

## **DRAFT**

### **ARTICLE X. Stow Acres North Course Acquisition**

To see if the Town will vote to raise and appropriate, transfer, borrow or otherwise expend the sum of four million dollars (\$4,000,000), or any lesser sum to acquire by purchase or as otherwise provided by the General Laws, approximately 115 +/- acres of land on Randall Road in Stow owned by Stow Holdings, LLC and shown as the entirety of Assessors' Map Sheet R11, Lot 11A and a portion of Assessors Map R11, Lot 25B-3, and to expend a portion of said funds for the costs associated therewith, including legal, title, appraisal, engineering, and other costs or fees,

and further, to authorize the expenditure of up to two million two hundred thousand dollars (\$2,200,000) from the Community Preservation Unreserved Fund Balance and three hundred thousand dollars (\$300,000) from the Community Preservation Open Space Fund Balance to acquire said parcels for open space and recreation purposes;

and further to transfer approximately 24 acres of said land to the care, custody and control of the Conservation Commission for passive recreation and conservation purposes in accordance with MGL Chapter 40, Section 8C; and transfer approximately 90 acres of said land to the care, custody and control of the Recreation Commission in accordance with MGL Chapter 45, Section 3, said land and separate parcels to be shown on a plan recorded at the Middlesex South Registry of Deeds;

and further, to authorize the Treasurer, with the approval of the Selectmen, to borrow, transfer from available funds, or receive from gifts and/or grants, the balance of the funds for this acquisition, and further, to authorize the conveyance of any conservation restrictions or easements, lease or license agreements required by MGL Chapter 44B and/or to further of the purpose and intent of this acquisition, including, but not limited to entering into agreements with Stow Holdings, LLC regarding continued short term use of portions of the Premises for golf;

and further to authorize the Board of Selectmen to enter into such agreements, execute such documents and apply for and solicit grants under the Land and Water Conservation Fund Act, Chapter 132A Section 11, or any other state or federal program in any way connected with the scope of this Article, or receive gifts as may be available for reimbursement to the Town for these purposes; and take any other action relative thereto.

Submitted by Conservation Commission, Recreation Commission, and Community Preservation Committee