

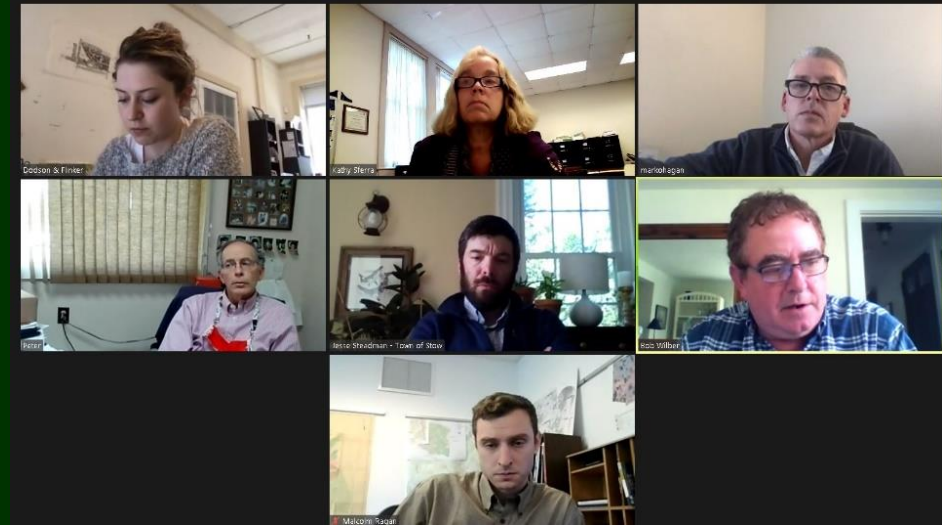
# **Conservation, Recreation, and Housing at Stow Acres**

October 13, 2021

Pre-Town Meeting  
Public Forum

# Project Partners

- Town of Stow
- Stow Conservation Trust
- Stow Acres Golf Course
- MCO & Associates
- *With support from Dodson and Flinker, Inc.*



# Stow Acres Planning Process

- Initial Golf Course Public Forum in July 2019
- Town-SCT Partnership Forms in Summer 2020 in response to potential sale of Stow Acres; Dodson and Flinker hired to assist with planning
- Stow Acres and prospective developer MCO & Associates invited into discussions
- Second Public Forum – February 2021 – Comprehensive Vision Presented
- Third Public Forum – May 2021 – Presentation of Village Development Concepts and overall land use proposal for property
- May 2021 – Town Meeting votes overwhelmingly in favor of purchase of CR on South Course contingent on North Course agreement/vote
- August 2021 – Agreement reached with Stow Acres on North Course Acquisition
- **Tonight's Forum**
- October 30, 2021 Special Town Meeting – Warrant Article for North Course Acquisition



# What's At Stake?

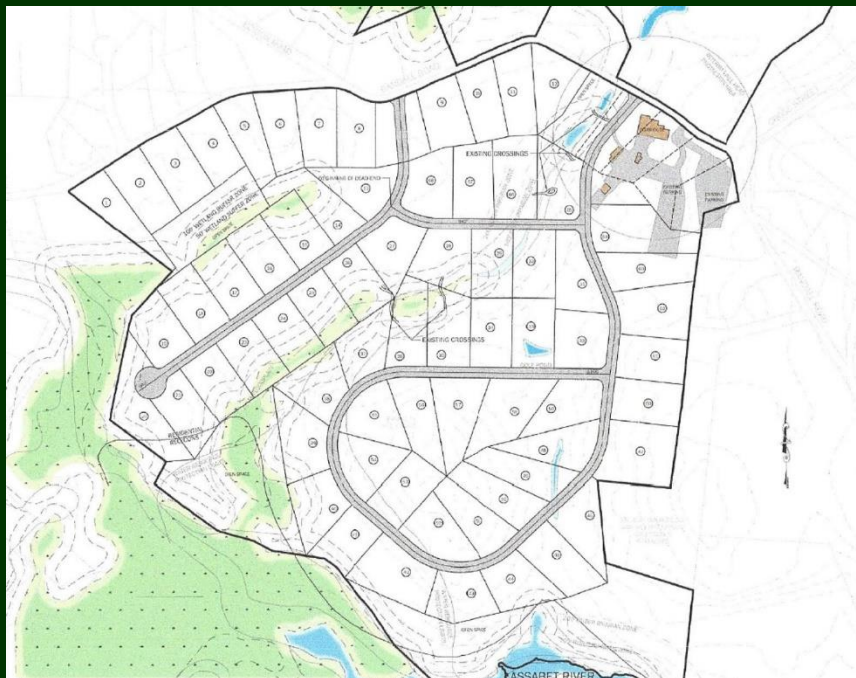
Stow Acres is Stow's Largest Golf Course – and Stow's largest unprotected property – at 328 Acres

Potential “By-right” Development of Stow Acres would cover the site with large lots

Large scale 40B development could result in 400+ units

Property contains significant conservation values

Development would significantly affect scenic views, water resources, wildlife habitat, community character and result in traffic and fiscal impacts



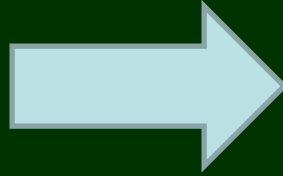
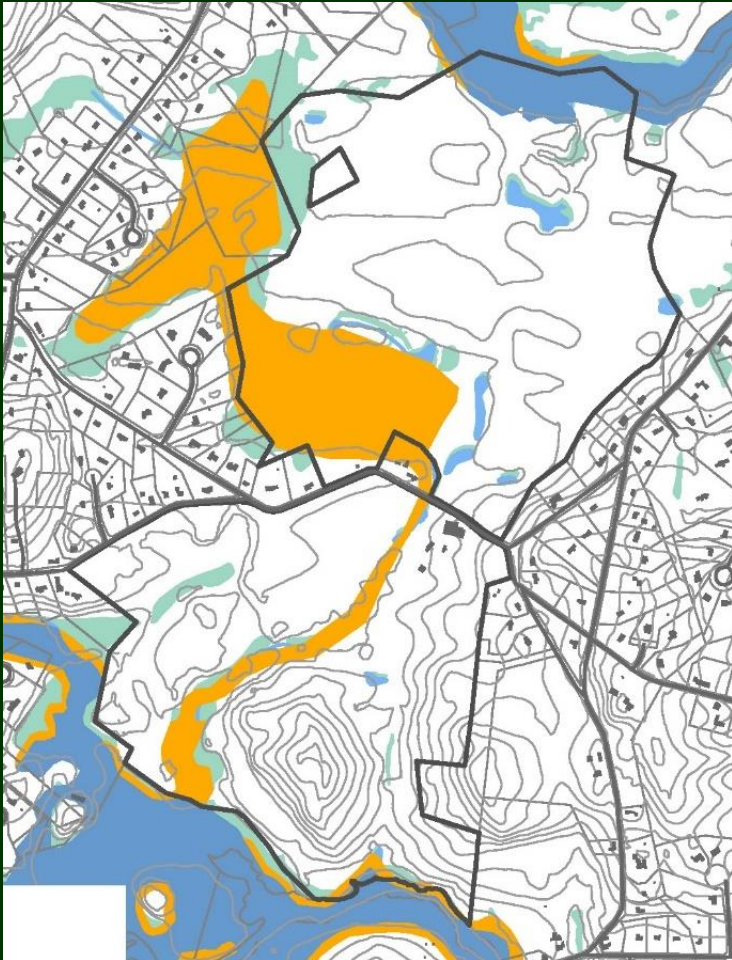
# Goals of Partnership

- Work proactively with owner to develop a comprehensive, unified vision for entire property
- Avoid piecemeal development in which the town reacts to development proposals
- Reach agreement on terms that are financially viable for the Town *and* provide a reasonable return on investment to Stow Acres ownership
- Advance documented Town open space, recreation, and housing diversity goals, while managing the impacts of any new growth





# Initial Site/Master Planning to Identify Most Suitable Areas for Conservation and Development





# Overall Conservation, Recreation and Village Development Concept Plan

*February 2021*

## South Course

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

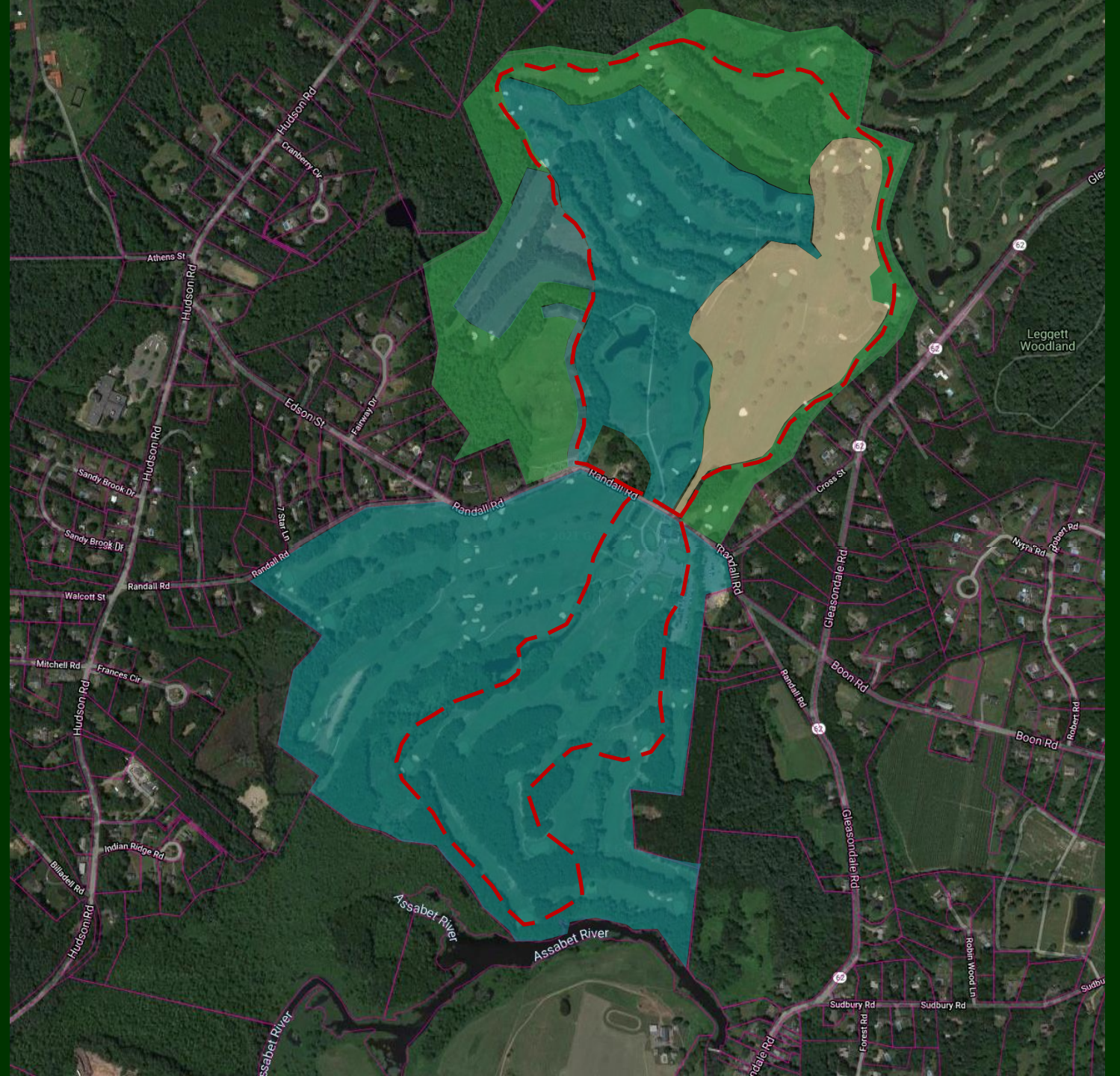
## North Course

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

Total Site: 328 Acres

Village Site: 32 Acres developed

Permanent Conservation/Recreation:  
296 Acres





# South Course Status and Next Steps





## May 2021 Town Meeting

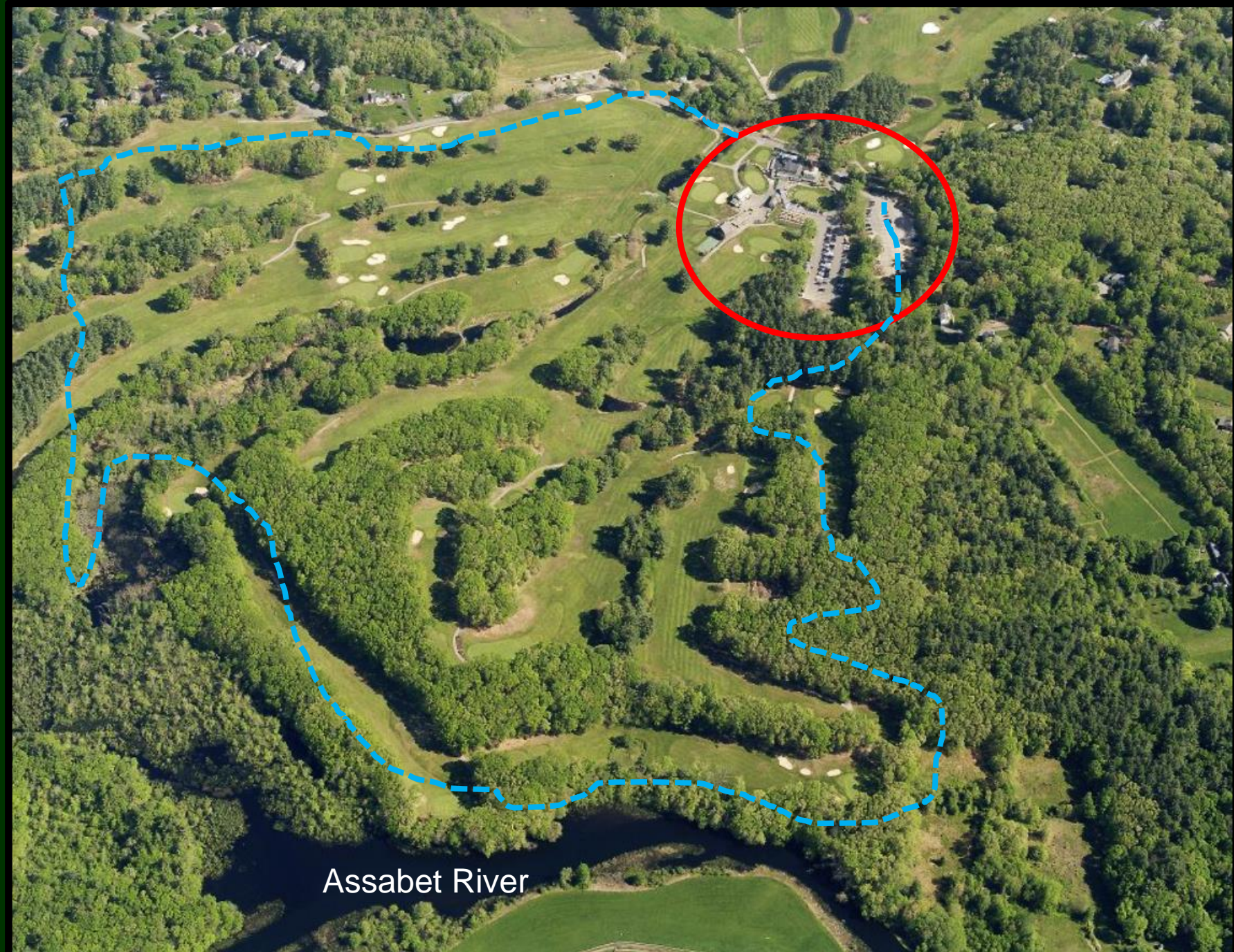
Approved South Course  
Conservation Restriction  
purchase for \$1.5 million in  
CPA Funds

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Permanent Conservation  
Restriction on Entire 151 Acre  
South Course:

- Golf Facility Envelope
- Relocation of Driving Range
- Course Maintenance
- Year-Round Recreation Trail  
Around Perimeter

**VOTE CONTINGENT ON  
NORTH COURSE AGREEMENT**





# South Course Next Steps

- CR Drafting and Survey in Progress
- Closing Scheduled for December 2021 assuming positive North Course Vote at Town Meeting





# North Course Plan





# Proposed Division of Property

Town would acquire ~115 of 175 acres of North Course

- ~24 Acres Conveyed to Conservation Commission
- ~90 Acres Conveyed to Recreation Commission

Stow Acres would retain ~65 acres for sale for development

Stow Acres North Course Aquisition





# North Course Components

Overall Site Master Plan for both Town parcels that would include:

- Conservation Areas
- Wetland Restoration
- Public Trails
- Recreation Facilities
- Access and Parking for Town Uses
- Continued Golf (short term)



# Conservation Parcel





# Conservation Parcel

- Approx 24 acres, abuts existing Town conservation land
- Continued Short Term use as Driving Range by Stow Acres (up to 5 years)
- Allows time to plan wetland/habitat restoration project & seek grant funding
- Parking area/overlook
- Trail head
- Viewing areas



## Potential for Restoration of Historical Wetland Areas



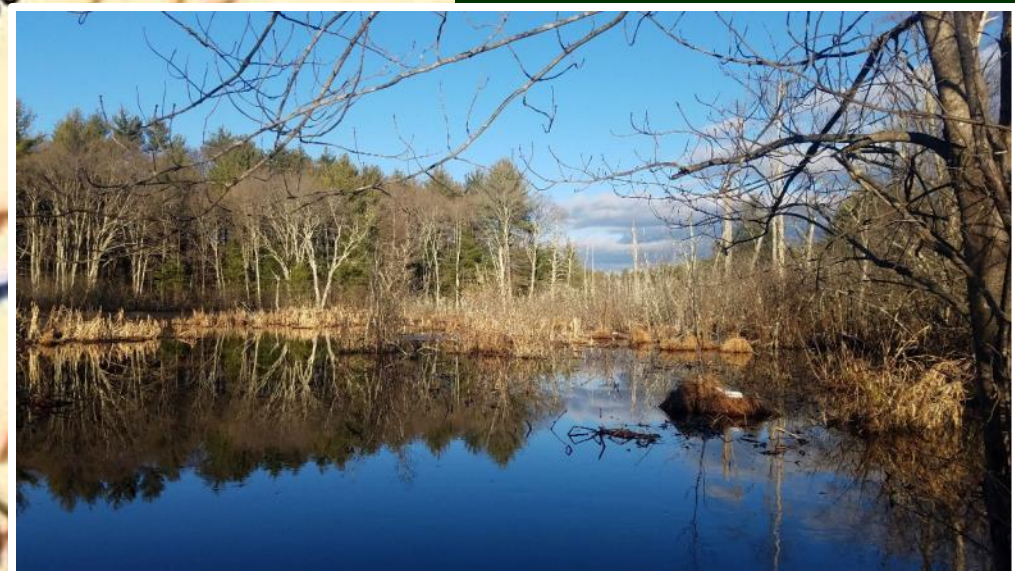
Driving Range Today





# Restoration of Historical Wetland Areas

Driving Range 1968







Tidmarsh Farm, Plymouth  
~2016 to 2019



# Recreation Parcel

## Stow Acres North Course Acquisition



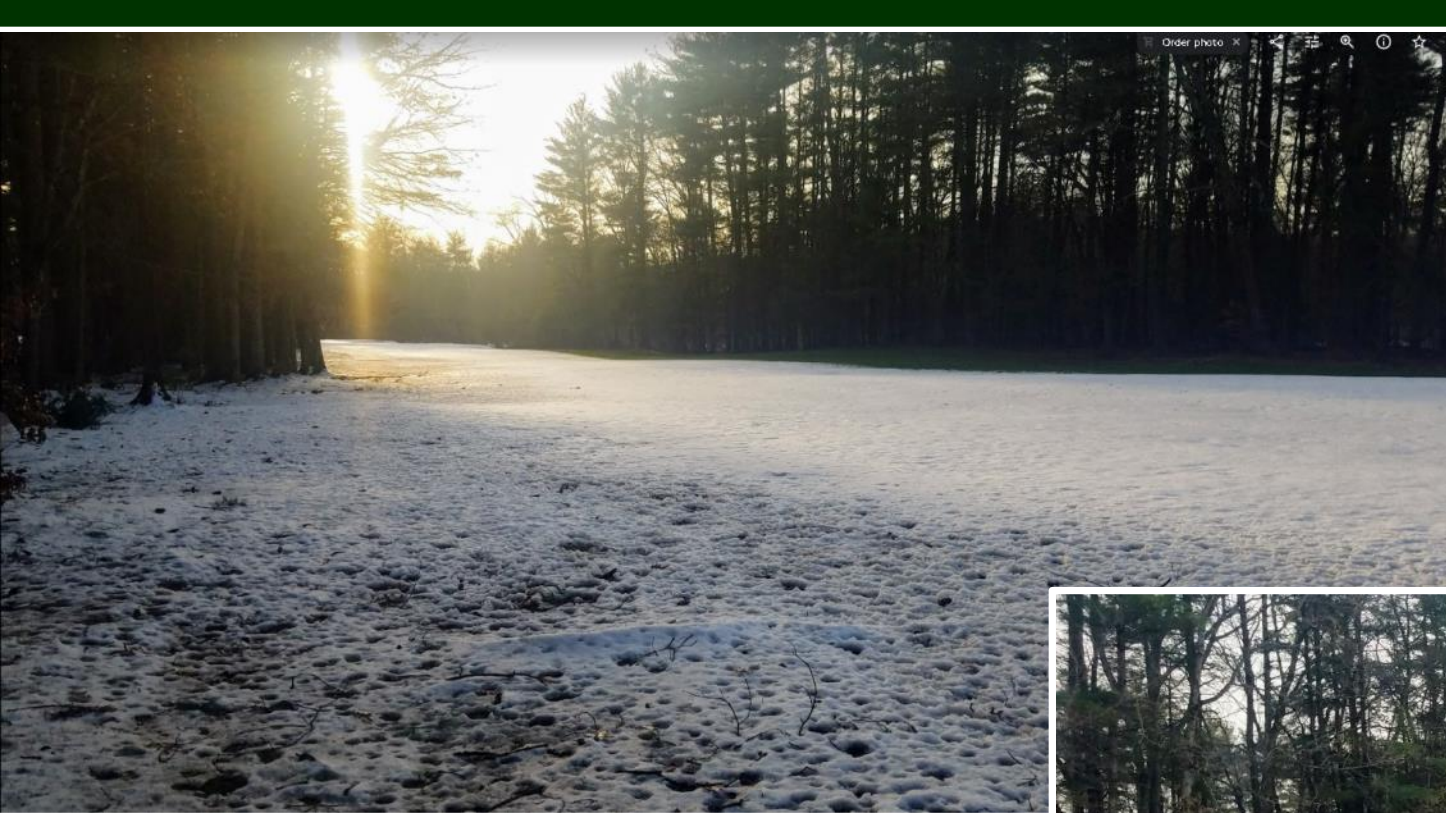


## Recreation Parcel

- Approx 90 acres, currently in golf course use
- Portion of land will continue in golf as a 9-hole course for up to 10 years by Stow Acres
- Remaining portion of land available immediately for recreational uses – approx. 12-15 acres
- Commitment to collaborative planning for recreation facilities, trails, add'l conserved areas with phased build out
- Access and parking from Randall Road
- Trails interconnecting with other parcels







## Recreation Facility Land Area (Short-Term)





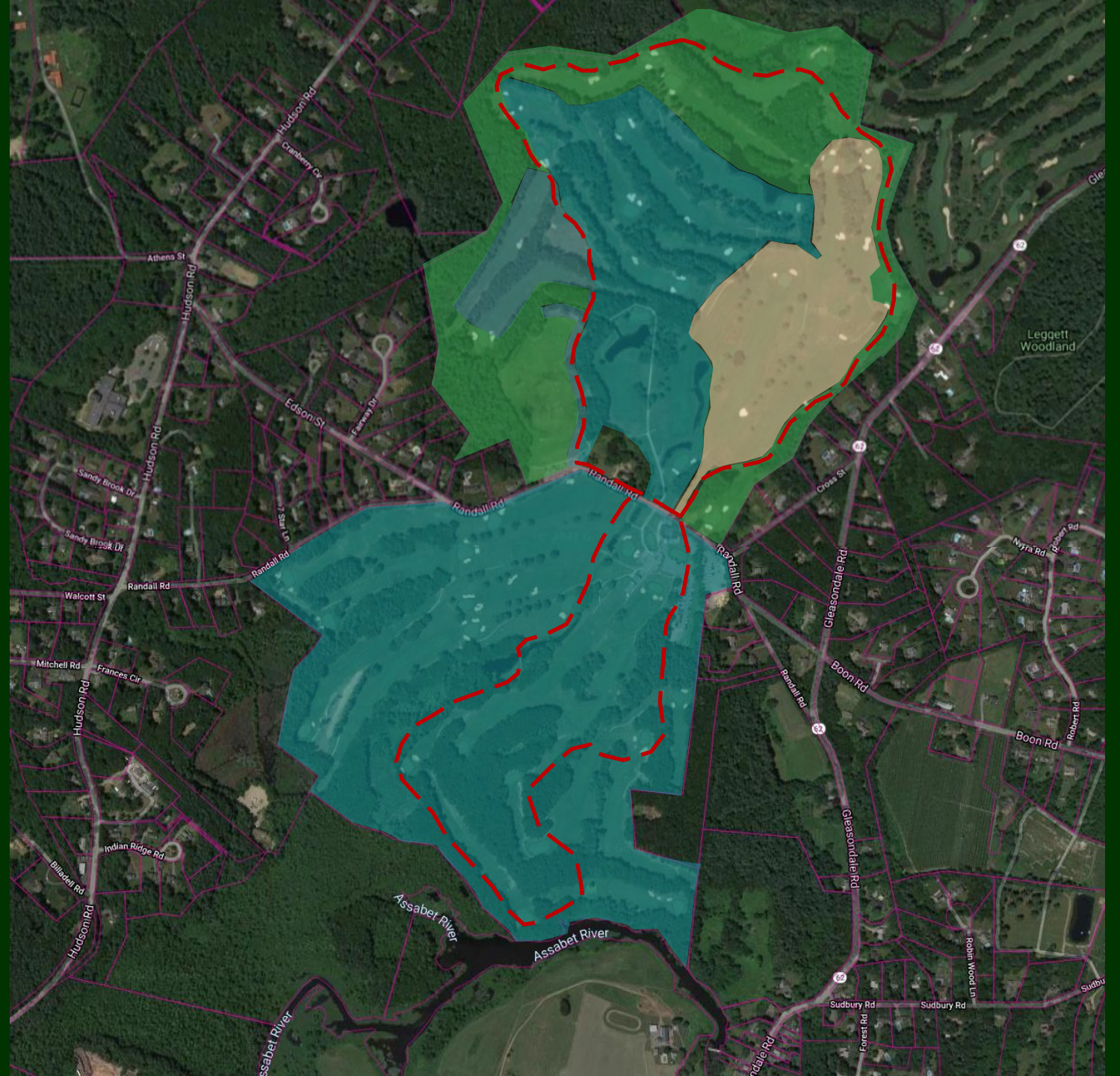
# Walking Trail Network Linking Project Elements

Multiuse

Walking  
Biking

Skiing/Snowshoeing

Interconnected with  
Development





# Development Area

**Stow Acres North Course Aquisition**





# Development Area Overview

- MCO & Associates purchasing remainder of North Course
- Experienced local developer, working collaboratively with Town
- Opportunity to shape development program – mix of units, style of development, etc. through collaboration to meet town housing needs
- Development is NOT part of Town Meeting Vote, subject to future permitting
- Development is key to overall project and financial feasibility for Town
- Limits on development to be contained in MOU between Town, Stow Acres and developer







# The Residences at Stow Acres

A dynamic new residential  
community in Stow, Massachusetts



# Development Concept Plan





Rental Cottage



Rental Bungalow



Village Residences  
(Interior Homesites)



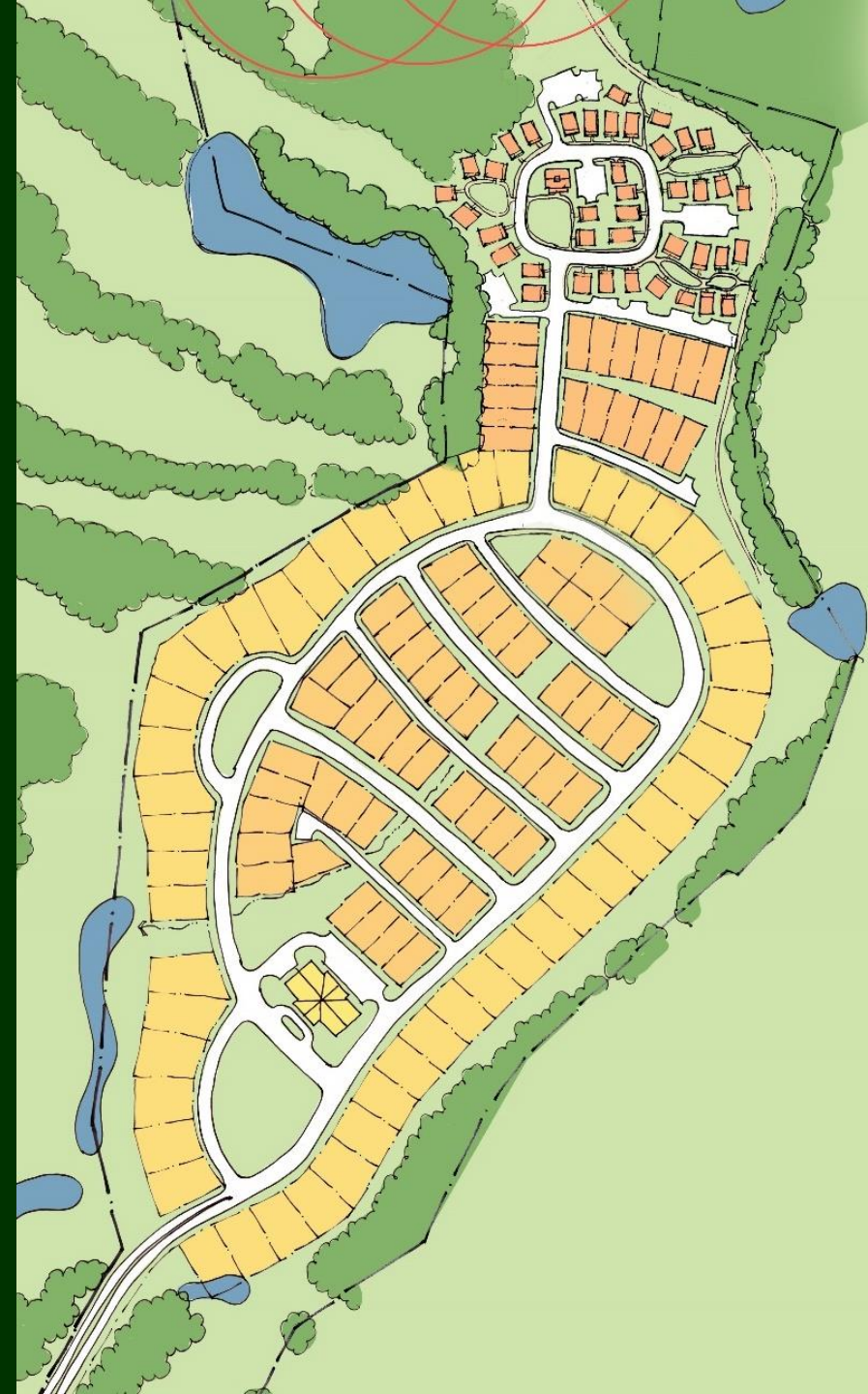
Parkland & Fairway Residences  
(Exterior Homesites)





# Project Summary

- 25 Apartments for 62+ Residents
  - Affordable Component at 50% of Median income
  - Projected Affordable Rents to start at \$1,100 per month
  - 1 Bedroom apartment homes for singles and couples
- 40 Rental Cottages
  - Three home styles offering 2 & 3 bedroom designs
  - One Level Bungalow Options
  - Affordable Rents from approximately \$1,900 per month
  - 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
  - Interior Homes from 1,800 to 2,300 square feet
  - Exterior Homes from 2,500 to 2,800 square feet
  - Some homes with First Floor Master for Empty Nesters





# Housing Project Status

- Anticipate Permit Submittals in next 30-60 days
- Permitting by ZBA, Conservation Commission, Board of Health/DEP
- Developer Exploring Green Building and Design Features
- Detailed Evaluation of Impacts at Site and Town Level will occur as part of review process – traffic, water, etc.



# Looking Ahead to October 30<sup>th</sup> Town Meeting and Next Steps





# North Course Agreement Terms

- Purchase 115 acres of North Course for \$3.535 million
- Closing ~ September 2022
- Stow Acres Retains Right to use Driving Range for up to 5 years and 9 holes of golf for up to 10 years
- Access for town uses, survey, planning as needed
- Public access during retained rights period
- Stow Acres to take tax deductions for difference between appraised value and town purchase amount



# Overall Project Finances

	Appraised Value	Total Cost to Town	CPA Funds	Other Funds
South Course (already approved)	\$3.8 million	\$1.5 million	\$1.5 million	n/a
North Course (Town portion)	\$6.3 million	\$3.535 million	\$2.5 million	Balance from grants, fundraising, borrowing up to \$500k within budget if needed
<b>Total</b>	<b>\$10.1 million</b>	<b>\$5.035 million</b>	<b>\$4.0 million</b>	



# October 30<sup>th</sup> Town Meeting Vote

## Warrant Article includes:

- Vote to purchase 115 acres of North Course for total price plus costs
- Expenditure of \$2.5 million in CPA funds toward purchase price
- Division of land between Conservation and Recreation Commissions (required for grant funding)
- Authorization to apply for grants/accept donated funds
- Authorization to grant easements/enter into agreements, etc. and convey Conservation Restriction on entire property as required by CPA statute

# Project Support to Date

- Board of Selectmen – *Unanimous Support*
- Community Preservation Committee – *Unanimous Support*
- Conservation Commission – *Unanimous Support*
- Open Space Committee – *Unanimous Support*

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- Planning Board – Awaiting Vote
- Finance Committee – Awaiting Vote
- Capital Planning Committee – Awaiting Vote

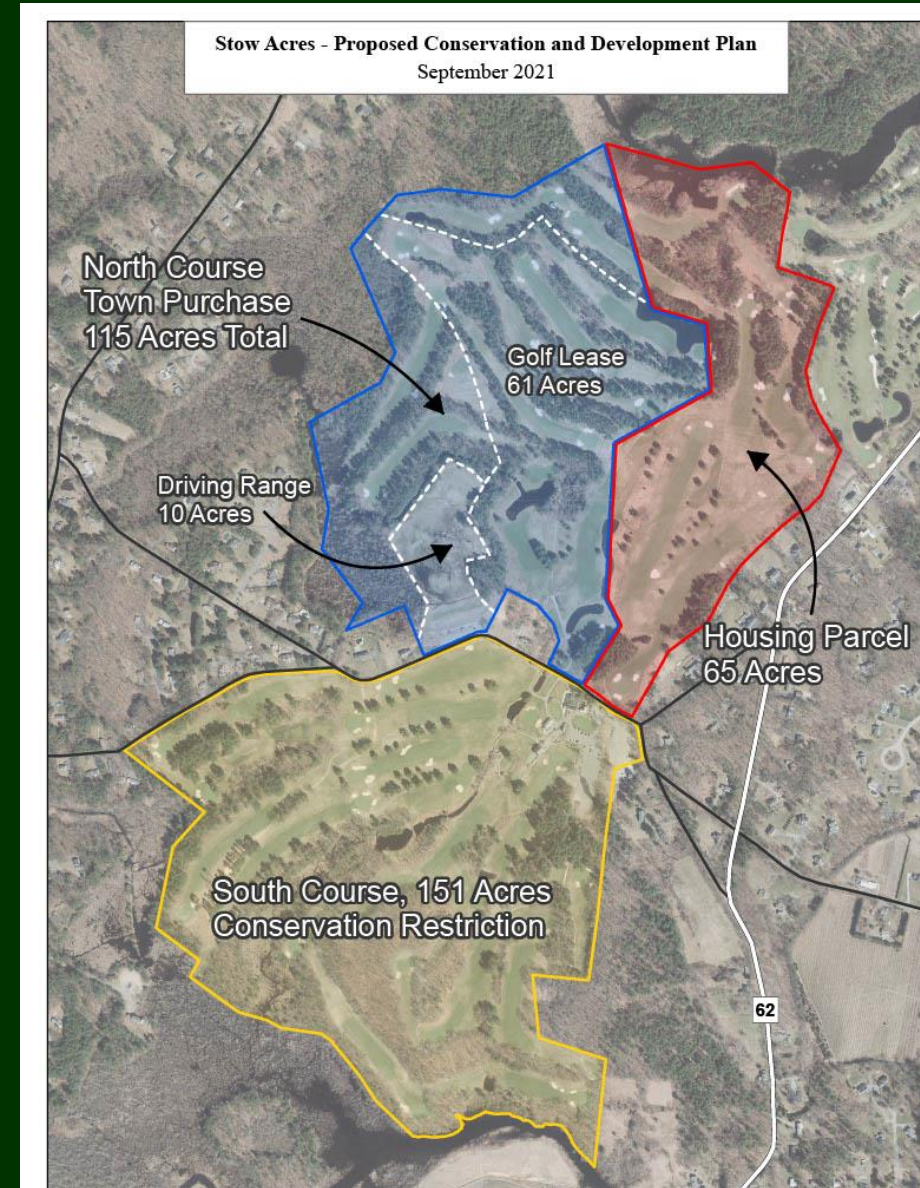


# Next Steps

- Execute Purchase Agreement with Stow Acres
- Permit Applications for Residential Housing submitted by MCO & Associates
- Complete South Course CR Transaction – December 2021
- Survey of North Course to Divide Parcels
- Apply for Grant Funds & Private Fundraising – 2022
- Begin Master Planning for Recreation & Conservation Uses on Town Property
- Close with Stow Acres on Town Portion of North Course in Fall of 2022
- Convey Conservation Restriction on Town Portion of North Course

# Overall Community Benefits

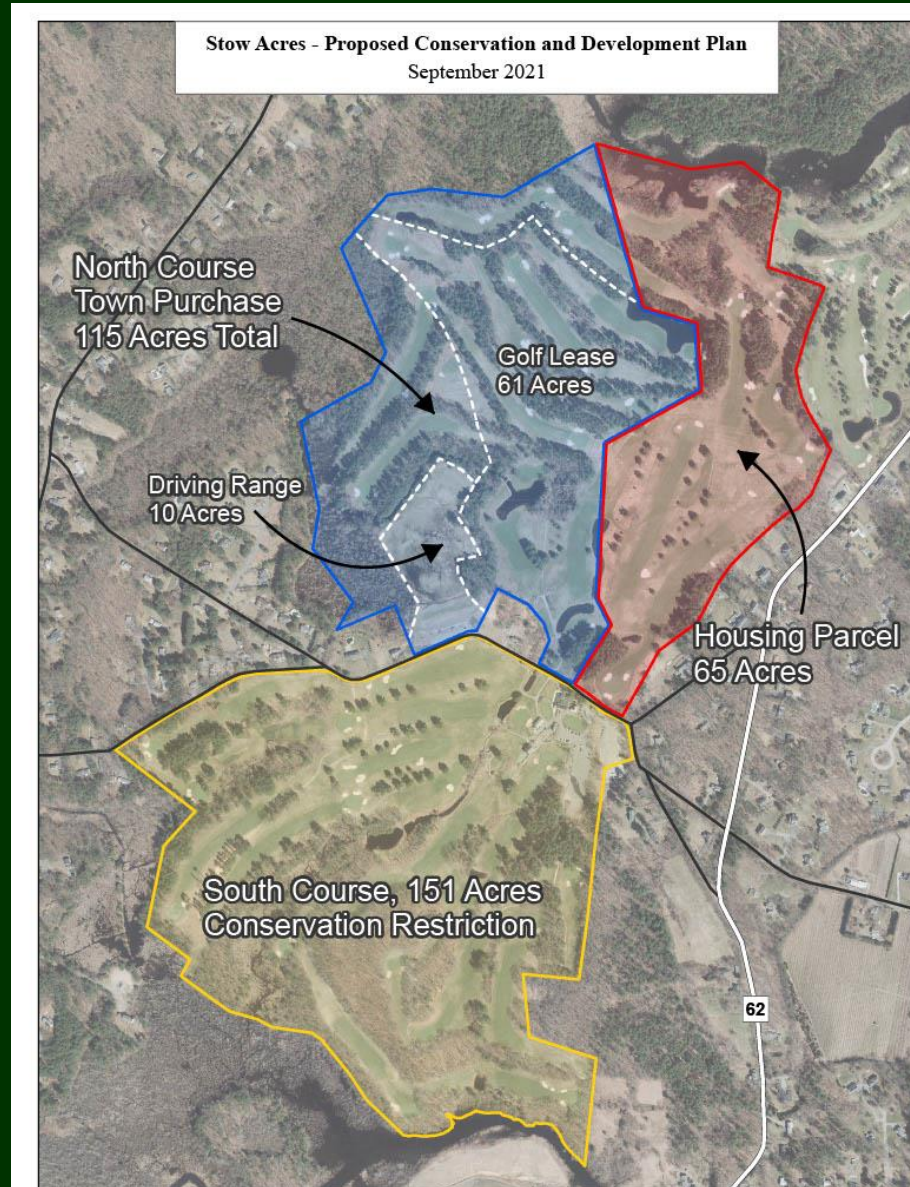
- Comprehensive, planned outcome for the largest remaining unprotected property in Stow
- Innovative conservation/development partnership that will result in conservation and recreational use of more than 85% of the property
- Permanent Conservation Restriction on entire South Course) with ongoing golf use by Stow Acres and a public access trail
- Town conservation and recreational use of 115 acres of North Course.
- Long-distance recreational trail spanning both sides of Randall Road – North Course and South Course, and linking all of the project components





# Overall Community Benefits

- Retained golf rights provides of continuing golf and allows the town time to master plan this area for future recreation and conservation improvements.
- Provision of diverse community housing – both rental and ownership – to achieve the town's 10% affordability mandate (and the additional protections that come with it) – along with other needed types of housing – all with local involvement in planning and design
- Avoids difficult, expensive and potentially acrimonious Chapter 61 process (entire property appraised value ~\$16.3 million) & less desirable “by right” or 40B development outcomes







[StowAcresPlan@stow-ma.gov](mailto:StowAcresPlan@stow-ma.gov)  
Town Meeting: October 30<sup>th</sup>, 10 am,  
Hale School

