.
- Capital Stabilization Fund: \$260,000

OPEB Liability

- OPEB liability, June 30, 2020: ~\$32,473,201
- OPEB reserve fund appropriations: \$50,000/year since 2016
- FY21 and FY22 increases to \$60,000/year
- MM Finance Committee long term strategy is to repurpose most, if not all, of the ESCO debt payments (retiring FY25) to OPEB @ \$400K/yr

Athletic Fields & Lighting

- **Timeline**

- Site & Base work Winter 2021
- Construction Spring/Summer 2021
- **Substantial Completion October 2021**

- **Sustainability**

- \$168,000 set aside each year from field rental income for 10-year synthetic turf replacement cycle

2021 Photo Voltaic Roof Installation

- **Secures LEED Reimbursement \$2M**
- **Timeline (2021)**
 - Contract Approval January
 - Town Permitting February
 - Mobilization May
 - Construction June - Sept
 - Commercial Operation October
- **Sustainability**
 - 20-year lease purchase with annual savings \$30K

Photos of Photo Voltaic Roof Installation



Stow: FY22 Preliminary Assessment

Full Assessment: \$ 1,580,804

Increase: \$ 294,751



QUESTIONS

E.BOUQUILLON@MINUTEMAN.ORG

Articles 5-34 Consent Calendar

ARTICLE 5. Revolving Fund for Inspection Fees

ARTICLE 6. Revolving Fund for Advanced Life Support Services

ARTICLE 7. Smart911/RAVE Notification System

ARTICLE 8. Weights and Measures Testing

ARTICLE 9. Transfer to Conservation Fund

ARTICLE 10. Transfer from Wetlands Protection Fund

ARTICLE 11. Addition to Conservation Fund

ARTICLE 12. Assabet River Water Chestnut Control

ARTICLE 13. Update of Property Valuations

ARTICLE 14. Town Records Binding and Repair

ARTICLE 15. Highway Road Machinery, Private Ways, and Municipal Parking Lots

ARTICLE 16. Household Hazardous Waste Collection

ARTICLE 17. Municipal Solid Waste Disposal

ARTICLE 18. Stow TV Expenses

ARTICLE 19. Holiday Decorations and Lighting Fund

ARTICLE 20. Employee Educational Incentive Program

ARTICLE 21. Audit of Financial Records

ARTICLE 22. Transfer to OPEB Trust Fund

ARTICLE 23. Transfer from MWPAT (Harvard Acres Wells) Loan Receipts

ARTICLE 24. Water System Expenses

ARTICLE 25. Board of Selectmen's Small Purchases Fund

ARTICLE 26. Cemetery Sale of Lots Transfer

ARTICLE 27. Construction and Maintenance of Water Holes for Firefighting Operations

ARTICLE 28. Lake Boon Water Quality Remediation

ARTICLE 29. Planning Board Engineering/Consulting and Master Plan Expenses

ARTICLE 30. Economic Development and Industrial Commission (EDIC)

ARTICLE 31. Community Preservation Expenses

ARTICLE 32. Community Preservation Reserves

ARTICLE 33. Veterans' Benefits

ARTICLE 34. Tax Title Proceedings

CURRENT CPA ACCOUNT BALANCES

		<u>Total</u>	<u>Open Space</u>	<u>Historical</u>	<u>Affordable Housing</u>	<u>Unreserved</u>
Account Balances Prior to 2021 ATM (FY21)		\$5,410,666.38	\$244,930.40	\$192,187.64	\$696,687.00	\$4,276,861.34
<u>ATM 2021 Articles - Projects:</u>	Hallock Point Acquisition					-\$400,000.00
	Kane Land Trail System		-\$30,000.00			
	Pickle Ball Court Town Center		-\$65,000.00			
	Stow Acres Acquisition					-\$1,500,000.00
<u>ATM 2021 Articles - Buckets & Admin:</u>	Admin Expense Article					-\$40,000.00
	Bucket Reserves Article		\$125,000.00	\$125,000.00	\$125,000.00	-\$375,000.00
Account Balances as of July 1, 2021 (FY2022) - if all Articles Pass:		\$3,375,666.38	\$274,930.40	\$317,187.64	\$821,687.00	\$1,961,861.34



Capital Planning Committee

Dave Arsenault

Peter McManus

Jim Salvie

Ed DeLuca, Clerk

Steve Jelinek, Chair



Duties of the Committee

- ◆ Charged with developing and recommending annual and 5 year Capital Outlay Programs
- ◆ Capital expense:
 - Land acquisition, or
 - Expenditure $\geq \$10,000$ having useful life of 3 or more years
- ◆ Process:
 - Evaluate annual Departmental capital requests & 5 year plans
 - Evaluate special purchase articles



FY22 – Capital Requests by Department: Articles 26 & 35

	Warrant	Previous Projection (July '20 ATM)	Original FY2022 Requests	Capital Recommends
Building Department	\$103,800	\$50,000	\$164,000	\$103,800
Fire Department	\$71,000	\$0	\$71,000	\$71,000
Highway Department	\$423,000	\$345,000	\$423,000	\$423,000
Planning Board	\$60,000	\$125,000	\$90,000	\$60,000
Police Department	\$158,619	\$78,408	\$158,619	\$158,619
School District	\$37,000	\$0	\$37,000	\$37,000
Town Clerk	\$0	\$100,000	\$0	\$0
Cemetery Department*	\$25,000	\$35,000	\$25,000	\$25,000
Total	\$878,419	\$733,408	\$968,619	\$878,419

Warrant Articles Total ~ \$145,000 more than expected at last Town Meeting

but ~ \$90,000 less than the original FY22 requests



Five Year Plans by Department

	FY22	FY23	FY24	FY25	FY26
Building Department	103,800	140,000	25,000	-	-
Cemetery Department	25,000	55,000	50,000	20,000	50,000
Fire Department	71,000	-	100,000	-	800,000
Highway Department	423,000	2,950,000	455,000	415,000	387,000
Planning Board	60,000	110,000	50,000	125,000	50,000
Police Department	158,619	68,250	54,250	55,250	56,250
School District	37,000	50,000	70,000	-	-
Stow TV	-	185,000	-	-	-
Total	\$878,419	\$3,558,250	\$804,250	\$615,250	\$1,343,250

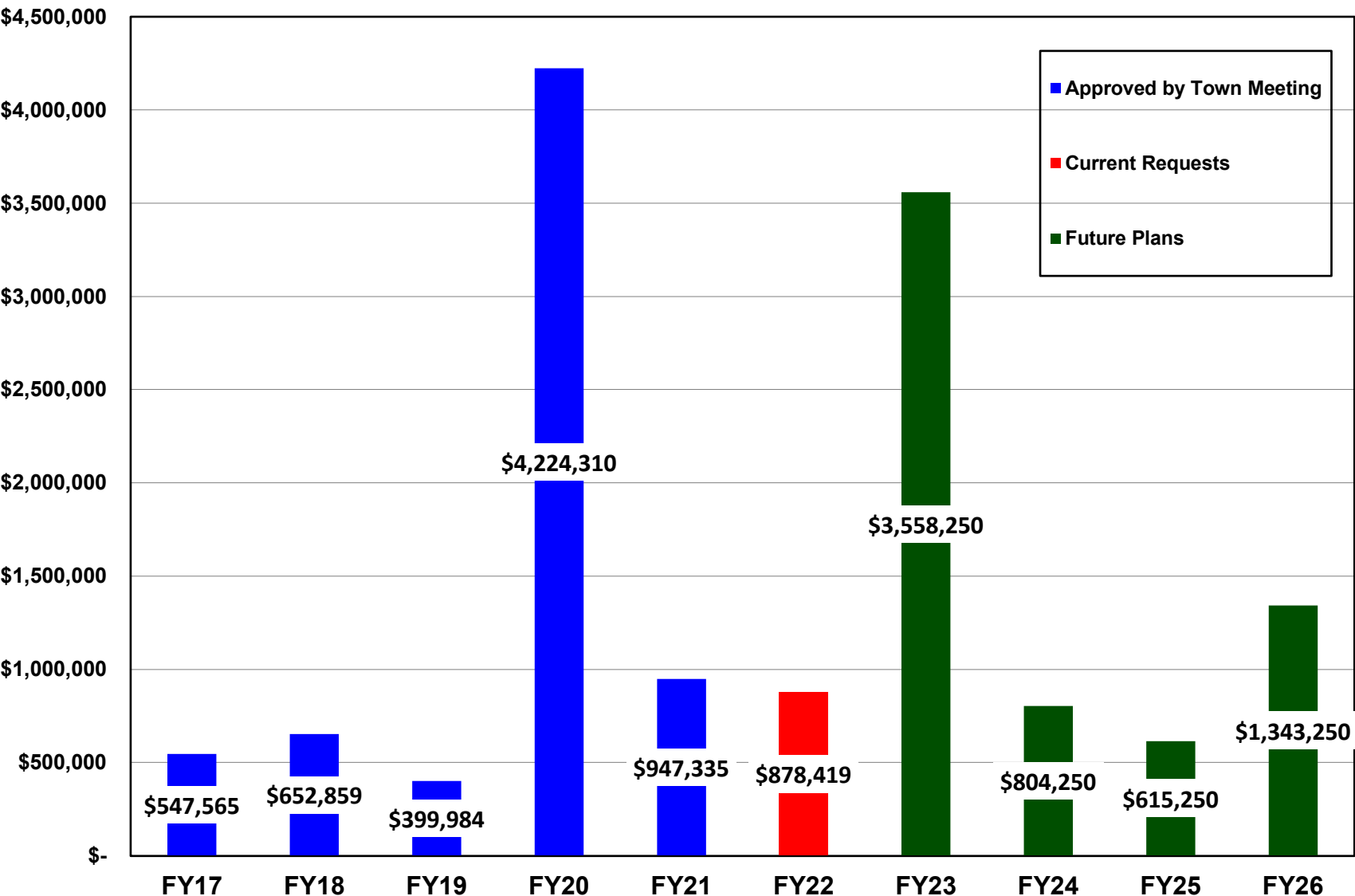


Actual and Expected Town Vehicle Replacement Summary

	FY17 - FY21	FY22 - FY26	Change
Highway Department	\$698,000	\$1,422,000	\$724,000
Police Department	\$132,600	\$317,600	\$185,000
Fire & Rescue Department	\$1,015,000	\$900,000	-\$115,000
Total	\$1,845,600	\$2,639,600	\$794,000



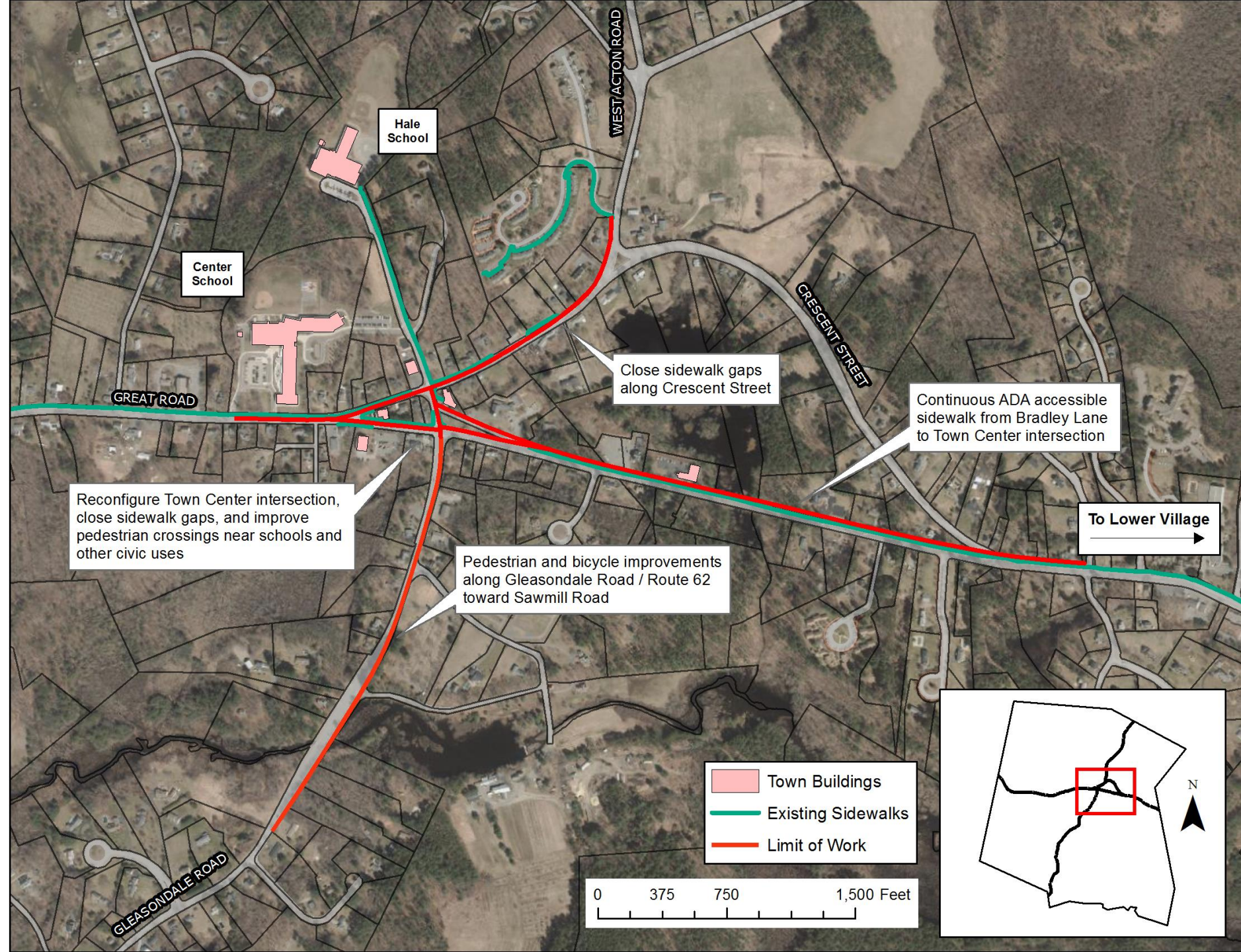
10 Year Capital Overview



Article 35 – 10

Town Center Corridor Study Stow Planning Department

- \$60k requested for preliminary survey and conceptual plans to advance toward Transportation Improvement Program (TIP) funding
- First step toward safety and design upgrades to Stow's busiest intersection
- Project would expand ADA compliant sidewalks and improve pedestrian safety near important civic uses (Town building, Hale and Center Schools, Randall Library)
- Improves bike and pedestrian connections between Town Center and Lower Village





SAVE THE DATE!
MONDAY, 14 JUNE 2021
6:30 PM Online Meeting

Red Acre Road Neighborhood Housing Project

SMAHT Community Forum to

- **Review Project History**
- **Present Potential Site Plans and Architecture Ideas**
- **Listen to All Residents' Ideas**

CHECK stow-ma.gov FOR DETAILS

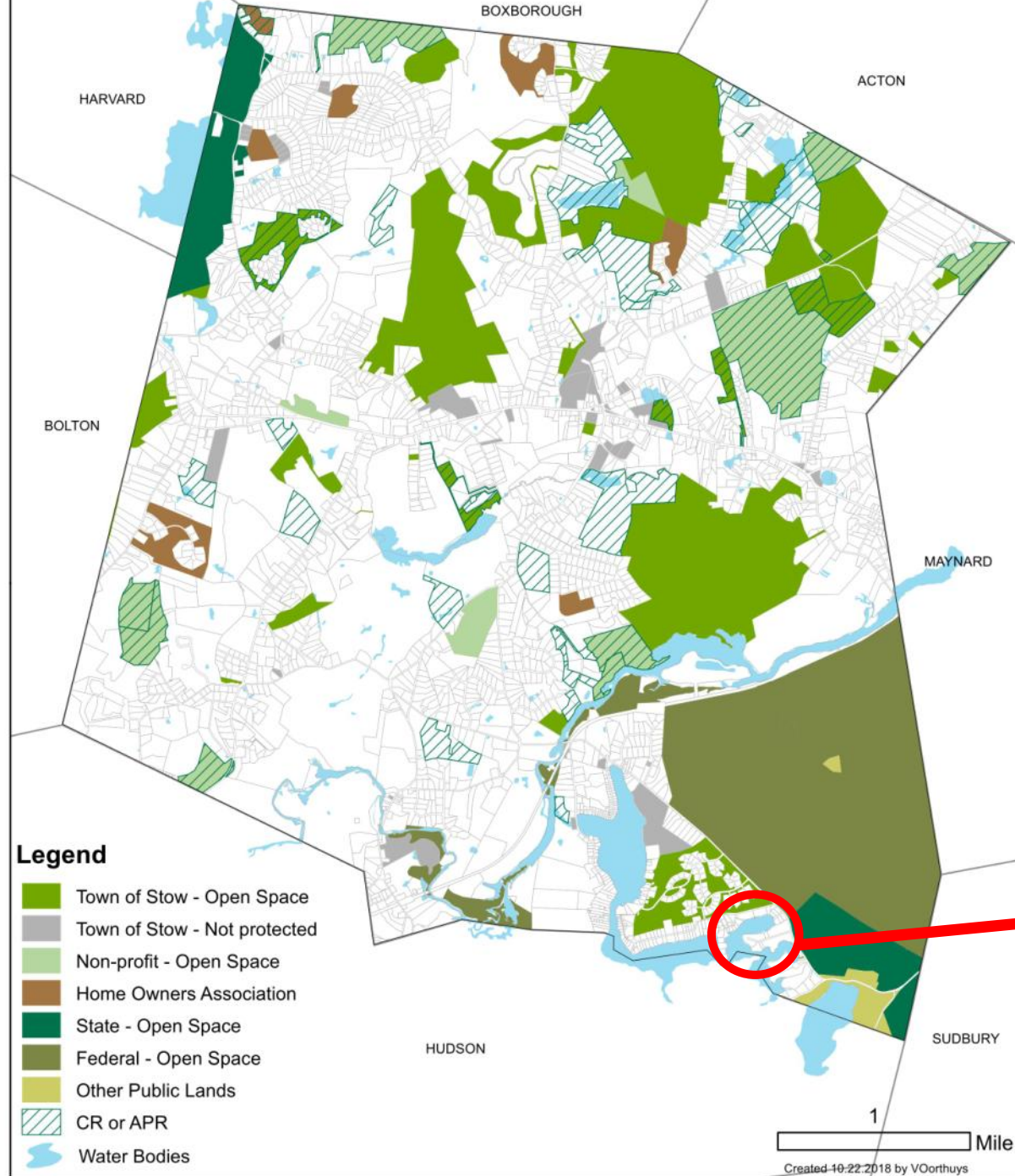
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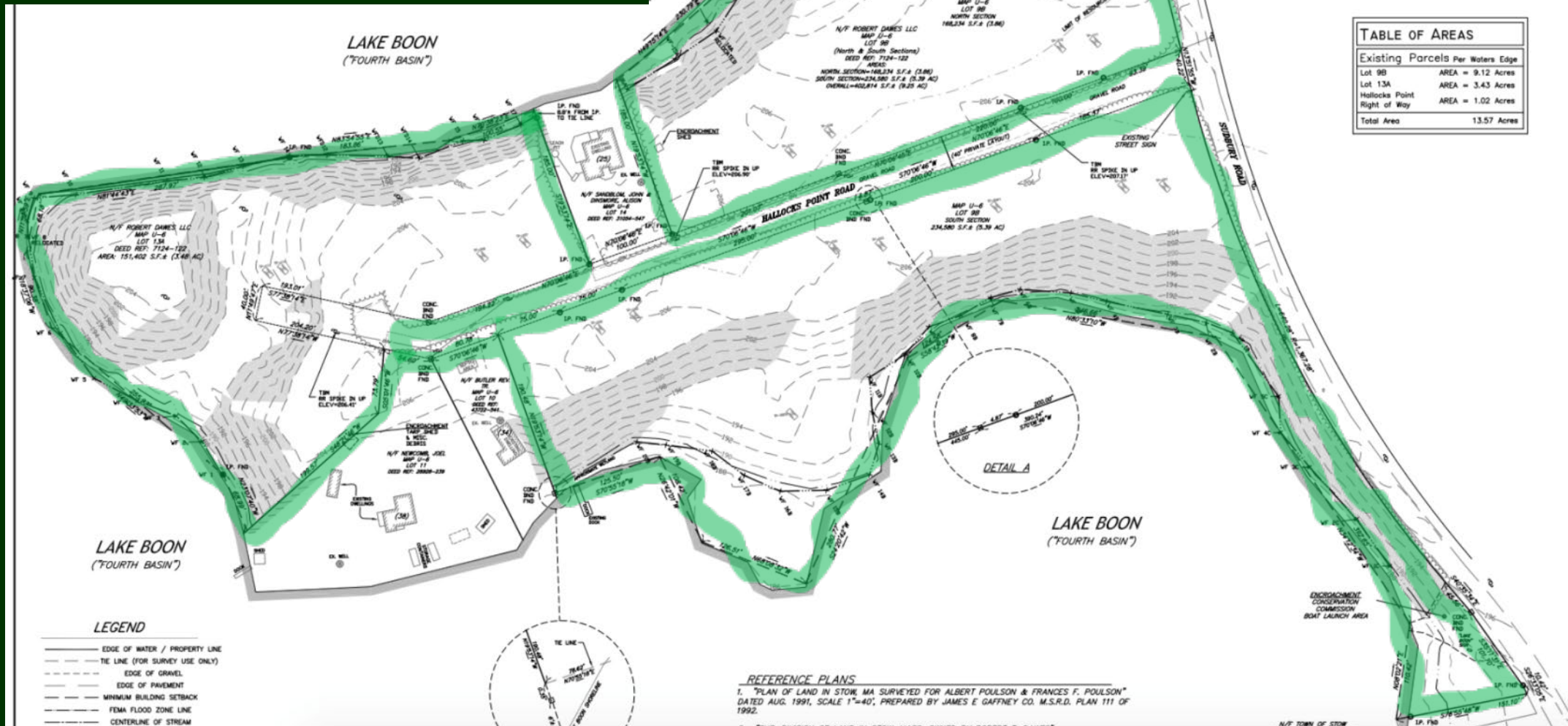


Article 51 - Hallock Point Land Acquisition

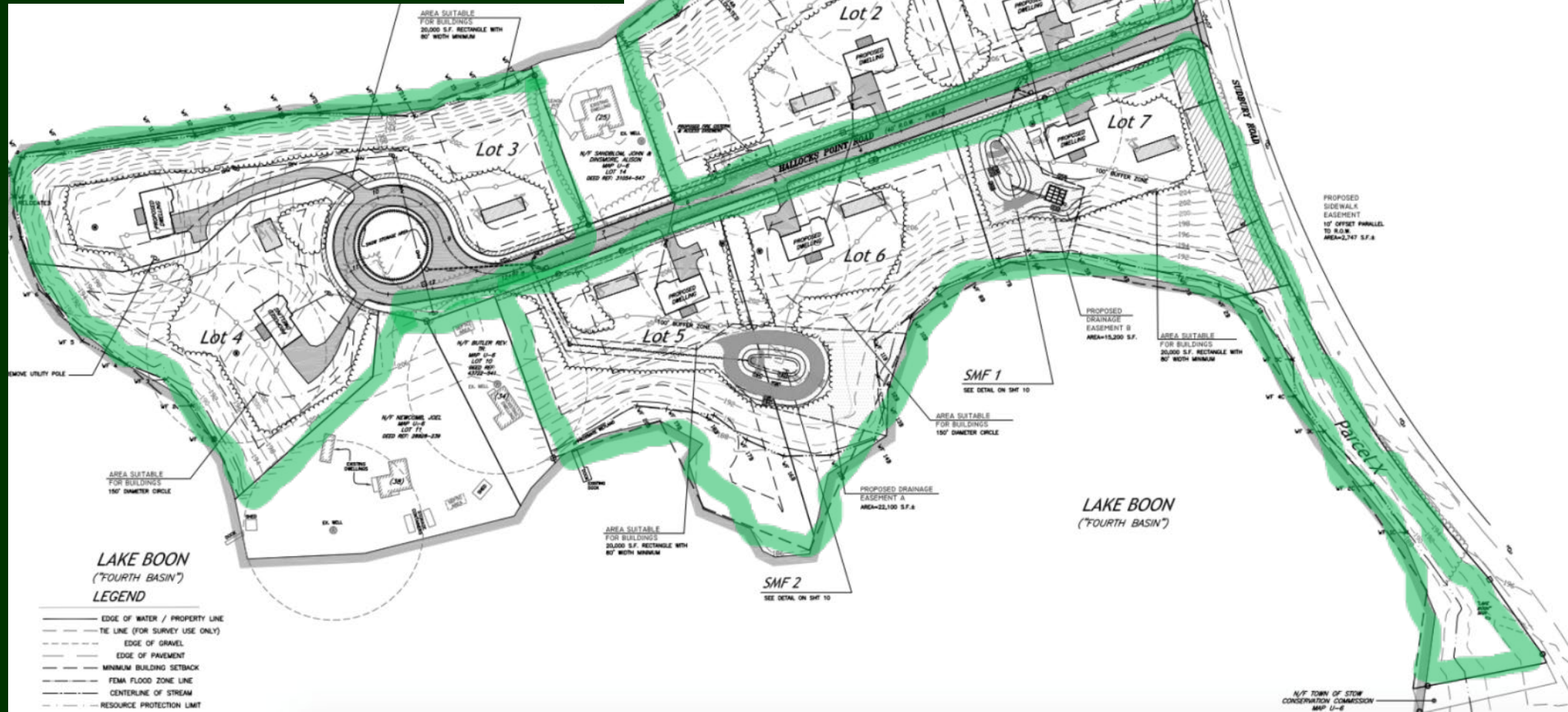
Hallock Point, Lake Boon Locus Map



Land Offered to the Town of Stow



Hallock Point: Proposed Development



Chapter 61 Notice

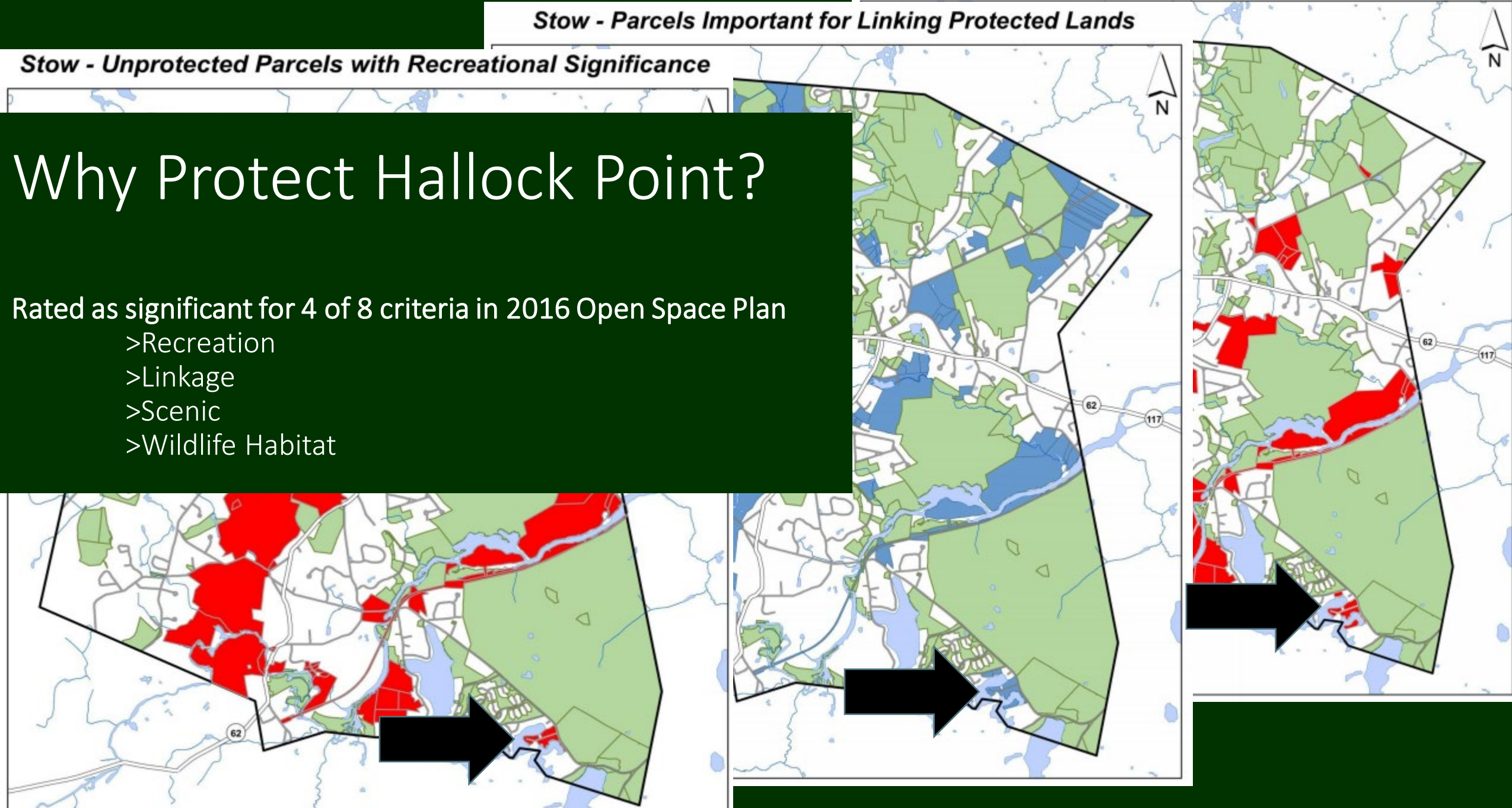
- Right of First Refusal Notice Given to Town June 2020
- 120-day clock extended by Legislature - begins 90 days after end of Covid State of Emergency
- Purchase Price \$1 million for approx. 12 acres (7 subdivision lots + one additional parcel)
- Public-Private Partnership Formed to Advance Purchase
 - Stow Conservation Commission
 - Lake Boon Commission
 - Lake Boon Association
 - Stow Conservation Trust
 - Stow Open Space Committee
 - Local Fundraising



Why Protect Hallock Point?

Rated as significant for 4 of 8 criteria in 2016 Open Space Plan

- >Recreation
- >Linkage
- >Scenic
- >Wildlife Habitat



Preserving Hallock Point

The largest remaining undeveloped property on Lake Boon in Stow, it is located in the most quiet, habitat-rich section of the lake, between the 3rd and 4th basins.

Directly across Sudbury Road from Marlboro-Sudbury State Forest & Assabet River Wildlife Refuge, this parcel will link Lake Boon to over 2,000 acres of protected land.



There is potential for a series of wooded shoreline trail loops.

A high knoll at the point provides expansive views of the lake, and is the proposed site for a low-impact picnic area.

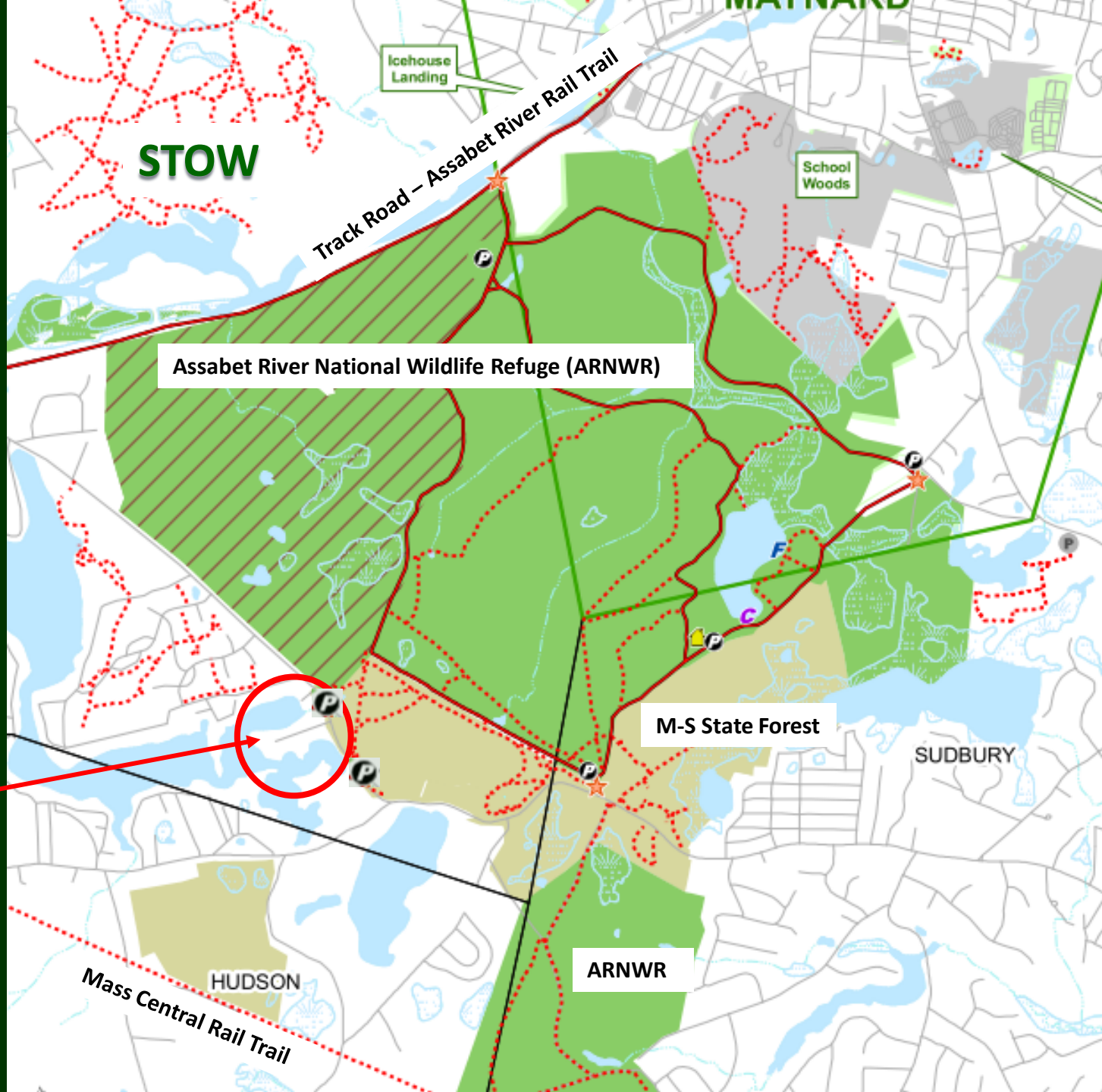
If not protected, seven new houses, already approved, would negatively impact water quality, habitat, and scenic qualities.

Protecting this land is an investment in sustaining the lake's health - now threatened on multiple fronts - while providing access to scenic trails overlooking Lake Boon, benefitting local residents.

A Key Element of the Healthy Lake Boon Initiative



Hallock Point Regional Trail Connections



HALLOCK
POINT

Hallock Point: Proposed Conservation and Use Plan



Proposed Financial Plan & Status

Total Hallock Point budget of \$1,020,000 includes survey, due diligence, legal

ORIGINAL FINANCIAL PLAN

Private Fundraising by LBA and SCT: \$150,000
(In conjunction with \$168K Healthy Lake Boon Initiative)

Sale of 2 Lots on Sudbury Road: \$500,000
(Lots reconfigured to maintain Sudbury Road buffer, trail along shoreline and allow town to retain most of shoreline)

CPA: \$400,000

Potentially Available: \$1,050,000

UPDATED FINANCIAL PLAN (as of 5/16/21)

Private Fundraising: \$150,000 Goal

Status: \$145,000 of \$168,000 is in hand from more than 175 donors (individuals, businesses, grants)

Sale of 2 Lots: \$630,000

Status: Bid in hand as of 5/11/21; P&S with buyer in process

CPA: <\$400,000

*Status: Full amount recommended by CPC
Actual expenditure is expected to be reduced to \$300K or less at closing; any amount not spent remains in Fund*



Hallock Point

Article Supported Unanimously by:

Community Preservation Committee

Conservation Commission

Lake Boon Commission

Open Space Committee

Pickleball Court in Stow



First of all, What is Pickleball?

- Originally created in 1965 by Joel Pritchard, Bill Bell, and Barney McCallum. for his kids and named after Joel's dog, *Pickles*.
- Played on a courts smaller than a tennis court though similar in design
- Played with paddles and whiffle-like balls
- Today, it is the fastest growing sport in America...3.3 million and growing



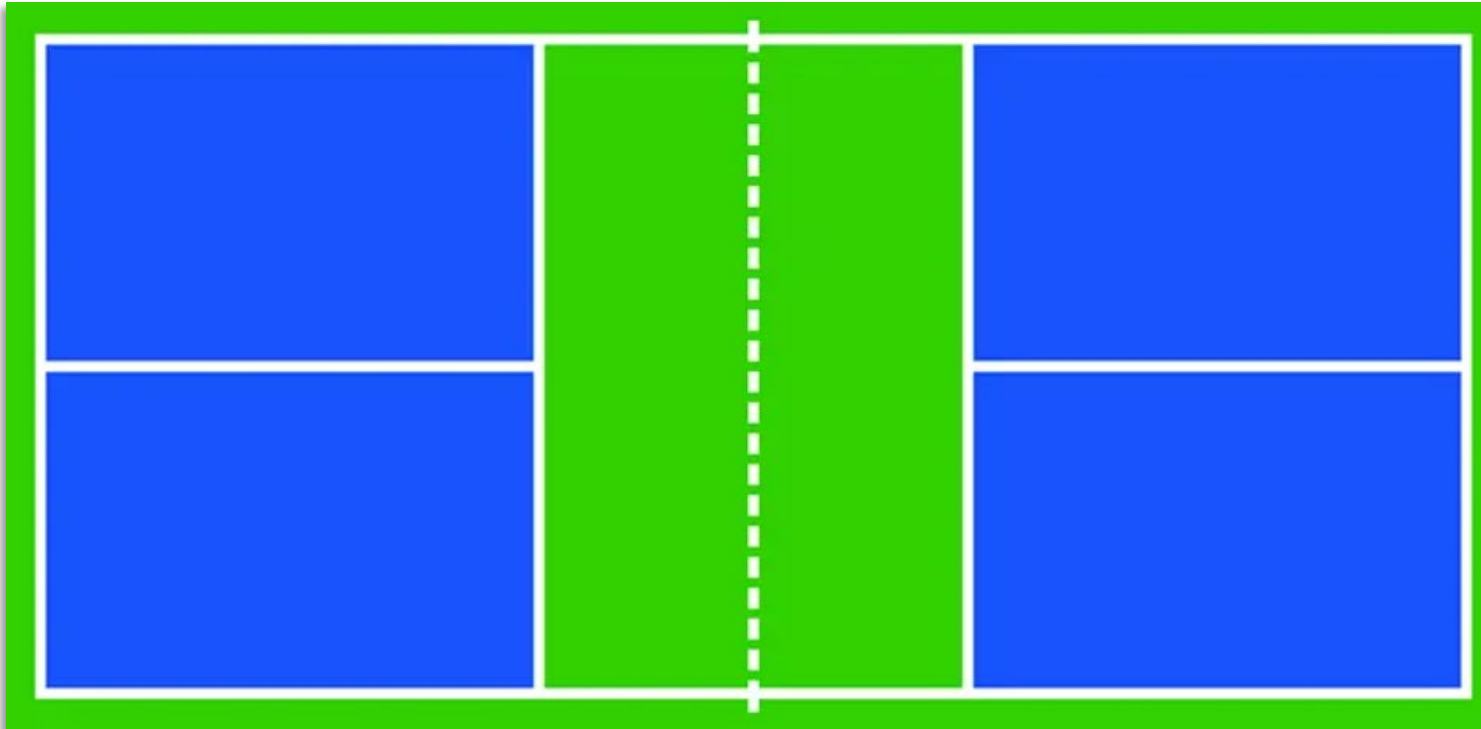
Not Just for Seniors...

Who is playing Pickleball?*

AGE	TOTAL	CORE	CASUAL
6-17	16.7%	8.1%	22.2%
18-34	28.0%	11.4%	38.6%
35-54	20.3%	16.3%	22.9%
55-64	14.9%	24.6%	8.7%
65+	20.2%	39.6%	7.7%

From USPA 2020 Pickleball Fact Sheet

What is a Pickleball Court?



Pickleball Court Dimensions (including Net Height) vs Tennis Court

Tennis Court Dimensions: 36' x 78'

Tennis Net at the Center: 36"

Pickleball Court Dimensions: 20' x 44'

Pickleball Net at the Center: 34"

What We'll Need

- Courts
- Permanent nets (temporary nets break easily and subject to vandalism and theft)
- Fencing or screening (boundaries for courts and reduce balls rolling out into other used areas)
- Signage (for rules and regulation)
- Landscaping (wind protection and obscuring the courts from parking lots and or street)

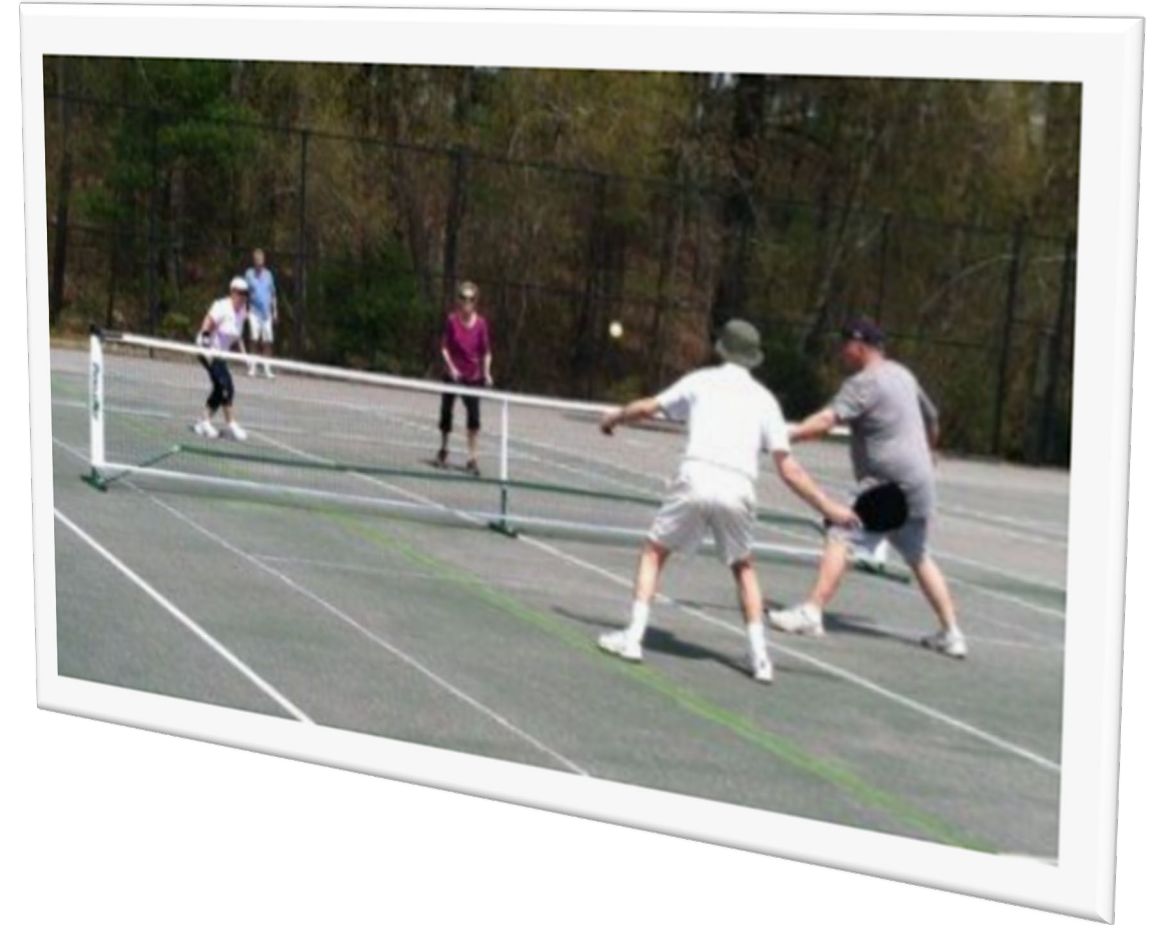


Grafton residents shovel off snow in order to play. That's dedication. It is extremely addictive sport!!!

Location, Location, Location



What Other Towns Have Done...Marlborough



Our Plans for Usage

- Any rules and/guidelines would have to be established in conjunction with the Recreation Dept and its Board. Ultimately, they should be approved by the town Selectmen/Persons
- We'll need:
 - Guidelines for open play:
 - Days of the week, hours, age groupings
 - Pickleball etiquette
 - Length of time groups can play
 - Protocol for rotation
 - Restrictions
 - Court is to be used for Pickleball only, no dog walking, skateboarding or street hockey

Cost estimate and funding source

- **Demo & Site Prep.** \$5,000
 - - Demolition, construction fencing, erosion controls, grading
- **Pavement** \$6500
 - - Bituminous concrete, cement concrete, base, curbing, striping, etc.
- **Amenities** \$2500
 - - Court signage, benches, etc.
- **Courts** \$16,500
 - - Bituminous concrete, color sealcoat, nets, 10' BVCL fence, and gates
- **Landscaping** \$3500
 - - Loam and seed, tree planting
- **Drainage** \$5,000
 - - Pipes, structures, and retention for courts
- **Subtotal** \$39,000
- **Contingency (15%)** \$5850
- **Mobilization, Overhead (10%)** \$4500
- **Base Project Total** \$49,500

ARTICLE 52. Pickleball Court

ARTICLE 52. Pickleball Court To see if the Town will vote to appropriate and transfer the sum of Sixty-five Thousand Dollars (\$65,000), or any lesser sum, from the Community Preservation Fund reserve for open space and recreational purposes in accordance with the provisions of Massachusetts General Laws Chapter 44B, the Community Preservation Act, to be expended under the direction of the Recreation Commission, in consultation with the Community Preservation Committee, for the development of a Pickleball Court at Town Center Park or another existing Town recreation site to be determined by the Recreation Commission, including installation, equipment, engineering and other costs or fees incidental thereto and to authorize the Board of Selectmen to apply for and accept such gifts and grants as may be available for reimbursement to the Town for these purposes; or take any other action relative thereto. (Community Preservation Committee and Recreation Commission) The Finance Committee will make a recommendation for this article at Town Meeting. Passage of the article does NOT increase expenditures.

Please vote yes on article 52
Thank you!

Kane Land Walking Path

Design and Construction

Article 53 Sponsored by: Community Preservation Committee and Planning Board

Yes Vote: A yes vote would approve \$30,000 of funding supported by the Stow Community Preservation Committee, which would help assist in costs associated with the creation of a trail such as engineering and survey costs for trail access, trail markers, and signage.

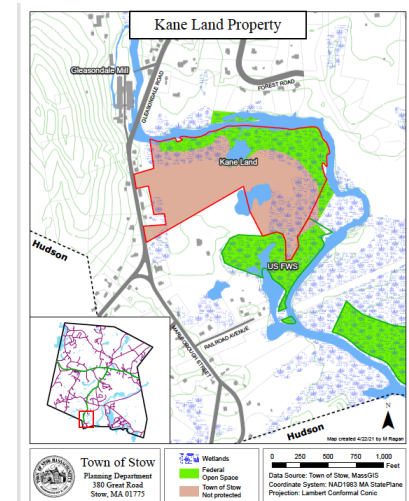
Location: The “Kane Land” is a ~29 acre Town owned parcel located in Gleasondale Village near the intersection of Rt. 62 and Marlboro Road.

Project Highlights *Illustrations show the proposed trail location and Kane Land property boundaries.

· As part of the Gleasondale Village Revitalization Project, neighborhood access to open space was found to be a considerable need in the Village. The Planning and Conservation Departments have assisted in the development of this proposal to support the ongoing implementation plan for the Village as established in the Gleasondale Village Planning effort final report.

· It is anticipated that the initial trail use would be predominantly neighborhood focused, with most accessing the trailhead on foot. No motorized vehicles will be allowed given the parcel’s ongoing potential as a future public water supply area.

· The trail will be a primitive nature trail, less than a mile long with a relatively even grade.



Article 54

Stow Acres Conservation Restriction Purchase



Stow Acres Master Plan Project Partners

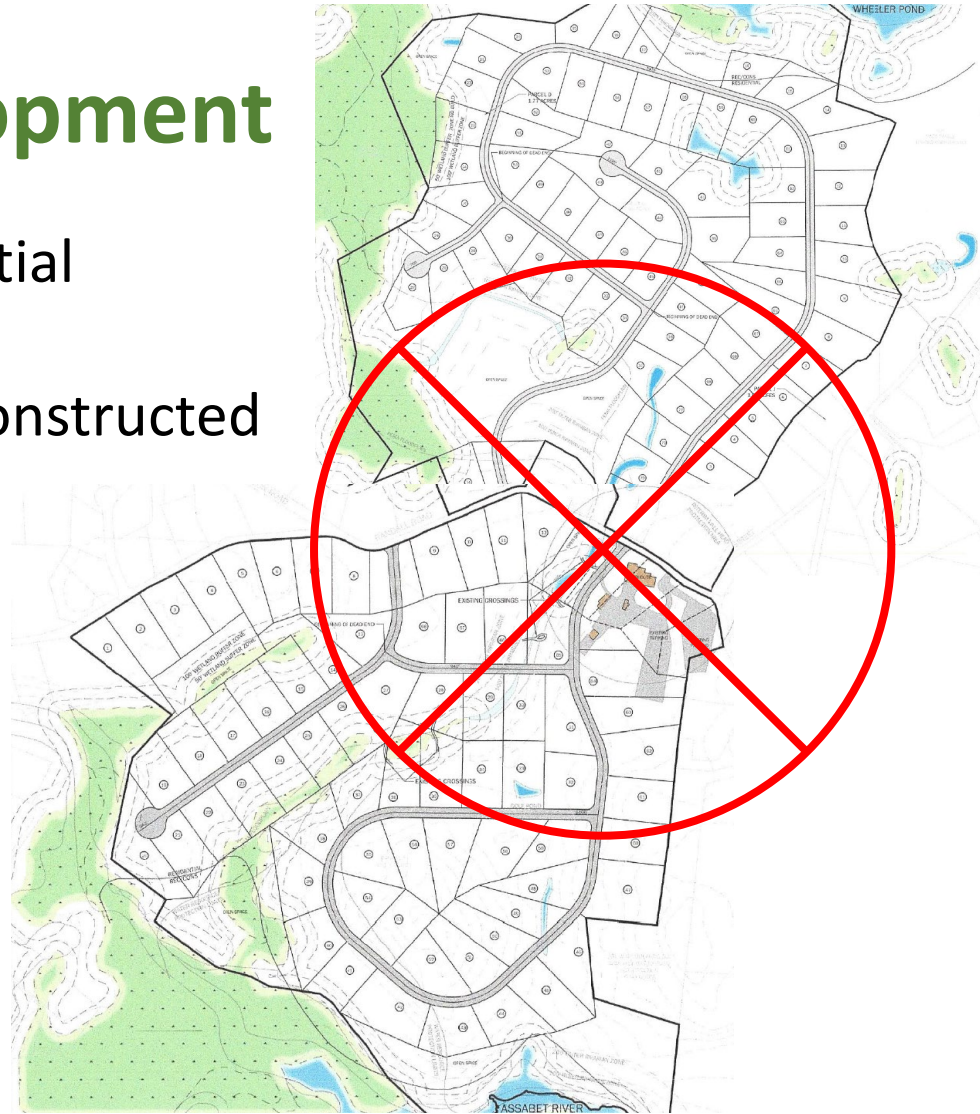
- Peter Brown *Stow Acres*
- Peter Flinker *Dodson and Flinker, Inc.*
- Mark O'Hagan *MCO Housing & Associates*
- Bob Wilber *Stow Conservation Trust*
- Kathy Sferra *Stow Conservation Department*
- Jesse Steadman *Stow Planning Department*

Summary

- ❑ **Article 54** is vote to purchase a Conservation Restriction (CR) on the entire South Course of Stow Acres;
- ❑ Owner of Stow Acres has voluntarily agreed to work with Stow Conservation Trust, Town and local developer in developing a long-term vision for conservation, recreation and housing on the north and south course that aligns with Town goals;
- ❑ Purchasing CR on the South Course is Step 1 toward implementing the vision for both courses.

An Alternative to Conventional Development

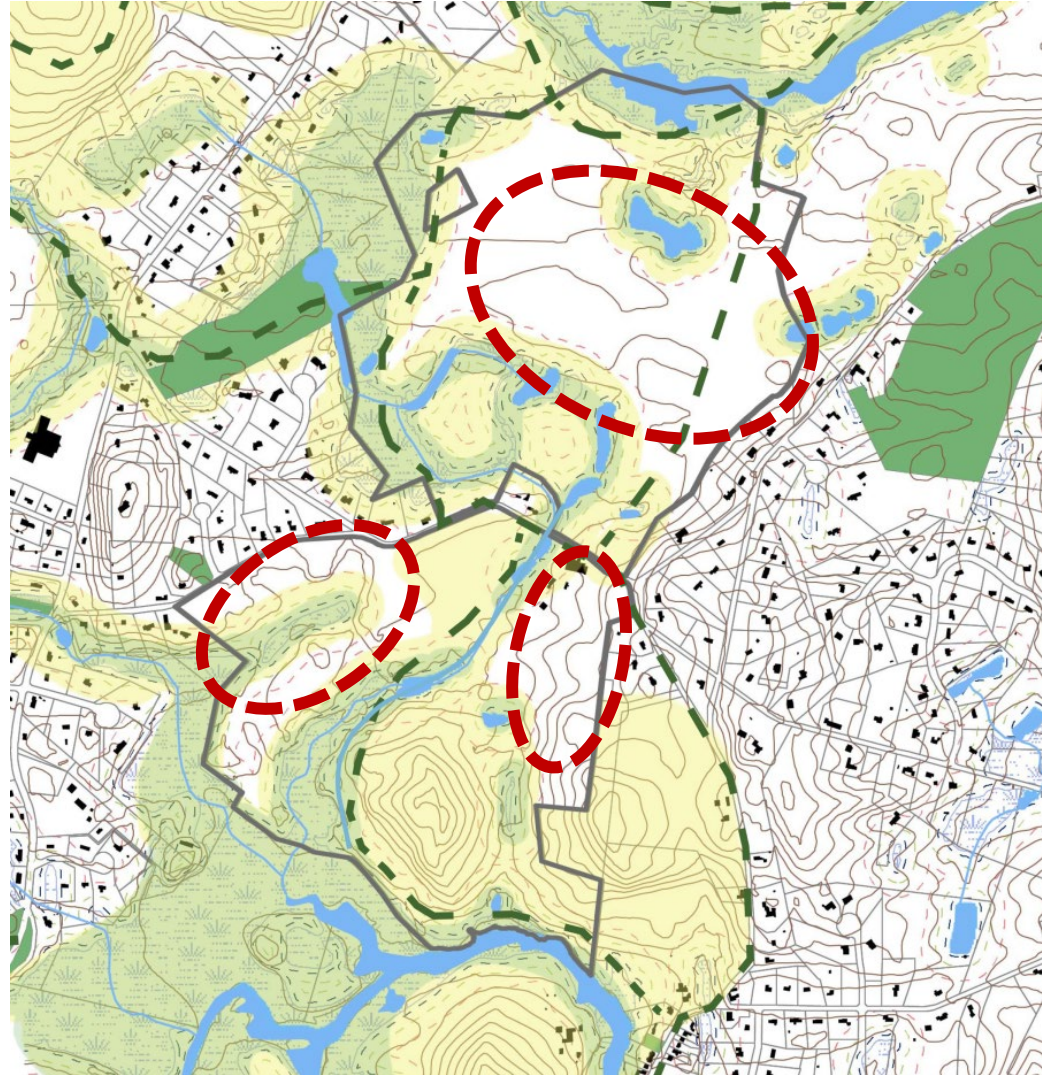
- ❑ Stow Acres is zoned residential
- ❑ Over 150 homes could be constructed (similar to image on right);
- ❑ This Master Planning effort helps avoid piecemeal development and provides the Town with confidence in process and outcome.



Conceptual Subdivision Buildout at Stow Acres

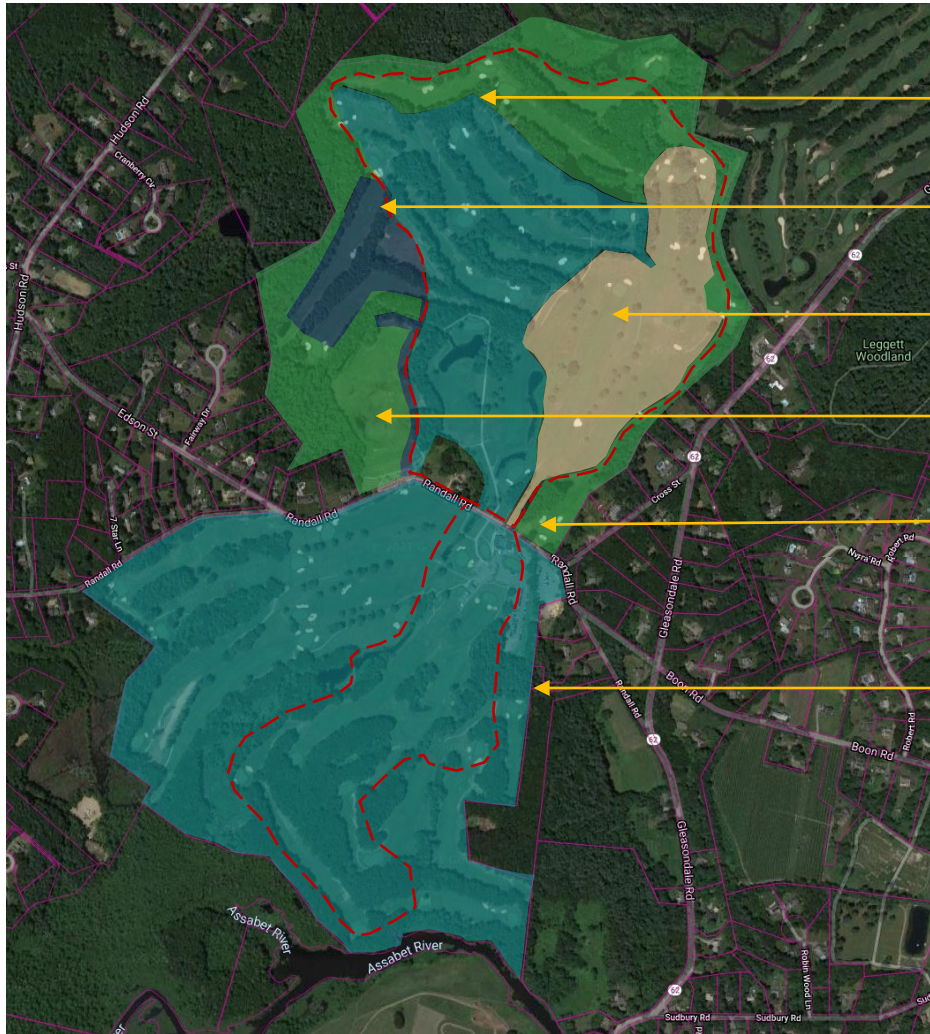
Developing a Master Plan

- ❑ Dodson and Flinker assisted Project Team in landscape analysis to determine most appropriate areas for development and conservation;
- ❑ Stow's housing and open space and recreation planning goals were balanced alongside goal of maintaining viable golf use.



A Comprehensive Vision

Housing, Conservation, Recreation



Reconfigured golf course

Town ball fields and recreation

Village-style neighborhood

Wetland Restoration

Publicly accessible bike and walking trails

South Course Conservation Restriction with on-going golf and trails

Conservation / Recreation / Housing Vision

North Course

- 60 Acres Golf (9 holes)
- 12 Acres Ballfields
- 73 Acres Conservation
- 32 Acres Village

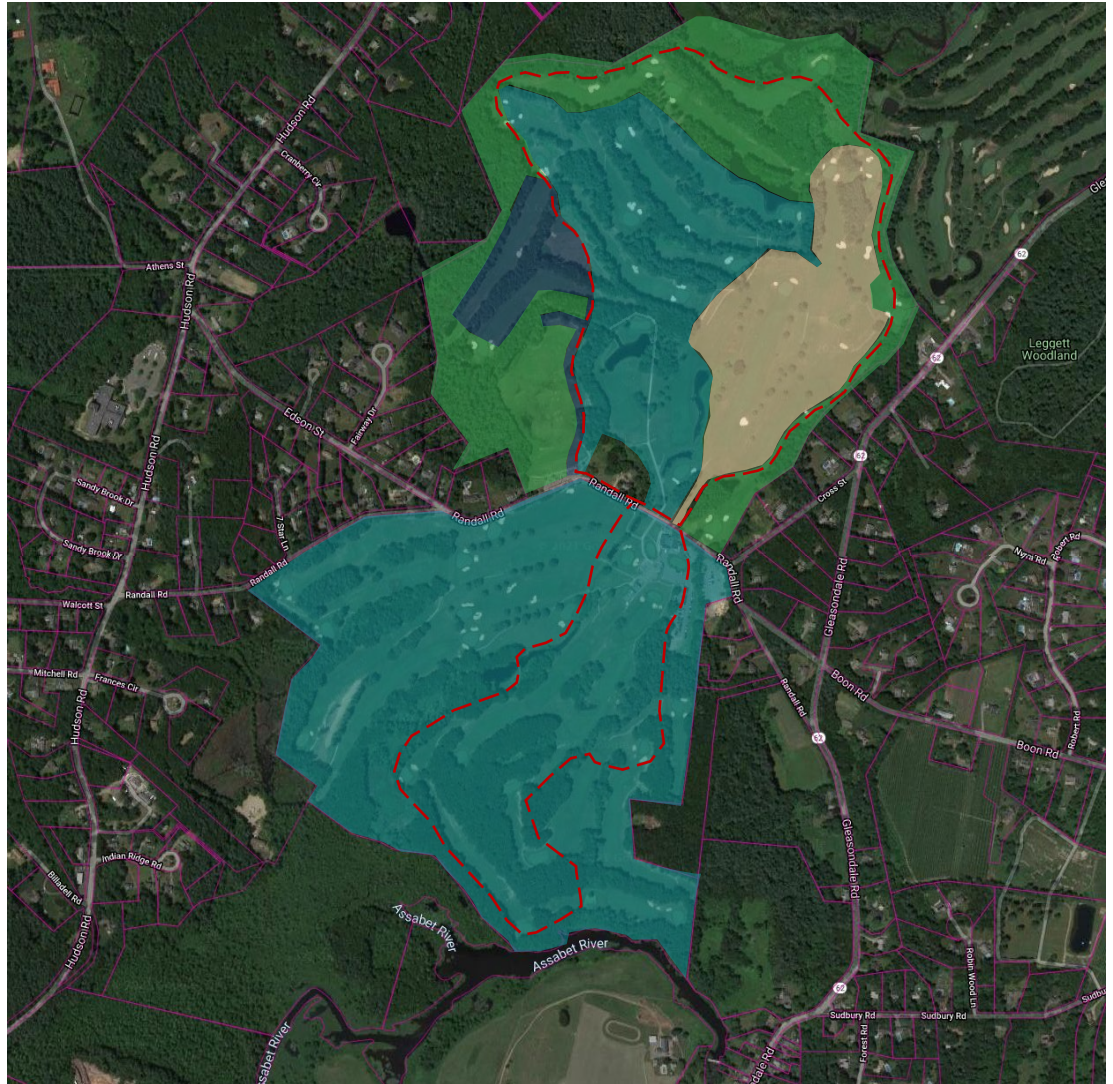
South Course

- 151 Acres Golf
- (18 holes, permanently conserved)

Total Site: 328 Acres

Village Site: 32 Acres (10% of total)

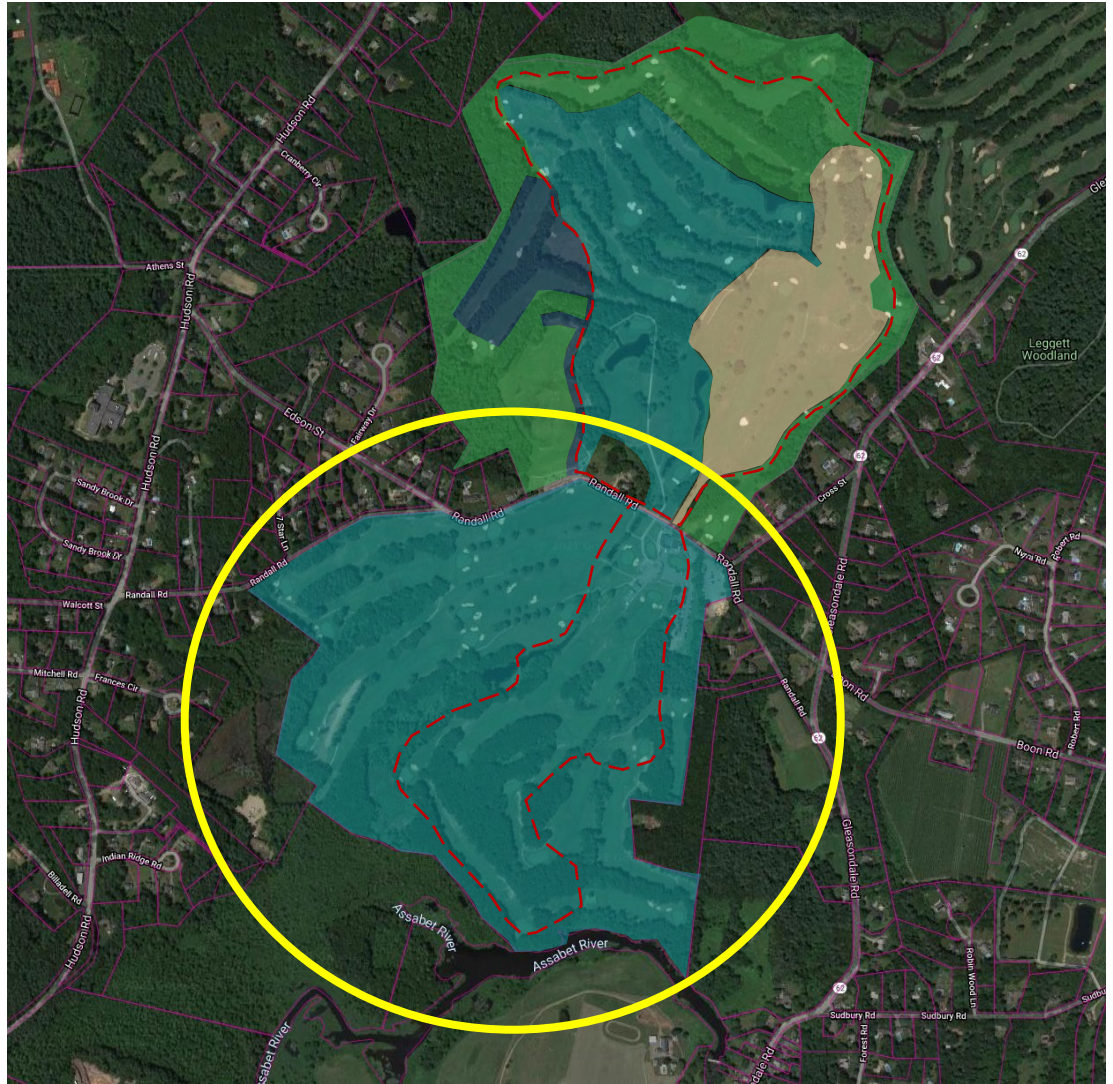
Conservation/Recreation: 296 Acres (90% of total)



Conservation / Recreation / Housing Vision

**Purchasing Conservation
Restriction on South Course is
Step 1 toward implementing
vision:**

- ❑ Provides Town and property owner confidence in pursuing vision for the North Course over the next year.



Village Development Project Summary

- ❑ 25 Apartments for 62+ Residents
 - Affordable Component
 - 1 Bedroom apartment homes for singles / couples
- ❑ 40 Rental Cottages
 - 2 & 3 bedroom designs
 - One Level Bungalow Options
 - Homes to range in size from 1,200 to 1,400 square feet
- ❑ 124 Detached Homes for Sale
 - Affordable prices will be approximately \$290,000
 - Homes from 1,800 to 2,800 sf.
 - Option for First Floor Master for Empty Nesters



Key Housing Benefits

1. **Creates 25 older-adult rentals** (*the most in-demand and under-built housing type in the entire state);
2. **Proposes a mix of rental and ownership options** creating opportunities for people of all income brackets and age groups;
3. **Includes designs targeted for “aging-in-place”** to provide options for downsizing and/or multi-generational families;
4. **Helps Stow meet the State’s 10% requirement for affordable homes.**



Comprehensive Vision for Stow Acres

Stow Acres Conservation & Recreation Elements

South Course Purchase of Conservation Restriction (this Town Meeting)

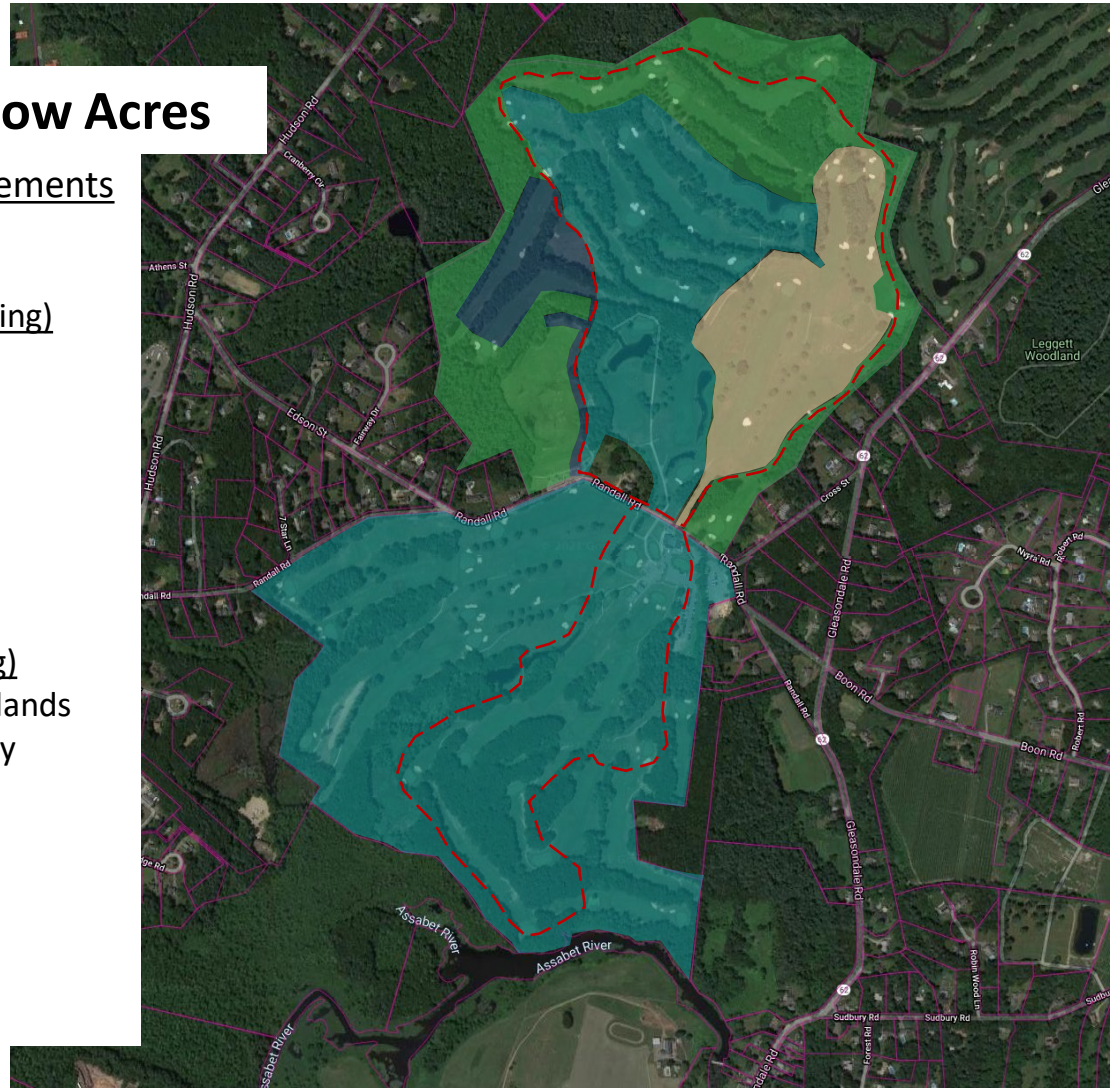
- Continued Golf Use
- Historic Landscape
- Preserves Vistas
- Public Access Trail

North Course

Purchase of Land (future Town Meeting)

- Ecological Restoration of Wetlands and Uplands
- Additional Recreational Facility Capacity
- Extensive Recreational Trail
- Initial Golf Leaseback

Preserves 90% of Open Space



Open Space/Recreation Goals Advanced by Comprehensive Project

- Protect open land in the growing southwest quadrant of Stow currently underserved by protected open space
- Secure high quality land for additional active recreation in Stow
- Ecological restoration of former wetlands and other sensitive resource areas
- Protection of stream corridors and wildlife habitat – Assabet River and Elizabeth Brook
- Protection of scenic views
- Network of interconnected multi-use trails linking to internal/external neighborhoods
- Alternative to walking/biking Route 62
- Maintain golf course use at the historic site



Advances Top Community Priorities In Stow's 2016 Open Space and Recreation Plan

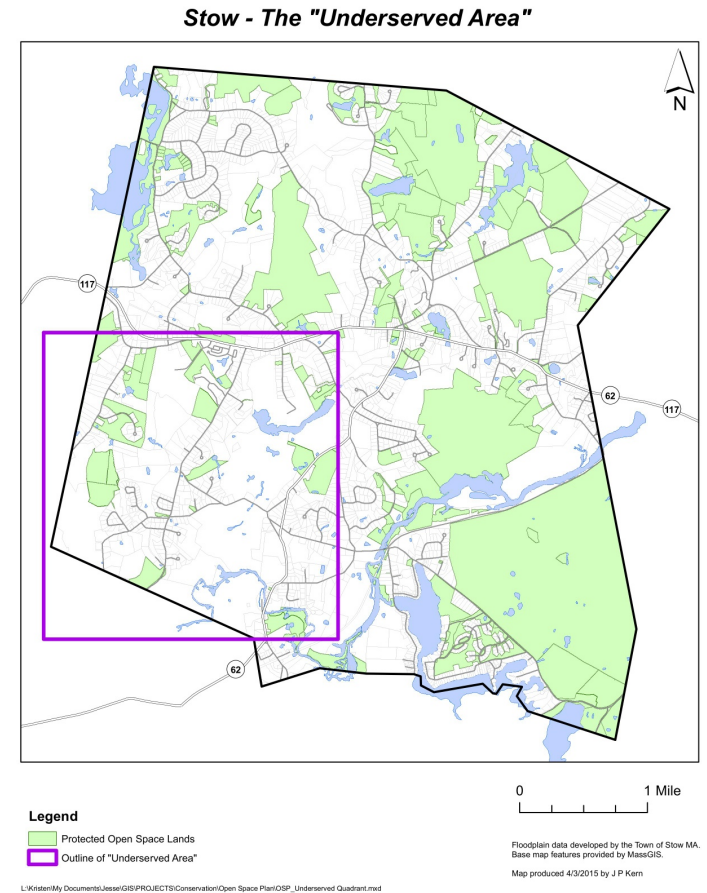
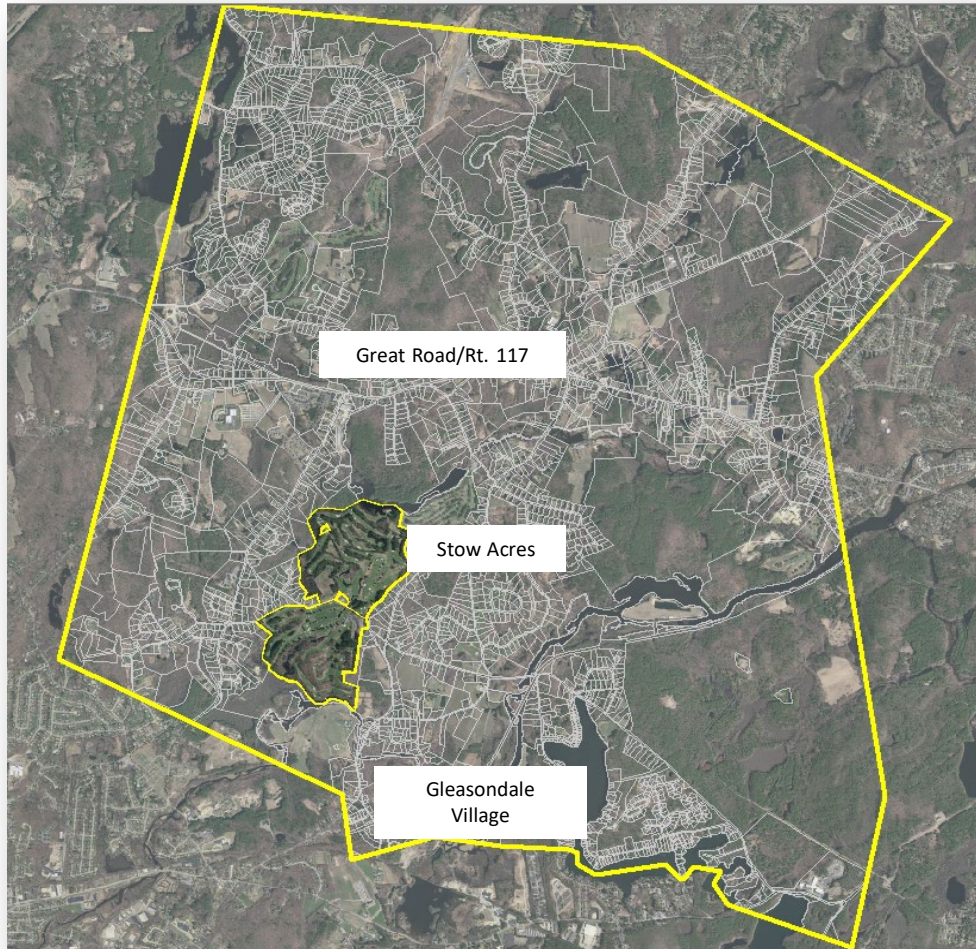
One of the Highest Priorities in the Plan is proactive planning for future of Stow's five golf courses – protecting important areas, and developing suitable ones

- Creating of additional walking and cycling opportunities
 - Expansion of Emerald Necklace into SW Stow
 - Alternative to use of Rt. 62
- Continued support for Active Recreational Facilities
 - Identification of a large site that could meet future needs and multiple activities
- More accessible trails for aging population

2016 Stow Open Space and Recreation Plan
*Celebrating 50 Years of Conservation
and Recreation in Stow*



Stow Conservation Commission
Stow Open Space and Recreation Plan Subcommittee
May 2016



Protecting Stow Acres South Course



- Preserves golf – a defining element of Stow – on this site
- 150 acres – **essential** part of larger comprehensive plan
- Preserves Scenic Vistas from Randall Road and Assabet River
- Creates Public Access Trail



Historical Significance:

- Randall Homestead
- Site of U.S. Black Men's National Championships (1920's)
- Celebrating 100th anniversary this year





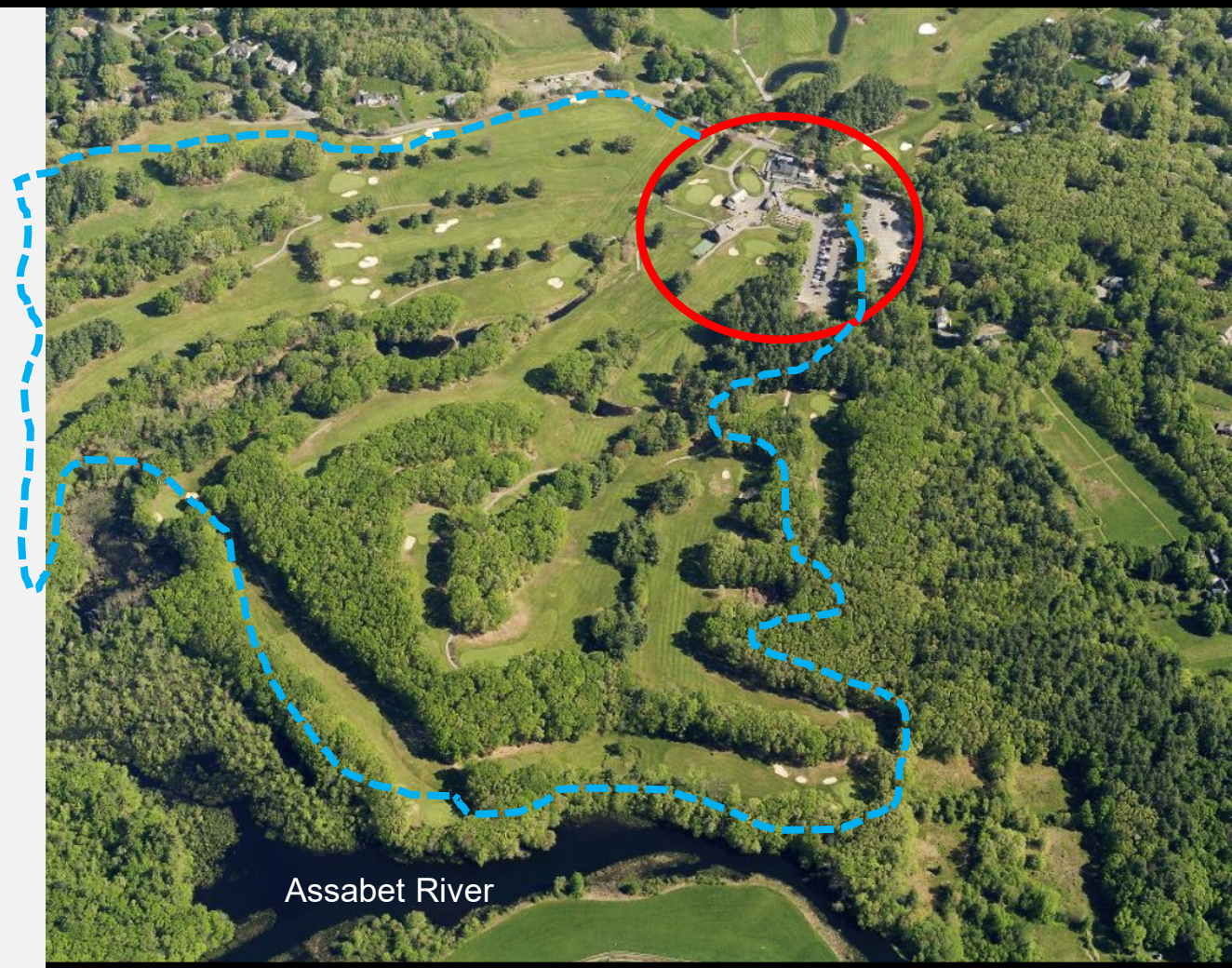
Views from Assabet River Frontage of
South Course Public Access Trail



South Course Conservation Restriction Purchase

Permanent Conservation
Restriction on Entire 150-Acre
South Course:

- Golf Continues as Land Use
- Recreation Trail Easement
Around Perimeter
- Would be Purchased for \$1.5
Million ($< \frac{1}{2}$ Appraised Value)
with Stow Community
Preservation Funds in Hand



ARTICLE 56:

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ZONING BYLAW AMENDMENTS TO ACTIVE ADULT NEIGHBORHOOD OVERLAY DISTRICT

Benefits of Zoning Amendment



Shapes and Influences Development

Developers have several options to build on land in the Overlay District. This provides an option that meets the Town's housing and conservation goals.



Creates Inclusive and Livable Neighborhood

Eliminates age requirements and instead requires various housing types designed to allow aging in place. All required affordable units must be constructed and will count toward Stow's affordable home requirements.

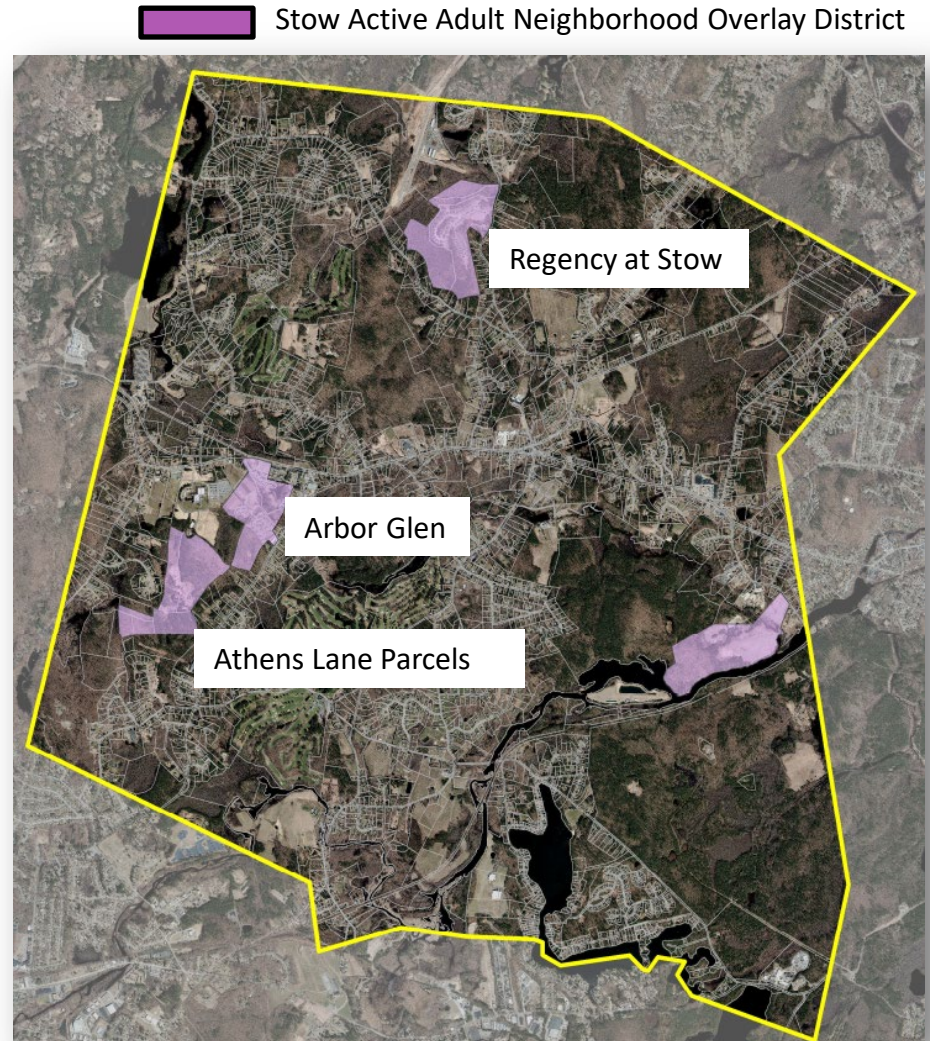


Balances Housing with Open Space Preservation

Increases amount of open space provided and requires design that incorporates connections with surrounding lands and neighborhoods.

Active Adult Neighborhood Overlay District

- Zoning Bylaw limits the number of AAN homes allowed in Stow;
- Amendments would allow more homes to be constructed, subject to updated standards.





Current AAN Bylaw

If the cap on units were lifted, up to 198 “age-restricted” homes could potentially be constructed at buildout.

Proposed AAN Bylaw

Allows up to 132 “age-targeted” homes at buildout with improved design standards.

Athens Lane

Current Development Potential

By Right Development – Research/Office/Manufacturing



Athens Lane

Current Development Potential

By Right Development – Screened Storage



Athens Lane

Current Development Potential

Comprehensive Permit (via Chapter 40B) | 250+ Housing Units



Data Source: Habitech, Inc. 2020 Concept Plan⁷

Zoning Amendment Goals

Produce “Age-Targeted” Homes and Communities to allow residents to age in place within a diverse community;

Require Diversity of Housing

Variations in mix of home size, design and affordability;

Improve Open Space Planning

by adopting proven standards from other Town bylaws and incentivizing connections and corridors of recreation and conservation;

Generate Functional Communal Spaces

Through inclusion of community kitchens, gardens, function spaces and pedestrian opportunities.



Goal #1

Produce Age Targeted Communities



Focus on design principles and standards that allow residents to comfortably age-in-place.

Goal #2

Require a Diversity of Housing Types

Requires adherence to design standards and diverse levels of affordability

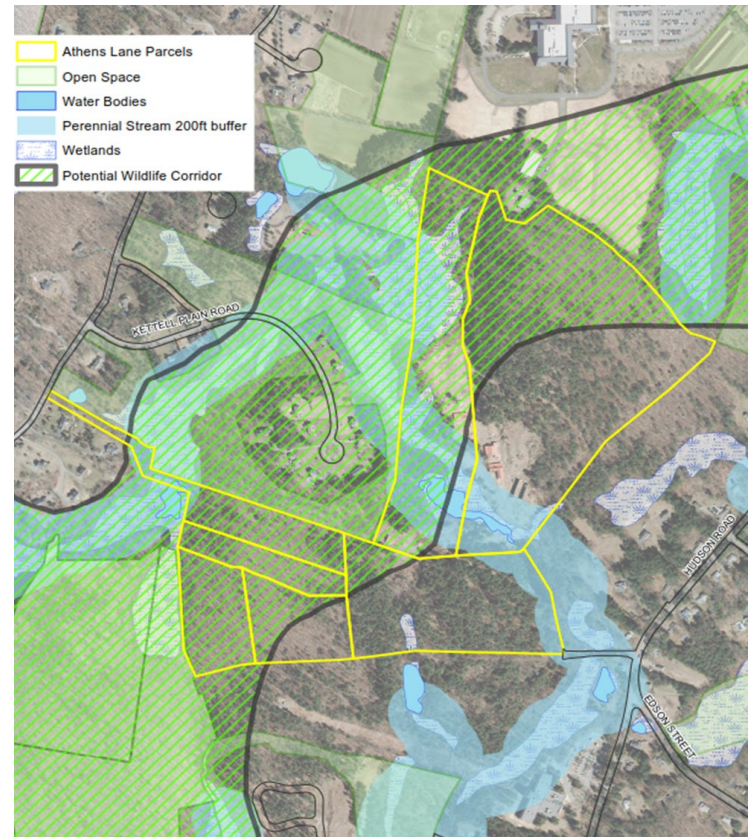


Goal #3

Improve Open Space Planning

Requires additional
open space
preservation/design;

Adopts language from
the Town's Planned
Conservation
Development Bylaw.



Goal #4


Generate Functional Community Spaces

Requires indoor and outdoor community spaces;

Requires connections to, sidewalks and/or trails.



Questions

 Stow Active Adult Neighborhood Overlay District

