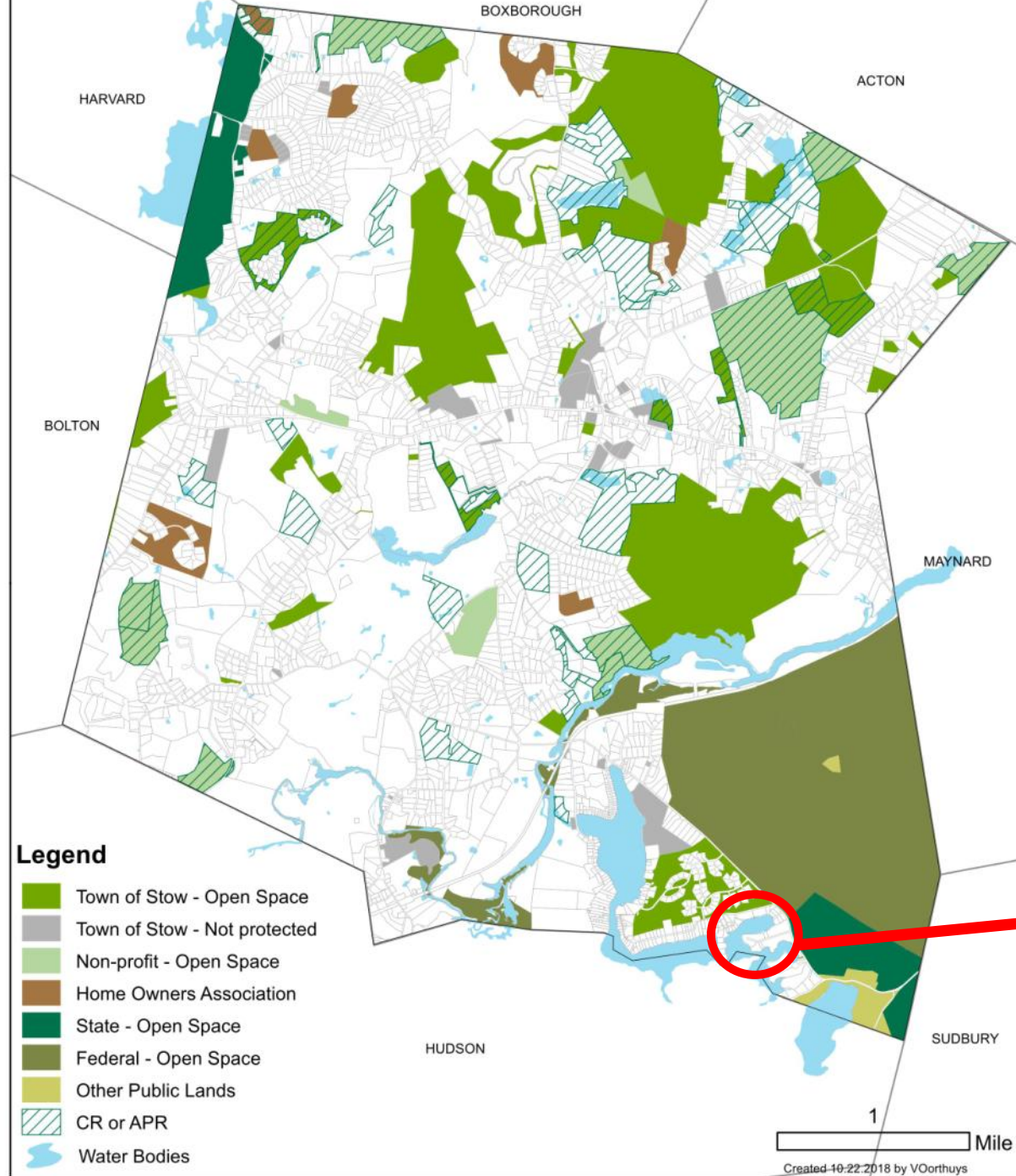




## **Article 51 - Hallock Point Land Acquisition**

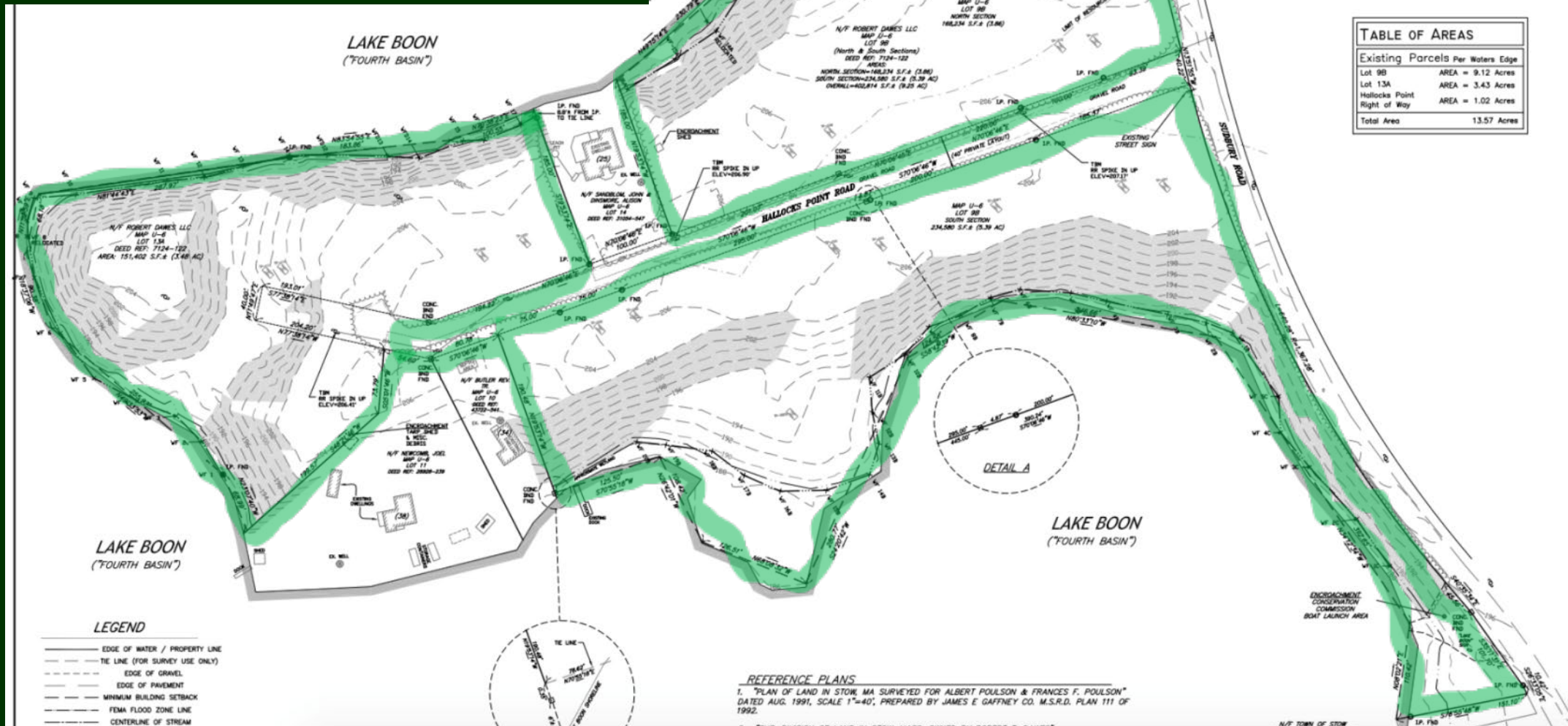




# Hallock Point, Lake Boon Locus Map

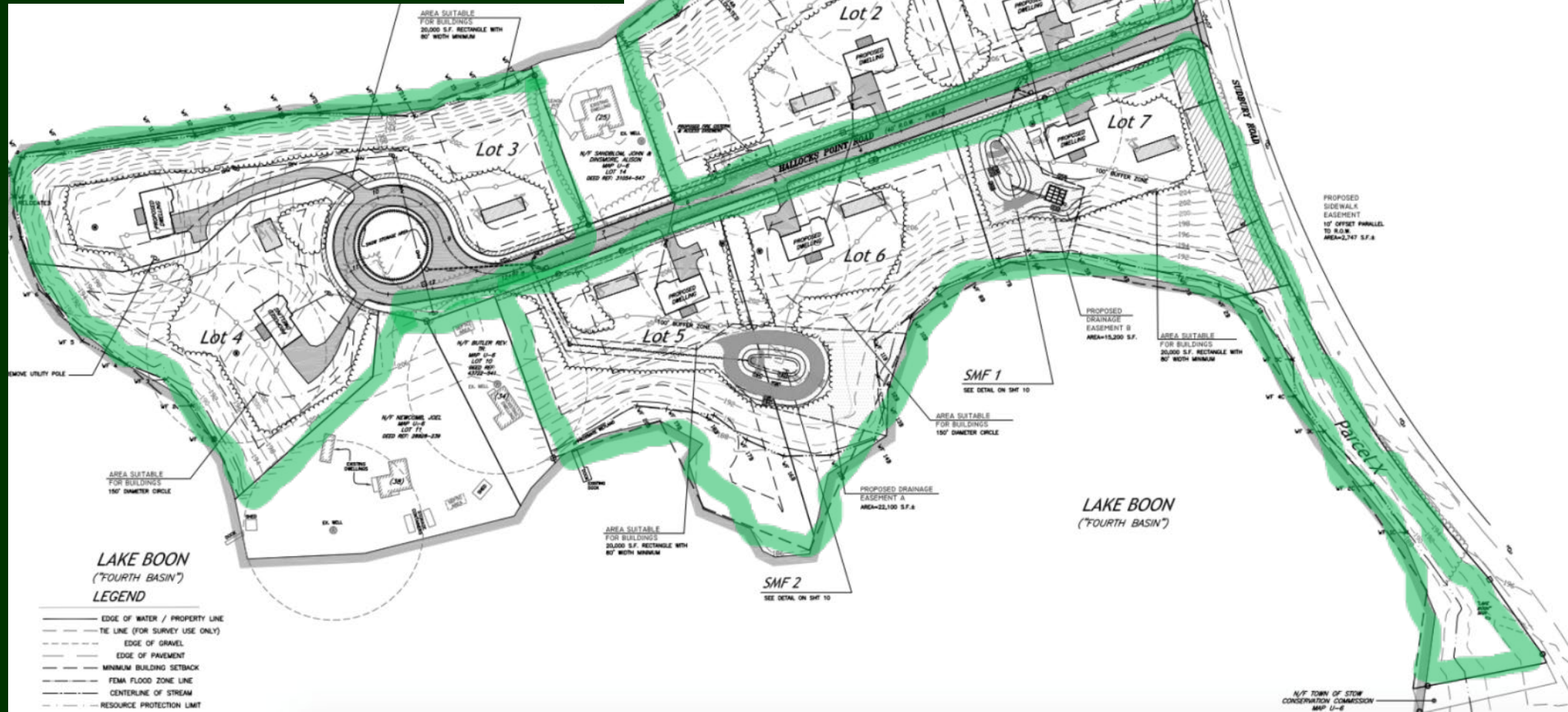


# Land Offered to the Town of Stow





# 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

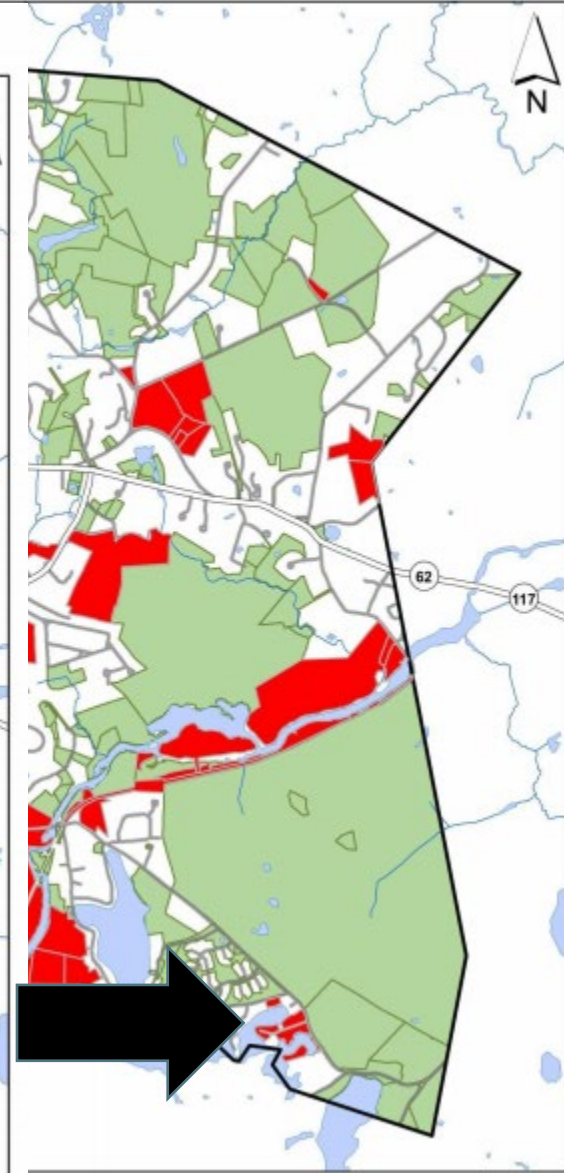
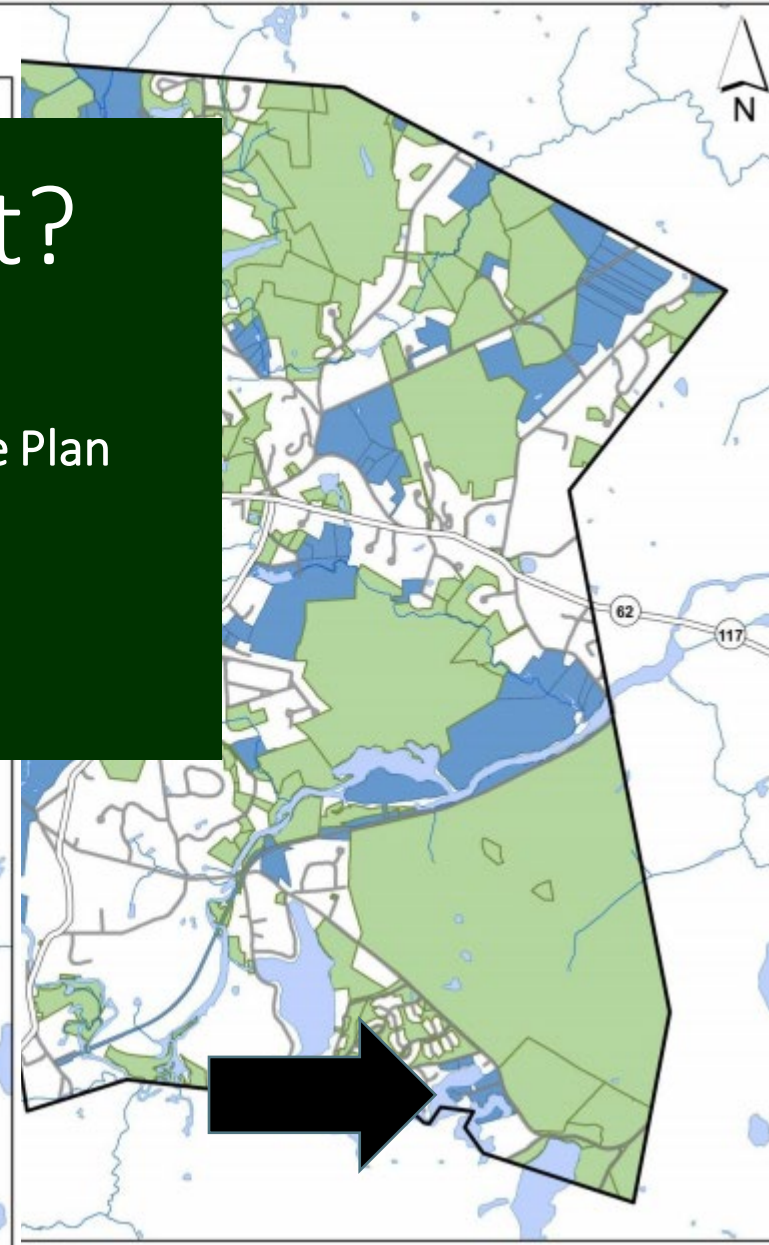
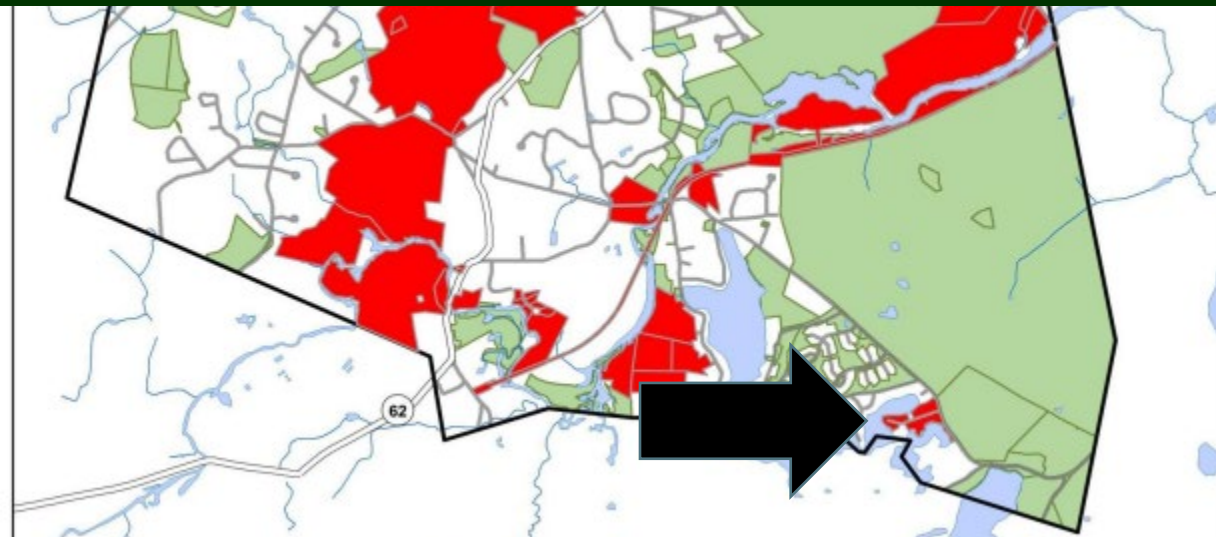




# Why Protect Hallock Point?

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.

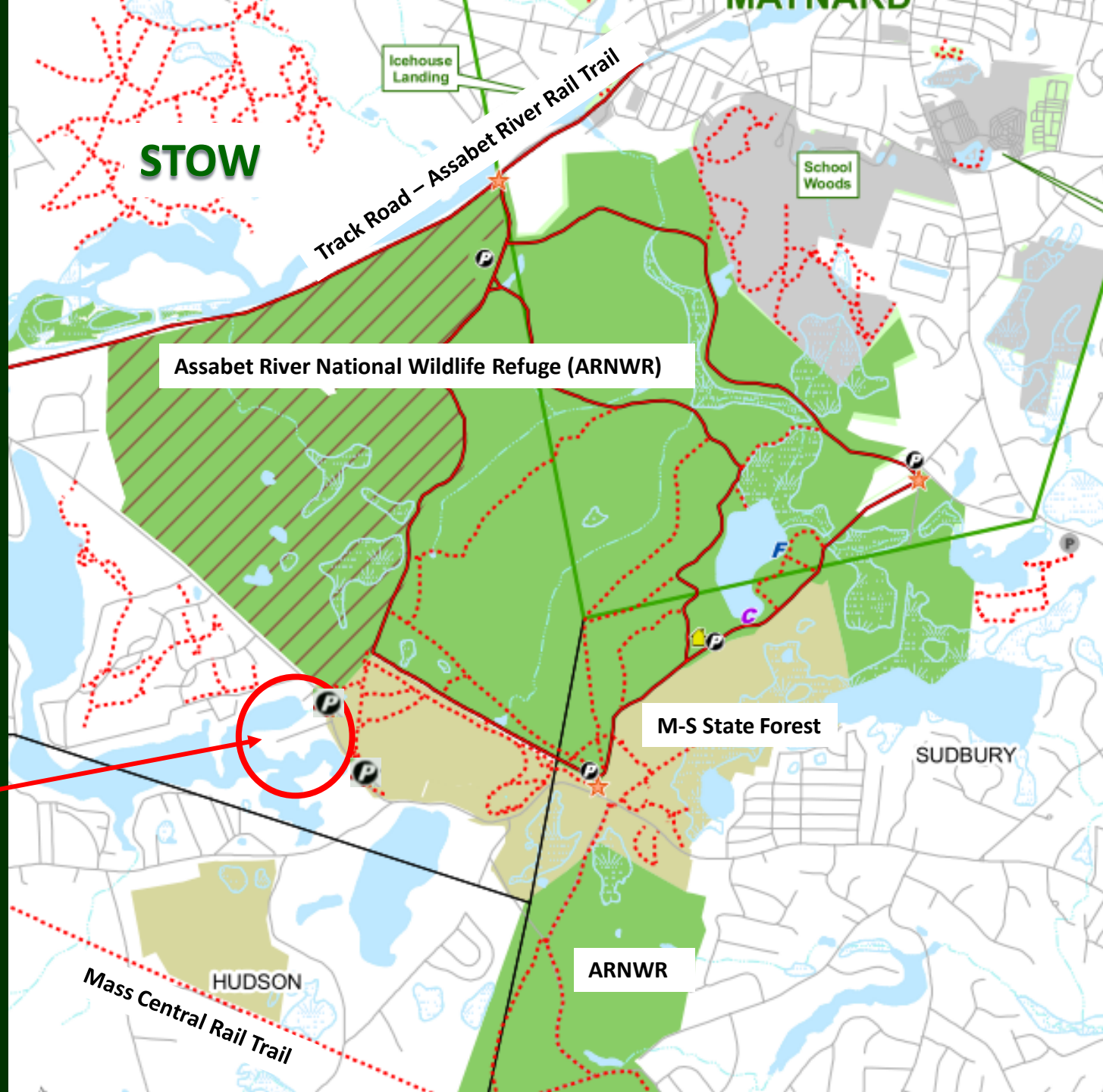
Protecting this land is an investment in sustaining the lake's health - now threatened on multiple fronts - while providing access to scenic trails overlooking Lake Boon, benefitting local residents.

***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**