

AGENDA  
SELECT BOARD  
December 14, 2021 - 7:00 p.m.  
Town Building & Zoom

**The public may attend the Select Board meetings in-person or may continue to participate via remote Zoom access.  
Until further notice, all visitors are required to wear a mask regardless of vaccination status.**

Join Zoom Meeting  
<https://zoom.us/j/91235362602?pwd=c3BWZGhoS3ltQVd2TUt3OC9QZHBvdz09>

Meeting ID: 912 3536 2602  
Passcode: 981007

1. Public input
2. Board Members comments
3. Recognition
4. Appointments
  - o Brendan Fitzpatrick to the position of Police Detective
  - o Christopher Kusz to the position of Police Detective
  - o Steve Jelinek to the Stow Housing Authority to fill an unexpired term until the May 2022 election.
5. Town Administrator's Report
6. Discussion and Possible Vote
  - o Litigation update with Attorney William Hewig
  - o ARPA Funds and Spending Process
  - o Request for Amicus Brief in support of OARS appeal of the EPA permit issued to Marlborough Westerly Wastewater Treatment Plant – Allan Fierce
  - o Nickrosz Spirits Inc. dba Colonial Spirits of Stow - Liquor License Change of Manager Application
  - o Board of Health COVID Update – Merrily Evdokimoff
  
  - o 2022 Liquor License Renewals
    1. Stow Food & Beverage LLC (Stow Acres), 58 Randall Rd – On-Premises – All Alcohol & Common Victualer
    2. J. Melone & Sons d/b/a Stowaway Golf, 121 White Pond Rd – On Premises – Wine & Malt & Common Victualer
    3. Nickrosz Spirits, Inc. d/b/a Colonial Spirits of Stow, 117 Great Rd – Package Store – All Alcohol
    4. AL & BC Inc., 8 Hudson St – Package Store – All Alcohol
    5. Robert Page III LLC d/b/a Butternut Farm Golf Club, 115 Wheeler Rd – On-Premises – All Alcohol & Common Victualer
    6. Wedgewood Country Club of Stow Inc. d/b/a Wedgewood Pines Country Club, 215 Harvard Rd - On-Premises – All Alcohol & Common Victualer
    7. J. Salamone Enterprises, Inc. d/b/a Russell's Convenience Store of Stow, 390 Great Road – Package Store – Wine & Malt
    8. The Air Field Café, Inc. d/b/a Nancy's Air Field Café, 302 Boxboro Rd - On-Premises – All Alcohol & Common Victualer
    9. Red River Rock, Inc. d/b/a Red Ginger Restaurant, 117 Great Road - On-Premises – All Alcohol & Common Victualer
    10. 29 Culinary LLC d/b/a Nan's Market, 271 Great Road – Package Store – Wine & Malt
    11. Honey Pot Hill Orchards LLC, 138 Sudbury Road – Farmer Winery Pouring Permit & Common Victualer
  
  - o 2022 Common Victualer renewals
    1. Delta Epsilon, Inc dba Stow House of Pizza, 156 Great Road

2. ESSA, LLC, dba Emma's Café, 117 Great Road
3. Dunkin Donuts, 626 Great Road
4. Stow Café, 118 Great Road

o Class II license renewals

1. Great Road Fuels, Inc, 368 Great Road

7. Meeting minutes

- o November 23, 2021
- o December 7, 2021

8. Correspondence

9. Adjournment

Posted Friday, 12/10/2021

2 p.m.

A handwritten signature in black ink, appearing to be the initials 'JS' with a long horizontal stroke extending to the right.

# APPOINTMENTS



*Denise M. Dembkoski*  
*Town Administrator*

[townadministrator@stow-ma.gov](mailto:townadministrator@stow-ma.gov)

***Town of Stow***  
*Office of the*  
***Town Administrator***

*380 Great Road*  
*Stow, MA 01775*  
*Tel: 978-897-2927*

I support the request by Chief Sallese for the Specialty Assignment to Detective for Brendan Fitzpatrick and Christopher Kusz.

Even though these positions are assigned by the Chief, with ratification by the Select Board, both Dolores and I were involved in the process and had the opportunity to interview Brendan and Chris. Additionally, we reviewed a submitted essay and discussed and reviewed what they felt was their best written police report.

I believe both Officers will be dedicated, hard-working, and diligent Detectives and I respectfully request your approval of such.

*Denise M Dembkoski*



**Town of Stow  
POLICE DEPARTMENT**

305 Great Road  
Stow, Massachusetts 01775

(978) 897-4545  
FAX (978) 897-3692

Michael Sallese  
Chief of Police

December 8, 2021

Select Board  
380 Great Road  
Stow, MA 01775

RE: Approval of Detective Designations

In 2009 I was designated as one of the Stow Police Departments Detectives and worked closely with Detective Steve "Bernie" Sturtevant until his retirement. In 2015, after I was promoted to Detective Sergeant, Cassandra Scott was designated as Detective. The recent promotions of both myself and Sergeant Scott has left two open Detective positions.

The Detective with the Stow Police Department is responsible for conducting follow-up of all murders, homicides, unattended deaths, rapes, robberies, including armed and unarmed, breaking and entering of all types, aggravated assaults, larcenies, including identity theft, auto thefts, and fires of suspicious origin, and any other investigations that cannot be completed by the patrol sections, as well as the duties of a Patrol Officer as outlined in the Patrol Officer Job Description. They are responsible for enforcing federal, state, local laws, codes, and regulations for the protection of life and property.

Beginning on November 9<sup>th</sup>, an internal posting, as outlined in the Collective Bargaining Agreement for Detective, was made available to each member of the department, outlining the process which included submission of a cover letter, resume, and a summary of police report/investigation they completed. The process also included an oral interview with the Town Administrator, Assistant Town Administrator, and me.

Patrol Officer Brendan Fitzpatrick has been with the Stow Police Department for almost 2 years and has been a police officer for 3 years. He has taken the initiative to attend numerous advanced investigation classes, including Sexual Assault Investigation, Fingerprinting, and Evidence Recovery. Officer Fitzpatrick has also been assigned as one of the department's firearms licensing officers and serves as the Civil Rights Officer reviewing all police reports for any bias crimes.

Patrol Officer Christopher Kusz has been with the Stow Police Department for almost 7 years and has been a police officer for 9 years. He has taken the initiative to attend numerous advanced investigation classes over his career, including ALICE instruction, Cybercrimes Investigation, and School Resource Officer Training. In addition, Officer Kusz has been

responsible for the evidence property room, completing audits and ensuring proper chain of custody, and ensuring evidence is taken to the State Lab, tested, returned, and prepared for court.

As per the Collective Bargaining Agreement between Local 206 Police Union and Town, Article XXI Section 2, I respectfully request approval from the Select Board of my designation to both Brendan Fitzpatrick and Christopher Kusz to Detective.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'M. Sallese', written over a horizontal line.

**Michael Sallese, Chief of Police**



*Denise M. Dembkoski*  
*Town Administrator*

[townadministrator@stow-ma.gov](mailto:townadministrator@stow-ma.gov)

***Town of Stow***  
*Office of the*  
***Town Administrator***

*380 Great Road*  
*Stow, MA 01775*  
*Tel: 978-897-2927*

I am recommending the appointment of Steve Jelinek to the Stow Housing Authority. As mentioned in Steve's letter, the SHA is currently underserved, and the committee has been unable to hold a meeting. Appointing Steve will allow the SHA to move forward to work with CPC and SMAHT on the affordable housing goals of the Town.

*Denise M Dembkoski*

## Denise Dembkoski

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**From:** selectboard  
**Sent:** Thursday, December 9, 2021 8:04 AM  
**To:** Denise Dembkoski  
**Subject:** FW: Statement of Interest - Stow Housing Authority

-----Original Message-----

**From:** Steve Jelinek <stevejelinek@comcast.net>  
**Sent:** Wednesday, December 8, 2021 9:24 PM  
**To:** selectboard <selectboard@stow-ma.gov>  
**Subject:** Statement of Interest - Stow Housing Authority

Select Board  
Town Building  
Stow, MA

I am writing to express my interest in being appointed to fill one of the two the vacant seats on Stow Housing Authority (SHA).

I understand that with the recent passing of Bob Larkin, the remaining elected members of the SHA do not comprise a quorum, and thus the body cannot legally meet to conduct business. In this regard, I understand the SHA is at this time unable to appoint a new representative to the Community Preservation Committee. I believe it is critical for the affordable housing constituency to be represented on the CPC as applications for FY2023 funds are considered.

I believe I am well qualified to serve on the SHA, having been involved in Town affairs for many years with the Capital Planning Committee. With respect to my interest in affordable housing, I currently serve as the chair of Stow's Local Project Committee for Habitat for Humanity of North Central Massachusetts. I have a keen interest in participating in the deliberation of the future of the SHA and how it can contribute towards meeting the affordable housing goals in Stow.

Thank you for your consideration.

Sincerely,  
Steve Jelinek  
88 Peabody Dr.





Town of Stow  
**SELECT BOARD**

Stow Town Building  
380 Great Road  
Stow, Massachusetts 01775  
(978) 897-4515    [selectboard@stow-ma.gov](mailto:selectboard@stow-ma.gov)

**NOTICE OF VACANCY**

**STOW HOUSING AUTHORITY  
One Member**

**Duties:** Study the housing needs of Stow and provide programs to make available housing for families of low income. Have such other powers and duties as are given to local housing authorities, under Mass General Law Chapter 121B.

**Qualifications:** Registered voter of Stow. Applicants should have an interest in short- and long-term affordable housing in Stow.

**Term:** Joint appointment by the Stow Housing Authority and the Select Board, to fill an unexpired term until the May 2022 election.

This is an elected position, pursuant to Town of Stow Charter Article 3, Section 9. This vacancy was not filled in the May 2021 Town Election, thus requiring a joint appointment by the two boards.

**Application:** The Select Board will accept letters of application until the position is filled by appointment or until the May 2022 election, whichever comes sooner.

If you are interested, please contact the Select Board Office to see if the position is still vacant: [selectboard@stow-ma.gov](mailto:selectboard@stow-ma.gov) or 978-897-4515.

Posted June 4, 2021

**DISCUSSION &  
POSSIBLE VOTE**

# Litigation Update with Attorney William Hewig

# ARPA Funds and Spending Process

Request for Amicus Brief  
in support of OARS Appeal  
of the EPA permit issued to  
Marlborough Westerly  
Wastewater Treatment Plant

Allan Fierce

\* May be pulled before  
Tuesday evening \*

## Denise Dembkoski

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**From:** Kathy Sferra  
**Sent:** Wednesday, December 8, 2021 4:59 PM  
**To:** Denise Dembkoski  
**Subject:** Fwd: Possible settlement of OARS' appeal petition

Fyi...

Get [Outlook for Android](#)

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**From:** Allan Fierce <allan.fierce@gmail.com>  
**Sent:** Wednesday, December 8, 2021, 4:41 PM  
**To:** Ellen Sturgis; Kathy Sferra  
**Subject:** Possible settlement of OARS' appeal petition

Hi, Ellen and Kathy. As I explained to the Conservation Commission last evening, EPA Region 1 has initiated settlement discussions with OARS that may well lead to a resolution of OARS' appeal without requiring an amicus brief from the Town of Stow.

This morning the OARS board discussed this potential settlement and voted to authorize Alison and OARS' attorney to proceed with further discussions with Region 1 to iron out a few minor details and then to attempt to finalize the deal.

Alison and I are having a Zoom meeting tomorrow morning with our attorney to fill him in on the Board's discussion today. Then he will speak with EPA's attorney later tomorrow or Friday at the latest. At that point I anticipate we will have a verbal deal, although I never count a settlement negotiation done until it's done.

Ellen, last evening Kathy and the Con Com heard me explain the key elements of this settlement arrangement proposed by EPA. Please call me if you want to hear them as well.

At this point I still have Tuesday's Select Board meeting on my calendar, just in case something unforeseen happens that torpedos the settlement. . But I am hoping that by the end of this week we will have at least a verbal deal, and I will then let you both know that an amicus brief will not be needed from Stow.

OARS board also instructed me to thank the Town of Stow for its longstanding interest in protecting the Assabet river, and for considering the filing of an amicus in this appeal.

Allan

## Denise Dembkoski

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**From:** selectboard  
**Sent:** Tuesday, November 30, 2021 3:04 PM  
**To:** Denise Dembkoski  
**Subject:** FW: Challenging new discharge permit for Marlborough wastewater treatment plant

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**From:** Allan Fierce <allan.fierce@gmail.com>  
**Sent:** Tuesday, November 30, 2021 2:49 PM  
**To:** selectboard <selectboard@stow-ma.gov>; Kathy Sferra <conservation@stow-ma.gov>  
**Subject:** Challenging new discharge permit for Marlborough wastewater treatment plant

TO: Stow Select Board and Conservation Commission

With this email, I would like to do three things:

1. Notify the Select Board and Conservation Commission that last week OARS filed an appeal of certain conditions in the new permit EPA Region 1 has issued for effluent discharges to the Assabet River from the Marlborough Westerly wastewater treatment plant.
2. Request that the Town of Stow consider filing an Amicus Brief in support of OARS appeal, as the Town has done in the past.
3. Request that the Select Board and Conservation Commission put this item on the Agenda for their next meetings.

What follows is slightly wonky, and probably contains more words than you want to read given all the other important topics on your plate. But some of you may find it useful. Others may want to pass and just ask me questions at the next Select Board and/or Conservation Commission meeting.

### Background Information

The Assabet River, which flows through Stow for six miles, has long been plagued by excessive nutrients -- primarily phosphorus -- discharged with the effluent (i.e., treated wastewater) from the three upstream wastewater treatment plants in Hudson, Marlborough, and Westborough. Doing what fertilizer does for lawns, these nutrients stimulate plant growth in the water column. In some cases, as has happened in the past with the Assabet, this plant growth can be so extensive that it can cover the river, making recreational boating a challenge and swimming intolerable. As this extensive plant growth dies and decomposes, it produces unpleasant odors. But the worst effects are on aquatic life, because the huge volume of decomposing plants robs the water column of enough oxygen to put fish and other organisms under stress. A waterbody suffering from such conditions is described as being "eutrophic."

By the early 2000s EPA Region 1, MassDEP, OARS, and all who lived along and/or recreated on the Assabet River knew that something needed to be done to reduce the amount of phosphorus being discharged to the river from the treatment plants. In 2004, EPA and MassDEP conducted a study of the Assabet to determine the maximum amount of phosphorus that the treatment plants could discharge to the river each day without causing these eutrophic conditions. This type of study is known as a "total maximum daily load" study, or more commonly as a "TMDL." The result here, simplified a bit, was that the amount of phosphorus in each plant's discharge needed to be limited to a concentration of no more than 0.1 mg/L.

Upon the conclusion of the 2004 TMDL study, in 2005 EPA Region 1 and MassDEP issued new discharge permits to the Assabet's wastewater treatment plants. These permits mandated that the plants upgrade their treatment systems in

order to remove much much more phosphorus from their discharges. Following the findings of the TMDL, the permit limit imposed was a concentration of 0.1 mg/L of phosphorus in each plant's discharge for the "growing season," i.e., the 8 months during the year when aquatic plants would be growing. Backstopping that "concentration-based" limit was a limit on the total daily discharge "flow" from each plant, which was set at each plant's "design flow." What this meant for Marlborough was that on those rare days when the plant actually discharged at its maximum flow, it would not be discharging more than 2.4 lbs/day of phosphorus, the maximum allowable load found by the TMDL study.

What is additionally noteworthy here is that OARS, having concluded that 0.1 mg/L was not stringent enough, appealed these 2005 permits to EPA's Environmental Appeals Board in D.C. **And the Town of Stow filed an Amicus Brief in support of that appeal.** The treatment plants also appealed, since they thought 0.1 mg/L was too strict. Ultimately, these appeals were settled, and the phosphorus discharge limit remained at 0.1 mg/L for the growing season.

Then, in 2009, Marlborough sought a "permit modification" because the city was growing and it needed to treat more sewage. This would have meant expanding its operations, but its 2005 discharge permit limited it to discharging no more than 2.89 millions of gallons per day ("MGD") to the Assabet. When EPA and MassDEP granted this permit modification, OARS and the **Town of Stow** both **appealed**, citing a whole host of reasons why expanding Marlborough's discharge flow was a very bad idea for the river and its aquatic life. Fearing it would lose this appeal, EPA promptly withdrew the permit rather than go through the appeal process.

One other aspect of the TMDL study is worth noting here. That study found that the eutrophic condition of the Assabet would not be achieved simply by reducing the plants' phosphorus discharges to 0.1 mg/L. It would also require that the "flux" of phosphorus from the sediments, especially in the impoundments behind the dams, would need to be reduced by 90%. This phosphorus in the sediment came originally from the treatment plants. But significant amounts of phosphorus were drawn into the sediment, especially during the winter when aquatic plants weren't growing. And then during the warmer months, this phosphorus would flux back into the water column, adding to the phosphorus being discharged those months from the treatment plants. I mention this because this concern about the phosphorus flux led to serious discussion, if not proposals, to remove the Ben Smith dam in Maynard so that the sediment in the 5-mile impoundment behind the dam could be dredged and/or flushed out to remove the troublesome sediment. That 5-mile section of impounded river is mostly in Stow, and the volume of water it holds is what makes the Assabet a terrific, scenic recreational resource rather than a trickle of a stream during the summer low flow months. Some of you may remember the hearing held in Stow in 2010 by the Army Corps of Engineers, which presented its feasibility study of removing the Ben Smith dam. The reaction of Stow's residents to this proposal was massively negative. Most people said they would much prefer the river as is, not as a trickle during the summer. That hearing demonstrated the passion that Stow's residents have for the Assabet River.

#### The current permit that OARS is appealing

Although the type of permits granted to wastewater treatment plants -- National Pollutant Discharge Elimination System (NPDES) permits -- typically expire after 5 years, the 2005 permit for the Marlborough plant has remained in place for the past 15 years due to a variety of delays, primarily at EPA. This new EPA permit would replace that 2005 permit. A draft of the permit was released for public comment last year. The good news in the draft was that it proposed reducing the winter phosphorus discharge limit to 0.2 mg/L from 1.0 mg/L, although the growing season limit was left at 0.1 mg/L. OARS submitted comments on the draft, including a comment that argued that the winter limit should have been reduced further to 0.1 mg/L to match the summer limit. But OARS had little hope for this change, since EPA and DEP had already issued new permits to Hudson and Maynard and had limited their winter discharges to 0.2 mg/L.

However, when EPA issued the final permit a month ago, OARS was stunned to see that EPA had revamped Marlborough's phosphorus discharge limits altogether, removing the concentration-based limits and allowing the Marlborough plant to discharge 2.4 lbs/day of phosphorus during the growing season and 4.8 lbs/day during the winter months regardless of how much lower than the design flow the plant was discharging. This was apparently done in response to a request from Marlborough, made in its comments. So, OARS had absolutely no chance to comment on this surprise switcheroo. If OARS had been given a chance to comment, it would have explained in great detail how this change allows the Marlborough facility to discharge much more phosphorus to the river than it has been discharging



under the 2005 permit. Just at a time when the river is beginning to show improved conditions due to the treatment plant upgrades completed in 2012, this change could cause the river to lose these gains.

More details on all this can be found in the appeal document that OARS filed last week with the Environmental Appeals Board in D.C. That document, and all its attachments, can be reviewed at:  
[https://yosemite.epa.gov/oa/EAB\\_Web\\_Docket.nsf/Filings%20By%20Appeal%20Number/CF6A125881E396B88525879700639AE2?OpenDocument](https://yosemite.epa.gov/oa/EAB_Web_Docket.nsf/Filings%20By%20Appeal%20Number/CF6A125881E396B88525879700639AE2?OpenDocument)

I will be happy to discuss all this with you at the next Select Board and/or Conservation Commission meeting.

I hope The Town of Stow will agree to file an Amicus brief in support of OARS' appeal. EPA Region 1 has 30 days to file its response from the date OARS filed its appeal on Nov. 24th. And all Amicus briefs must then be filed within 15 days of that EPA filing.

One key point that I hope Stow would make in its Amicus brief would be that the impoundment upstream from the Gleasondale dam has been consistently eutrophic for years, although it has been showing some slight improvement over the past decade due to the upgrades at the treatment plants. Now, however, because of the importance of that impounded stretch of the Assabet River to the Stow Acres development project, Stow can not tolerate any backsliding in the efforts to reduce and, hopefully, eliminate the duckweed, smell, and other eutrophic conditions there. Therefore, allowing greater discharges of phosphorus from the Marlborough plant should not be allowed.

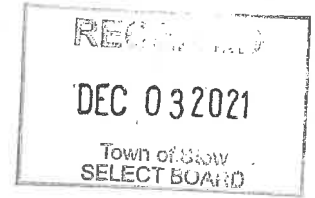
Allan Fierce  
284 Red Acre Road  
Stow, Mass.  
(c) 978-621-9518

Liquor License  
Change of Manager  
Application

Nickrosz Spirits Inc. dba  
Colonial Spirits of Stow



The Commonwealth of Massachusetts  
 Alcoholic Beverages Control Commission  
 95 Fourth Street, Suite 3, Chelsea, MA 02150-2358  
 www.mass.gov/abcc



**RETAIL ALCOHOLIC BEVERAGES LICENSE APPLICATION  
 MONETARY TRANSMITTAL FORM**

**AMENDMENT-Change of Manager**

APPLICATION SHOULD BE COMPLETED ON-LINE, PRINTED, SIGNED, AND SUBMITTED TO THE LOCAL LICENSING AUTHORITY.

ECRT CODE: RETA

Please make \$200.00 payment here: ABCC PAYMENT WEBSITE

PAYMENT MUST DENOTE THE NAME OF THE LICENSEE CORPORATION, LLC, PARTNERSHIP, OR INDIVIDUAL AND INCLUDE THE PAYMENT RECEIPT

ABCC LICENSE NUMBER (IF AN EXISTING LICENSEE, CAN BE OBTAINED FROM THE CITY)

ENTITY/ LICENSEE NAME

ADDRESS

CITY/TOWN

STATE

ZIP CODE

For the following transactions (Check all that apply):

- |  |   |   |   |
|--|---|---|---|
| <input type="checkbox"/> New License                                   | <input type="checkbox"/> Change of Location   | <input type="checkbox"/> Change of Class (i.e. Annual / Seasonal)         | <input type="checkbox"/> Change Corporate Structure (i.e. Corp / LLC) |
| <input type="checkbox"/> Transfer of License                           | <input type="checkbox"/> Alteration of Licensed Premises  | <input type="checkbox"/> Change of License Type (i.e. club / restaurant)  | <input type="checkbox"/> Pledge of Collateral (i.e. License/Stock)    |
| <input checked="" type="checkbox"/> Change of Manager                  | <input type="checkbox"/> Change Corporate Name  | <input type="checkbox"/> Change of Category (i.e. All Alcohol/Wine, Malt) | <input type="checkbox"/> Management/Operating Agreement               |
| <input type="checkbox"/> Change of Officers/<br>Directors/LLC Managers | <input type="checkbox"/> Change of Ownership Interest<br>(LLC Members/ LLP Partners,<br>Trustees) | <input type="checkbox"/> Issuance/Transfer of Stock/New Stockholder       | <input type="checkbox"/> Change of Hours                              |
|  | <input type="checkbox"/> Other <input type="text"/>   |   | <input type="checkbox"/> Change of DBA                                |

THE LOCAL LICENSING AUTHORITY MUST MAIL THIS TRANSMITTAL FORM ALONG WITH COMPLETED APPLICATION, AND SUPPORTING DOCUMENTS TO:

**Alcoholic Beverages Control Commission  
 95 Fourth Street, Suite 3  
 Chelsea, MA 02150-2358**



The Commonwealth of Massachusetts  
 Alcoholic Beverages Control Commission  
 95 Fourth Street, Suite 3, Chelsea, MA 02150-2358  
 www.mass.gov/abcc

**AMENDMENT-Change of Manager**

**Change of License Manager**

**1. BUSINESS ENTITY INFORMATION**

Entity Name	Municipality	ABCC License Number
Colonial Spirits of Stow	Stow	592915

**2. APPLICATION CONTACT**

The application contact is the person who should be contacted with any questions regarding this application.

Name	Title	Email	Phone
Leonard Nickrosz	President	Lenny@ColonialStow.com	978-897-2303

**3A. MANAGER INFORMATION**

The individual that has been appointed to manage and control of the licensed business and premises.

Proposed Manager Name	Mary Lou Terreri	Date of Birth	08/02/63	SSN	[REDACTED]
Residential Address	[REDACTED]				
Email	MaryLou@ColonialStow.com	Phone	[REDACTED]		
Please indicate how many hours per week you intend to be on the licensed premises	40	Last-Approved License Manager	Leslie Scott Wilson		

**3B. CITIZENSHIP/BACKGROUND INFORMATION**

Are you a U.S. Citizen?  Yes  No \*Manager must be U.S. citizen  
 If yes, attach one of the following as proof of citizenship US Passport, Voter's Certificate, Birth Certificate or Naturalization Papers.  
 Have you ever been convicted of a state, federal, or military crime?  Yes  No  
 If yes, fill out the table below and attach an affidavit providing the details of any and all convictions. Attach additional pages, if necessary, utilizing the format below.

Date	Municipality	Charge	Disposition

**3C. EMPLOYMENT INFORMATION**

Please provide your employment history. Attach additional pages, if necessary, utilizing the format below.

Start Date	End Date	Position	Employer	Supervisor Name
12/10/2021	Present	Manager	Colonial Spirits of Stow	Leonard Nickros
09/01/1989	06/30/2001	Teacher	Carol School	Larry Brown

**3D. PRIOR DISCIPLINARY ACTION**

Have you held a beneficial or financial interest in, or been the manager of, a license to sell alcoholic beverages that was subject to disciplinary action?  Yes  No If yes, please fill out the table. Attach additional pages, if necessary,utilizing the format below.

Date of Action	Name of License	State	City	Reason for suspension, revocation or cancellation

I hereby swear under the pains and penalties of perjury that the information I have provided in this application is true and accurate:

Manager's Signature  Date 11/19/2021

## APPLICANT'S STATEMENT

I, Leonard Nickrosz the:  sole proprietor;  partner;  corporate principal;  LLC/LLP manager  
Authorized Signatory

of Nickrosz Spirits, Inc  
Name of the Entity/Corporation

hereby submit this application (hereinafter the "Application"), to the local licensing authority (the "LLA") and the Alcoholic Beverages Control Commission (the "ABCC" and together with the LLA collectively the "Licensing Authorities") for approval.

I do hereby declare under the pains and penalties of perjury that I have personal knowledge of the information submitted in the Application, and as such affirm that all statements and representations therein are true to the best of my knowledge and belief. I further submit the following to be true and accurate:

- (1) I understand that each representation in this Application is material to the Licensing Authorities' decision on the Application and that the Licensing Authorities will rely on each and every answer in the Application and accompanying documents in reaching its decision;
- (2) I state that the location and description of the proposed licensed premises are in compliance with state and local laws and regulations;
- (3) I understand that while the Application is pending, I must notify the Licensing Authorities of any change in the information submitted therein. I understand that failure to give such notice to the Licensing Authorities may result in disapproval of the Application;
- (4) I understand that upon approval of the Application, I must notify the Licensing Authorities of any change in the ownership as approved by the Licensing Authorities. I understand that failure to give such notice to the Licensing Authorities may result in sanctions including revocation of any license for which this Application is submitted;
- (5) I understand that the licensee will be bound by the statements and representations made in the Application, including, but not limited to the identity of persons with an ownership or financial interest in the license;
- (6) I understand that all statements and representations made become conditions of the license;
- (7) I understand that any physical alterations to or changes to the size of the area used for the sale, delivery, storage, or consumption of alcoholic beverages, must be reported to the Licensing Authorities and may require the prior approval of the Licensing Authorities;
- (8) I understand that the licensee's failure to operate the licensed premises in accordance with the statements and representations made in the Application may result in sanctions, including the revocation of any license for which the Application was submitted; and
- (9) I understand that any false statement or misrepresentation will constitute cause for disapproval of the Application or sanctions including revocation of any license for which this Application is submitted.
- (10) I confirm that the applicant corporation and each individual listed in the ownership section of the application is in good standing with the Massachusetts Department of Revenue and has complied with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting of child support.

Signature:

*Leonard Nickrosz*

Date: 11/19/2021

Title:

President

**ENTITY VOTE**

The Board of Directors or LLC Managers of

Nickrosz Spirits, Inc

Entity Name

duly voted to apply to the Licensing Authority of

Stow, MA

City/Town

and the

Commonwealth of Massachusetts Alcoholic Beverages Control Commission on

November 30, 2021

Date of Meeting

For the following transactions (Check all that apply):

Change of Manager

Other

"VOTED: To authorize

Leonard Nickrosz

Name of Person

to sign the application submitted and to execute on the Entity's behalf, any necessary papers and do all things required to have the application granted."

"VOTED: To appoint

Marylou Terreri

Name of Liquor License Manager

as its manager of record, and hereby grant him or her with full authority and control of the premises described in the license and authority and control of the conduct of all business therein as the licensee itself could in any way have and exercise if it were a natural person residing in the Commonwealth of Massachusetts."

A true copy attest,

For Corporations ONLY

A true copy attest,

\_\_\_\_\_  
Corporate Officer /LLC Manager Signature

*Leonard Nickrosz*  
\_\_\_\_\_  
Corporation Clerk's Signature

\_\_\_\_\_  
(Print Name)

Leonard Nickrosz  
\_\_\_\_\_  
(Print Name)

## Payment Confirmation

### YOUR PAYMENT HAS PROCESSED AND THIS IS YOUR RECEIPT

Your account has been billed for the following transaction. You will receive a receipt via email.



Transaction Processed Successfully.

INVOICE #: 4a2bed24-6efe-458e-ad35-a6ac8cc82997

Description	Applicant, License or Registration Number	Amount
FILING FEES-RETAIL	592915	\$200.00
		<b>\$200.00</b>

Total Convenience Fee: \$4.70

Date Paid: 12/1/2021 2:48:32 PM EDT

Total Amount Paid: \$204.70

#### Payment On Behalf Of

License Number or Business Name:  
592915

Fee Type:  
FILING FEES-RETAIL

#### Billing Information

First Name:  
Leonard

Last Name:  
Nickrosz

Address:  
117 Great Road

City:  
STOW

State:  
MA

Zip Code:  
01775

Email Address:  
cimanyd@comcast.net

# Board of Health COVID Update

Merrily Evdokimoff



# 2022 Liquor License Renewals

**THE COMMONWEALTH OF MASSACHUSETTS**

**TOWN OF STOW  
SELECT BOARD**

THIS IS TO CERTIFY THAT STOW FOOD & BEVERAGE, LLC  
IS HEREBY GRANTED

**A COMMON VICTUALLER'S LICENSE**

in the Town of Stow at 58 Randall Road and at that place only and expires December 31<sup>st</sup>, 2022, unless sooner suspended or revoked for violation of the laws of the Commonwealth of Massachusetts respecting the licensing of common victuallers. This license is issued in conformity with the authority granted to the licensing authorities by General Laws, Chapter 140, and amendments thereto.

Approved by: Select Board

Year: 2022  
Fee: \$25.00  
Issued: 12/14/2021  
License # 23

**POST THIS LICENSE IN A CONSPICUOUS PLACE  
THIS LICENSE MAY NOT BE SOLD, ASSIGNED, OR TRANSFERRED**

# LICENSE ALCOHOLIC BEVERAGES

THE LICENSING BOARD OF

The TOWN of STOW

MASSACHUSETTS

HEREBY GRANTS A

## GENERAL ON PREMISE LICENSE

License to Expose, Keep for Sale, and to Sell

All Kinds of Alcoholic Beverages

**To Be Drunk On the Premises**

To Stow Food & Beverage LLC  
d/b/a Stow Acres Country Club

on the following described premises

Two-story building consisting of a total of 20,000 sq. ft. The following areas include the licensed areas:  
first floor area (1,500 sq. ft.) that consists of the grill room and golfers lounge, outdoor patio (900 sq. ft.),  
second floor area (4,000 sq. ft.) that consists of a function room, and the grounds of the north and south golf courses.

This license is granted and accepted upon the express condition that the licensee shall, in all respects, conform to all the provisions of the Liquor Control Act, Chapter 138 of the General Laws, as amended, and any rules or regulations made thereunder by the licensing authorities. This license expires December 31st, 2022, unless earlier suspended, cancelled or revoked.

IN TESTIMONY WHEREOF, the undersigned have hereunto affixed their official signatures this fourteenth day of December 20 21

The Hours during which Alcoholic Beverages may be sold are

From See attached  
Town of Stow Regulations  
Governing the Sale of Alcoholic Beverages dated October 2014

Board of Selectmen LICENSING BOARD

License# 00003-RS-1246

THIS LICENSE SHALL BE DISPLAYED ON THE PREMISES IN A CONSPICUOUS POSITION WHERE IT CAN EASILY BE READ

**THE COMMONWEALTH OF MASSACHUSETTS**

**TOWN OF STOW  
SELECT BOARD**

THIS IS TO CERTIFY THAT J. MELONE & SONS d/b/a STOWAWAY GOLF COURSE  
IS HEREBY GRANTED

**A COMMON VICTUALLER'S LICENSE**

in the Town of Stow at 121 White Pond Road and at that place only and expires December 31<sup>st</sup>,  
2022, unless sooner suspended or revoked for violation of the laws of the Commonwealth of  
Massachusetts respecting the licensing of common victuallers. This license is issued in conformity  
with the authority granted to the licensing authorities by General Laws, Chapter 140, and  
amendments thereto.

Approved by Select Board

Year: 2022  
Fee: \$25.00  
Issued: 12/14/2021  
License # 7

**POST THIS LICENSE IN A CONSPICUOUS PLACE  
THIS LICENSE MAY NOT BE SOLD, ASSIGNED, OR TRANSFERRED**

# LICENSE ALCOHOLIC BEVERAGES

THE LICENSING BOARD OF

The TOWN of STOW

MASSACHUSETTS

HEREBY GRANTS A

## GENERAL ON PREMISE LICENSE

License to Expose, Keep for Sale, and to Sell

All Kinds of Alcoholic Beverages

To Be Drunk On the Premises

To J. Melone & Sons, Inc

d/b/a Stowaway Golf Course

on the following described premises

20' x 40' building, consisting of one room on one floor

This license is granted and accepted upon the express condition that the licensee shall, in all respects, conform to all the provisions of the Liquor Control Act, Chapter 138 of the General Laws, as amended, and any rules or regulations made thereunder by the licensing authorities. This license expires December 31st, 20.22..., unless earlier suspended, cancelled or revoked.

IN TESTIMONY WHEREOF, the undersigned have hereunto affixed their official signatures this fourteenth day of December 20 21

The Hours during which Alcoholic Beverages may be sold are

From See attached

Town of Stow Regulations

Governing the Sale of Alcoholic

Beverages dated October 2014

License# 00004-RS-1246

Board of Selectmen LICENSING BOARD

THIS LICENSE SHALL BE DISPLAYED ON THE PREMISES IN A CONSPICUOUS POSITION WHERE IT CAN EASILY BE READ

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# LICENSE ALCOHOLIC BEVERAGES

THE LICENSING BOARD OF

The...TOWN.....of.....STOW.....

MASSACHUSETTS

HEREBY GRANTS A

## RETAIL PACKAGE GOODS STORE

License to Expose, Keep for Sale, and to Sell

**All Kinds of Alcoholic Beverages**

**Not To Be Drunk On the Premises**

To. Nickrosz Spirits, Inc.  
.....  
d/b/a Colonial Spirits of Stow  
.....

on the following described premises  
Stow Shopping Center: One customer entrance and sales room in front,  
.....  
delivery entrance and storeroom in rear, adjacent to Shaw's Market  
.....

This license is granted and accepted upon the express condition that the licensee shall, in all respects, conform to all the provisions of the Liquor Control Act, Chapter 138 of the General Laws, as amended, and any rules or regulations made thereunder by the licensing authorities. This license expires December 31st, 20.22..., unless earlier suspended, cancelled or revoked.

IN TESTIMONY WHEREOF, the undersigned have hereunto affixed their official signatures this fourteenth day of December 20. 21

The Hours during which Alcoholic Beverages may be sold are  
From See attached  
Town of Stow Regulations  
Governing the Sale of  
Alcoholic Beverages  
dated October 2014.

License # 00005-PK-1246

Board of Selectmen LICENSING BOARD

THIS LICENSE SHALL BE DISPLAYED ON THE PREMISES IN A CONSPICUOUS POSITION WHERE IT CAN EASILY BE READ

© 1998 GOES 4350  
AL HUGHES DESIGN

# LICENSE ALCOHOLIC BEVERAGES

THE LICENSING BOARD OF

The.....TOWN.....of.....STOW.....

**MASSACHUSETTS**

HEREBY GRANTS A

## **RETAIL PACKAGE GOODS STORE**

License to Expose, Keep for Sale, and to Sell

**All Kinds of Alcoholic Beverages**

**Not To Be Drunk On the Premises**

To. AL & BC, Inc  
8 Hudson Road, Stow, MA

on the following described premises  
2,400 sq. ft. - 1 floor - display area and storage area separated by a partial  
wall, plus a 24' x 16' walk-in cooler and a bathroom

This license is granted and accepted upon the express condition that the licensee shall, in all respects, conform to all the provisions of the Liquor Control Act, Chapter 138 of the General Laws, as amended, and any rules or regulations made thereunder by the licensing authorities. This license expires December 31st, 20.22..., unless earlier suspended, cancelled or revoked.

IN TESTIMONY WHEREOF, the undersigned have hereunto affixed their official signatures this.....fourteenth.....day of December.....20.21

The Hours during which Alcoholic Beverages may be sold are

From See attached.....

Town of Stow Regulations.....

Governing the Sale of.....

Alcoholic Beverages.....

dated October 2014.....

License # 00006-PK-1246

Select Board

LICENSING BOARD

THIS LICENSE SHALL BE DISPLAYED ON THE PREMISES IN A CONSPICUOUS POSITION WHERE IT CAN EASILY BE READ

**THE COMMONWEALTH OF MASSACHUSETTS**

**TOWN OF STOW  
SELECT BOARD**

THIS IS TO CERTIFY THAT PAGE FAMILY LIMITED PARTNERSHIP  
d/b/a BUTTERNUT FAMILY FARM GOLF CLUB  
IS HEREBY GRANTED

**A COMMON VICTUALLER'S LICENSE**

In the Town of Stow at 115 Wheeler Road and at that place only and expires December 31<sup>st</sup>, 2022, unless sooner suspended or revoked for violation of the laws of the Commonwealth of Massachusetts respecting the licensing of common victuallers. This license is issued in conformity with the authority granted to the licensing authorities by General Laws, Chapter 140, and amendments thereto.

Approved by Select Board

Year: 2022  
Fee: \$25.00  
Issued: 12/14/2021  
License # 17

**POST THIS LICENSE IN A CONSPICUOUS PLACE  
THIS LICENSE MAY NOT BE SOLD, ASSIGNED, OR TRANSFERRED**



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All Rights Reserved

# LICENSE ALCOHOLIC BEVERAGES

THE LICENSING BOARD OF

The TOWN of STOW

MASSACHUSETTS

HEREBY GRANTS A

## GENERAL ON PREMISE LICENSE

License to Expose, Keep for Sale, and to Sell

All Kinds of Alcoholic Beverages

**To Be Drunk On the Premises**

To Robert Page III LLC  
d/b/a Butternut Farm Golf Club

on the following described premises  
Two - story clubhouse, located on a golf course. First floor grill room bar,  
second floor function bar.

This license is granted and accepted upon the express condition that the licensee shall, in all respects, conform to all the provisions of the Liquor Control Act, Chapter 138 of the General Laws, as amended, and any rules or regulations made thereunder by the licensing authorities. This license expires December 31st, 20.22., unless earlier suspended, cancelled or revoked.

IN TESTIMONY WHEREOF, the undersigned have hereunto affixed their official signatures this fourteenth day of December 20 21

The Hours during which Alcoholic Beverages may be sold are  
From See attached  
Town of Stow Regulations  
Governing the Sale of Alcoholic Beverages dated October 2014

License# 00009-GP-1246

Board of Selectmen LICENSING BOARD

**THIS LICENSE SHALL BE DISPLAYED ON THE PREMISES IN A CONSPICUOUS POSITION WHERE IT CAN EASILY BE READ**

**THE COMMONWEALTH OF MASSACHUSETTS**

**TOWN OF STOW  
SELECT BOARD**

THIS IS TO CERTIFY THAT WEDGEWOOD COUNTRY CLUB OF STOW, INC  
d/b/a WEDGEWOOD PINES COUNTRY CLUB  
IS HEREBY GRANTED

**A COMMON VICTUALLER'S LICENSE**

in the Town of Stow at 215 Harvard Road and at that place only and expires December 31<sup>st</sup>, 2022, unless sooner suspended or revoked for violation of the laws of the Commonwealth of Massachusetts respecting the licensing of common victuallers. This license is issued in conformity with the authority granted to the licensing authorities by General Laws, Chapter 140, and amendments thereto.

Approved by Select Board

Year: 2022  
Fee: \$25.00  
Issued: 12/14/2021  
License # 20

**POST THIS LICENSE IN A CONSPICUOUS PLACE  
THIS LICENSE MAY NOT BE SOLD, ASSIGNED, OR TRANSFERRED**

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All Rights Reserved

# LICENSE ALCOHOLIC BEVERAGES

THE LICENSING BOARD OF

The TOWN of STOW

MASSACHUSETTS

HEREBY GRANTS A

## GENERAL ON PREMISE LICENSE

License to Expose, Keep for Sale, and to Sell

**All Kinds of Alcoholic Beverages**

**To Be Drunk On the Premises**

To Wedgewood Country Club of Stow, Inc  
d/b/a Wedgewood Pines Country Club

on the following described premises

18,000 sq. ft. clubhouse function hall to seat 200+ guests, offices, kitchen,  
storage rooms, meeting rooms, lounge, steam and sauna rooms

This license is granted and accepted upon the express condition that the licensee shall, in all respects, conform to all the provisions of the Liquor Control Act, Chapter 138 of the General Laws, as amended, and any rules or regulations made thereunder by the licensing authorities. This license expires December 31st, 2022..., unless earlier suspended, cancelled or revoked.

IN TESTIMONY WHEREOF, the undersigned have hereunto affixed their official signatures this fourteenth day of December 2021

The Hours during which Alcoholic Beverages may be sold are

From See attached

Town of Stow Regulations

Governing the Sale of Alcoholic

Beverages dated October 2014

License# 00013-CL-1246

Board of Selectmen LICENSING BOARD

**THIS LICENSE SHALL BE DISPLAYED ON THE PREMISES IN A CONSPICUOUS POSITION WHERE IT CAN EASILY BE READ**

© 2008 97DW

# LICENSE ALCOHOLIC BEVERAGES

THE LICENSING BOARD OF

The TOWN of STOW

MASSACHUSETTS

HEREBY GRANTS A

## RETAIL PACKAGE GOODS STORE

License to Expose, Keep for Sale, and to Sell

### Wines and Malt Beverages

**Not To Be Drunk On the Premises**

To J. Salamone Enterprises, Inc.

d/b/a Russell's Convenience Store

on the following described premises

40' x 60' concrete block building, Front door entrance, back exit (R) side rear

One floor level and basement

This license is granted and accepted upon the express condition that the licensee shall, in all respects, conform to all the provisions of the Liquor Control Act, Chapter 138 of the General Laws, as amended, and any rules or regulations made thereunder by the licensing authorities. This license expires December 31st, 2022..., unless earlier suspended, cancelled or revoked.

IN TESTIMONY WHEREOF, the undersigned have hereunto affixed their official signatures this fourteenth day of December 2021

The Hours during which Alcoholic Beverages may be sold are

From See attached

Town of Stow Regulations

Governing the Sale of

Alcoholic Beverages

dated October 2014.

License # 88875-PK-1246

Board of Selectmen LICENSING BOARD

THIS LICENSE SHALL BE DISPLAYED ON THE PREMISES IN A CONSPICUOUS POSITION WHERE IT CAN EASILY BE READ

**THE COMMONWEALTH OF MASSACHUSETTS**

**TOWN OF STOW  
SELECT BOARD**

THIS IS TO CERTIFY THAT THE AIR FIELD CAFÉ, INC d/b/a NANCY'S AIR FIELD CAFÉ  
IS HEREBY GRANTED

**A COMMON VICTUALLER'S LICENSE**

in the Town of Stow at 302 Boxboro Road and at that place only and expires December 31<sup>st</sup>, 2022,  
unless sooner suspended or revoked for violation of the laws of the Commonwealth of  
Massachusetts respecting the licensing of common victuallers. This license is issued in conformity  
with the authority granted to the licensing authorities by General Laws, Chapter 140, and  
amendments thereto.

Approved by: Select Board

Year: 2022  
Fee: \$25.00  
Issued: 12/14/2021  
License # 10

**POST THIS LICENSE IN A CONSPICUOUS PLACE  
THIS LICENSE MAY NOT BE SOLD, ASSIGNED, OR TRANSFERRED**

AL 976A GOES 4/3/11  
All Rights Reserved

# LICENSE ALCOHOLIC BEVERAGES

THE LICENSING BOARD OF

The TOWN of STOW

MASSACHUSETTS

HEREBY GRANTS A

## GENERAL ON PREMISE LICENSE

License to Expose, Keep for Sale, and to Sell

All Kinds of Alcoholic Beverages

To Be Drunk On the Premises

To The Airfield Cafe Inc.  
d/b/a Nancy's Air Field Cafe

on the following described premises  
Building on one level with cafe and dining room, kitchen and patio, terrace  
and lawn dining areas and function tent area

This license is granted and accepted upon the express condition that the licensee shall, in all respects, conform to all the provisions of the Liquor Control Act, Chapter 138 of the General Laws, as amended, and any rules or regulations made thereunder by the licensing authorities. This license expires December 31st, 20.22..., unless earlier suspended, cancelled or revoked.

IN TESTIMONY WHEREOF, the undersigned have hereunto affixed their official signatures this fourteenth day of December 20 21

The Hours during which Alcoholic Beverages may be sold are  
From See attached  
Town of Stow Regulations  
Governing the Sale of Alcoholic Beverages dated October 2014

License# 00015-RS-1246

Board of Selectmen LICENSING BOARD

THIS LICENSE SHALL BE DISPLAYED ON THE PREMISES IN A CONSPICUOUS POSITION WHERE IT CAN EASILY BE READ

**THE COMMONWEALTH OF MASSACHUSETTS**

**TOWN OF STOW  
SELECT BOARD**

**THIS IS TO CERTIFY THAT RED RIVER ROCK, INC.  
d/b/a RED GINGER RESTAURANT  
IS HEREBY GRANTED**

**A COMMON VICTUALLER'S LICENSE**

in the Town of Stow at 117 Great Road and at that place only, and expires December 31<sup>st</sup>, 2022, unless sooner suspended or revoked for violation of the laws of the Commonwealth of Massachusetts respecting the licensing of common victuallers. This license is issued in conformity with the authority granted to the licensing authorities by General Laws, Chapter 140, and amendments thereto.

Approved by Select Board

Year: 2022  
Fee: \$25.00  
Issued: 12/14/2021  
License # 26

**POST THIS LICENSE IN A CONSPICUOUS PLACE  
THIS LICENSE MAY NOT BE SOLD, ASSIGNED, OR TRANSFERRED**

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# LICENSE ALCOHOLIC BEVERAGES

THE LICENSING BOARD OF

The.....TOWN.....of.....STOW.....

MASSACHUSETTS

HEREBY GRANTS A

## GENERAL ON PREMISE LICENSE

License to Expose, Keep for Sale, and to Sell

**All Kinds of Alcoholic Beverages**

**To Be Drunk On the Premises**

To Red River Rock, Inc  
.....  
d/b/a Red Ginger Restaurant  
.....

on the following described premises  
.....  
First floor consisting of approximately 5,275 sq. ft. containing a dining room  
.....  
and kitchen area. Entrance in front and egress in rear of building.  
.....

.....  
This license is granted and accepted upon the express condition that the licensee shall, in all respects, conform to all the provisions of the Liquor Control Act, Chapter 138 of the General Laws, as amended, and any rules or regulations made thereunder by the licensing authorities. This license expires December 31st, 20.22..., unless earlier suspended, cancelled or revoked.

IN TESTIMONY WHEREOF, the undersigned have hereunto affixed their official signatures this.....fourteenth.....day of.....December.....20 21.....

The Hours during which Alcoholic Beverages may be sold are

From See attached

Town of Stow Regulations

Governing the Sale of Alcoholic

Beverages dated October 2014

.....

.....

License# 03610-RS-1246

Board of Selectmen LICENSING BOARD

**THIS LICENSE SHALL BE DISPLAYED ON THE PREMISES IN A CONSPICUOUS POSITION WHERE IT CAN EASILY BE READ**



© 005 300

# LICENSE ALCOHOLIC BEVERAGES

THE LICENSING BOARD OF

The...TOWN.....of.....STOW.....

MASSACHUSETTS

HEREBY GRANTS A

## RETAIL PACKAGE GOODS STORE

License to Expose, Keep for Sale, and to Sell

### Wines and Malt Beverages

**Not To Be Drunk On the Premises**

To 29 Culinary, LLC.....

d/b/a Nan's Market, 271 Great Road, Stow.....

on the following described premises

4200 sq.ft. retail space at 271 Great Road in Stow, MA. The space consists of.....

1000 sq ft retail space to house a beer and wine selection (specializing in organic.....

and biodynamic wines). The main floor has 5 total rooms, and an upstairs office.....

This license is granted and accepted upon the express condition that the licensee shall, in all respects, conform to all the provisions of the Liquor Control Act, Chapter 188 of the General Laws, as amended, and any rules or regulations made thereunder by the licensing authorities. This license expires December 31st, 2022..., unless earlier suspended, cancelled or revoked.

IN TESTIMONY WHEREOF, the undersigned have hereunto affixed their official signatures this.....fourteenth.....day of.....December.....20.....21.....

The Hours during which Alcoholic Beverages may be sold are

From See attached.....

Town of Stow Regulations.....

Governing the Sale of.....

Alcoholic Beverages.....

dated October 2014.....

.....

Board of Selectmen LICENSING BOARD

License # 89940-PK-1246

THIS LICENSE SHALL BE DISPLAYED ON THE PREMISES IN A CONSPICUOUS POSITION WHERE IT CAN EASILY BE READ

**THE COMMONWEALTH OF MASSACHUSETTS**

**TOWN OF STOW  
SELECT BOARD**

THIS IS TO CERTIFY THAT HONEY POT HILL ORCHARDS LLC  
IS HEREBY GRANTED

**A COMMON VICTUALLER'S LICENSE**

in the Town of Stow at 138 Sudbury Road and at that place only and expires December 31<sup>st</sup>, 2022, unless sooner suspended or revoked for violation of the laws of the Commonwealth of Massachusetts respecting the licensing of common victuallers. This license is issued in conformity with the authority granted to the licensing authorities by General Laws, Chapter 140, and amendments thereto.

Approved by: Select Board

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Year: 2022  
Fee: \$25.00  
Issued: 12/14/2021  
License # 27

**POST THIS LICENSE IN A CONSPICUOUS PLACE  
THIS LICENSE MAY NOT BE SOLD, ASSIGNED, OR TRANSFERRED**

# LICENSE ALCOHOLIC BEVERAGES



THE LICENSING BOARD OF  
THE TOWN OF STOW  
MASSACHUSETTS

HEREBY GRANTS A

## FARMER WINERY POURING PERMIT

**License to Expose, Keep for Sale, and to Sell  
Wines and Malt Beverages**

*To Be Consumed On the Premises*

**HONEY POT HILL ORCHARDS LLC**

**Chelcie Martin, Manager**

**138 Sudbury Road, Stow, MA**

On the following described premises: 40 x 60 Tented area with a 13,500 sq. ft. outdoor area. The entire area will be roped off with one entrance and one exit. The licensed area will be on parcel 12-2.

This license is granted and accepted upon the express condition that the licensee shall, in all respects, conform to all the provisions of the Liquor Control Act, Chapter 138, Section 19C(n) of the General Laws, as amended, and any rules or regulations made thereunder by the licensing authorities. This license expires **December 31, 2022**, unless earlier suspended, cancelled or revoked. The hours during which Alcoholic Beverages may be sold are under Chapter 138, Section 15. Also see rules and regulations and amendments thereto of the Stow Licensing Authority.

By order of the Select Board  
this 14<sup>th</sup> day of December 2021

License Number: 06129-PP-1246

The Hours during which Alcoholic Beverages may be sold are from:

**July & August on Fridays and Saturdays from 11am to 8:30pm; September through November on Saturdays, Sundays, and Columbus Day from 11am to 7pm.**

**THIS LICENSE EXPIRES DECEMBER 31, 2022**

THIS LICENSE SHALL BE DISPLAYED ON THE PREMISES IN A CONSPICUOUS POSITION WHERE IT CAN EASILY BE READ

# 2022 Common Victualer Renewals

**THE COMMONWEALTH OF MASSACHUSETTS**

**TOWN OF STOW  
SELECT BOARD**

THIS IS TO CERTIFY THAT DELTA EPSILON, INC d/b/a STOW HOUSE OF PIZZA  
IS HEREBY GRANTED

**A COMMON VICTUALLER'S LICENSE**

in the Town of Stow at 156 Great Road and at that place only and expires December 31<sup>st</sup>, 2022,  
unless sooner suspended or revoked for violation of the laws of the Commonwealth of  
Massachusetts respecting the licensing of common victuallers. This license is issued in conformity  
with the authority granted to the licensing authorities by General Laws, Chapter 140 and  
amendments thereto.

Approved by: Select Board

Year: 2022  
Fee: \$25.00  
Issued: 12/14/2021  
License # 14

**POST THIS LICENSE IN A CONSPICUOUS PLACE  
THIS LICENSE MAY NOT BE SOLD, ASSIGNED, OR TRANSFERRED**

**THE COMMONWEALTH OF MASSACHUSETTS**

**TOWN OF STOW  
SELECT BOARD**

THIS IS TO CERTIFY THAT ESSA d/b/a EMMA'S CAFE  
IS HEREBY GRANTED

**A COMMON VICTUALLER'S LICENSE**

in the Town of Stow at 117 Great Road and at that place only and expires December 31<sup>st</sup>, 2022, unless sooner suspended or revoked for violation of the laws of the Commonwealth of Massachusetts respecting the licensing of common victuallers. This license is issued in conformity with the authority granted to the licensing authorities by General Laws, Chapter 140, and amendments thereto.

Approved by: Select Board

Year: 2022  
Fee: \$25.00  
Issued: 12/14/2021  
License # 21

**POST THIS LICENSE IN A CONSPICUOUS PLACE  
THIS LICENSE MAY NOT BE SOLD, ASSIGNED, OR TRANSFERRED**

**THE COMMONWEALTH OF MASSACHUSETTS**

**TOWN OF STOW  
SELECT BOARD**

THIS IS TO CERTIFY THAT GEN 2, LLC d/b/a DUNKIN  
IS HEREBY GRANTED

**A COMMON VICTUALLER'S LICENSE**

in the Town of Stow at 626 Great Road and at that place only and expires December 31<sup>st</sup>, 2022,  
unless sooner suspended or revoked for violation of the laws of the Commonwealth of  
Massachusetts respecting the licensing of common victuallers. This license is issued in conformity  
with the authority granted to the licensing authorities by General Laws, Chapter 140, and  
amendments thereto.

Approved by: Select Board

Year: 2022  
Fee: \$25.00  
Issued: 11/23/2021  
License # 18

**POST THIS LICENSE IN A CONSPICUOUS PLACE  
THIS LICENSE MAY NOT BE SOLD, ASSIGNED, OR TRANSFERRED**

**THE COMMONWEALTH OF MASSACHUSETTS**

**TOWN OF STOW  
SELECT BOARD**

THIS IS TO CERTIFY THAT STOW CAFE  
IS HEREBY GRANTED

**A COMMON VICTUALLER'S LICENSE**

in the Town of Stow at 118 Great Road and at that place only and expires December 31<sup>st</sup>, 2022, unless sooner suspended or revoked for violation of the laws of the Commonwealth of Massachusetts respecting the licensing of common victuallers. This license is issued in conformity with the authority granted to the licensing authorities by General Laws, Chapter 140 and amendments thereto.

Approved by: Select Board

Year: 2022  
Fee: \$25.00  
Issued: 12/14/2021  
License # 11

**POST THIS LICENSE IN A CONSPICUOUS PLACE  
THIS LICENSE MAY NOT BE SOLD, ASSIGNED, OR TRANSFERRED**



# Class II License Renewals

THE COMMONWEALTH OF MASSACHUSETTS  
TOWN OF STOW

This is to Certify that



**GREAT ROAD FUELS INC  
368 GREAT ROAD  
STOW, MA**

IS HEREBY GRANTED A

**USED CAR DEALER'S LICENSE – CLASS II  
TO BUY AND SELL SECOND-HAND MOTOR VEHICLES**

In accordance with the provisions of Chapter 140 of the General Laws with amendments thereto, **Great Road Fuels Inc**, is licensed to buy and sell second-hand motor vehicles at **368 Great Road, Stow, MA 01775** on premises described as follows:

EXTRACTS FROM GENERAL LAWS, CHAPTER 140, AS AMENDED

Class 2. Any person whose principal business is the buying or selling of second hand motor vehicles may be granted a used car dealer's license, provided, however, that such person maintains or demonstrates access to repair facilities sufficient to enable him to satisfy the warranty repair obligations imposed by section seven N1/4 of chapter ninety. A used car dealer shall remain liable for all warranty repairs made and other obligations imposed by said section seven N1/4 of said chapter ninety. The registrar of motor vehicles shall promulgate rules and regulations defining sufficient repair facilities for the holder of a used car dealer's license. Also see section 57 and 59

Conditions:

No more than 3 (three) vehicles on site for sale at any one time.  
No advertising

By order of the Select Board  
this 14<sup>th</sup> day of December 2021.

License # 2022-22

**THIS LICENSE EXPIRES JANUARY 1, 2023**

**THIS LICENSE MUST BE POSTED IN A CONSPICUOUS PLACE UPON THE PREMISES**

# **MINUTES**

November 23, 2021

December 7, 2021

**Select Board Meeting Minutes**  
**Tuesday, November 23, 2021**  
**Stow Town Building & Zoom**

Present in the Warren Room: Chair Ellen Sturgis, Megan Birch-McMichael, Cortni Frecha, James Salvie, and Town Administrator Denise Dembkoski

Absent: Zack Burns

Chair Sturgis called the meeting to order at 7 p.m.

**Public Input**

Mark Forgues, 9 White Pond Road and 39 Adams Drive, asked if the Chair would allow public input on license renewals. The Chair said no. Mr. Forgues then commented on Mr. Richard Presti's property at 92 Great Road.

Katie Fisher, 1 White Pond Road, commented on funds regarding sales taxes.

Dorothy Granat, 11 White Pond Road, commented on Mr. Richard Presti's Class II license and property.

**Board Member Comments**

Krista Flinkstrom of Stow, a senior at the US Military Academy majoring in economics, has been named a Rhodes Scholar and will be attending the University of Oxford in England.

The Stow Gobbler 5K, to benefit the Community Chest, is virtual this year and registration is available online.

Deb Woods is collecting Wreaths for Veterans for the cemeteries, and donated wreaths can be left at her house on Great Road. Her goal this year is 250 wreaths.

The Library Building Committee public forum that was held last week is available to watch on Stow TV.

**Town Administrator's Report**

- The Wreaths for Veterans placement will be at 12 noon on December 18 at Brookside Cemetery. Volunteers can contact Deb Woods at [dwoods453@aol.com](mailto:dwoods453@aol.com).
- There is information from the Library Building Project on the Randall Library webpage.
- Mistletoe Farms is now open; expect traffic delays over the next few weekends through December 12<sup>th</sup>. Stow's new tree farm, Taproot Tree Farm will be open one weekend only, on December 3-5. There is a traffic management plan in place to include one direction travel on Tuttle Road.
- The Town tree will be lit Wednesday, December 1<sup>st</sup> with a small ceremony that will be filmed and rebroadcast on Stow TV.
- Beginning this fiscal year the Town will be assessing boat excise tax, and there is information on the Assessors webpage.
- Mass DEP has issued an immediate response plan regarding PFAS in Gleasondale. Businesses that were or are in the mill have received this notice.

**Police Department Commendation Policy**

Chief Michael Sallese was present to discuss the new commendation policy.

*Board member Salvie moved to approve the Police Department Commendation Policy as presented by Police Chief Michael Sallese. Board member Frecha seconded the motion and it passed unanimously.*

### **Covid Vaccination Policy Update**

The Town Administrator explained that OSHA has suspended activity related to the implementation and enforcement of a vaccine mandate policy pending further developments in litigation. She is waiting to see what happens between now and the next Select Board meeting and expects to have a policy to discuss in December. Currently, employees who have provided proof of vaccination may choose to not wear a mask, and those who have not provided proof of vaccination are required to wear a mask anywhere outside their individual space.

### **Common Victualer renewals for 2022**

*Board member Salvie moved to renew the Town's Common Victualer Licenses for the following businesses for 2022 through December 31, 2022:*

*Stow LLC, dba Dunkin Donuts, @Stow Shopping Plaza, 117 Great Road;  
29 Culinary LLC, dba Nan's Market, 271 Great Road*

*Board member Frecha seconded the motion and it passed unanimously.*

### **Class II Used Car License renewals for 2022**

There was a request to increase the number of cars allowed onsite in the renewal packet for Car Lot Express. This request will be addressed at a future meeting.

*Board member Salvie moved to renew the following Class II Licenses for 2022 through December 31, 2022:*

*Patterson Auto Body, Inc., 18 Great Road;  
Import Export of Boston, 8 Whitman Street;  
BGL Automotive Corp., dba Hudson Road Auto, Inc., 383 Hudson Road;  
Dover Speed Shop LLC, 370 Hudson Road;  
Car Lot Express, 92 Great Road, Units 1 & 3;  
YOLO MOTO CO, 92 Great Road, Unit 2*

*Board member Frecha seconded the motion and it passed unanimously.*

*Board member Salvie moved to renew the Class II License for Chapel Partners, Inc. through March 31, 2022:*

*Richard Presti, Chapel Partners, Inc., 102 Great Road*

*Board member Frecha seconded the motion and it passed unanimously.*

### **Stow Acres South Course Purchase and Sale Agreement & Conservation Restriction**

The Town Administrator reported that the Conservation Restriction for the 151 acres is pending and the Board was asked to approve it pending the final draft with minor, non-substantive changes. Conservation Director Kathy Sferra was present via Zoom and told the Board that the goal is to close by the end of December.

*Board member Salvie moved to approve and sign the Stow Acres South Course Purchase & Sale Agreement, and further to approve signing a Conservation Restriction on approximately 151 acres, pending final draft from the EOEa with minor, non-substantive changes. Board member Frecha seconded the motion and it passed unanimously.*

### **Strategic Planning**

The Board is meeting on December 7 with the Finance Committee and the Capital Planning Committee and will be discussing the outlook for capital requests, and ARPA funds. The second part of the meeting will focus on Select Board goals.

**Meeting Minutes**

The "Letter of Support for SEHC for Plantation II Project" motion was corrected to 3-0 as Board member Salvie had recused himself.

*Board member Salvie moved to accept the meeting minutes of the November 9, 2021 meeting with amendments. Board member Frecha seconded the motion and it passed unanimously.*

**Correspondence**

There was no discussion regarding correspondence received.

**Executive Session**

*Board member Salvie moved to convene in Executive Session, pursuant to MGL Chapter 30A, section 21(a)(3) for the purpose of reviewing Executive Session minutes and also pursuant to MGL section 21(a) (2), to conduct strategy sessions in preparation for negotiations with John P. Benoit, for the position of Fire Chief, and to adjourn thereafter. Board member Frecha seconded the motion and it passed unanimously on a roll call vote: Salvie -aye, Frecha -aye, Birch-McMichael -aye, and Sturgis -aye.*

Respectfully submitted,

*Joyce Sampson*

Executive Assistant

**Documents used at this meeting:**

*Documents can be found in the Select Board's Office in the meeting folder.*

**Select Board Meeting Minutes**  
**Tuesday, December 7, 2021**  
**Stow Town Building & Zoom**

Present in the Warren Room: Chair Ellen Sturgis, Megan Birch-McMichael, Zack Burns, Cortni Frecha, James Salvie, and Town Administrator Denise Demboski

Chair Sturgis called the meeting to order at 7 p.m.

**Budget Season Kick Off**

Finance Committee members present via Zoom: Chair Erica Benedick, Brian Patuto, and Evgenia Petrova.

Capital Planning members present via Zoom: Chair Stephen Jelinek, Ed DeLuca, Peter McManus, and associate member Missy Reed.

Highlights of the discussion included:

The Town Administrator is rolling out a new online budgeting program which has a capital budgeting component. Mr. Jelinek would like to use this feature of the program. The deadline for capital project requests is the end of the calendar year, to coincide with the submittal of the department operating budgets.

The Fire Department would like to apply for a SAFER Grant (Staffing for Adequate Fire and Emergency Response) to add 3 FT firefighters to the roster. The Grant allows for up to 3 employees and would cover salaries and benefits for 3 years then going forward the Town would cover those expenses.

**ARPA Funds**

The Town Administrator updated the Select Board on ARPA funds. Discussion ensued regarding how to best spend the funds that Stow will receive. The Town Administrator asked the Board to begin by allocating \$635,000 tonight as follows: \$25,000 to the public health Covid-19 response, \$500,000 to PFAS remediation, \$10,000 towards the administrative cost of consultant fees and administrative costs, and \$100,000 (under a revenue loss category) as discretionary funds for her to oversee.

*Board member Birch-McMichael moved that the Town accept the \$2,162,292 in American Rescue Plan Act (ARPA) funds, and further to approve the sum of \$635,000 for the allocations as presented by the Town Administrator. Board member Salvie seconded the motion and it passed unanimously.*

**Strategic Planning**

The Board did a mid-year review of the workplan they created in July during their first strategic planning session. The Board discussed having a joint meeting with the Planning Board and the Zoning Board of Appeals for upcoming projects, in addition to meeting with other committees for updates and to discuss recommendations.

**Adjournment**

*At 8:35 p.m. Board member Birch-McMichael moved to convene Executive Session pursuant to MGL Chapter 30A, section 21(a) (3), for the purpose of reviewing Executive Session minutes, and under section 21 (a)(6), for the purpose of considering the purchase, exchange, lease or value of real property and to adjourn thereafter. Board member Salvie seconded the motion and it passed unanimously on a roll call vote: Salvie -aye, Burns -aye, Frecha -aye, Birch-McMichael -aye, and Sturgis -aye.*

Respectfully submitted,

*Joyce Sampson*, Executive Assistant

# **CORRESPONDENCE**



# Green Advisory Committee Minutes from your Representative

October 7, 2021  
November 4, 2021

**MEETING MINUTES**  
**Stow Climate Advisory Committee**  
**Thursday, October 7, 2021**

**Stow Town Building**  
**2<sup>nd</sup> Floor, Warren Room**

**Committee Members Attending:**

Arnie Epstein – Energy Manager  
Sharon Brownfield – Appointed by Energy Manager  
Carol Lynn – Resident At-Large Representative for the Select Board  
Tom Porcher – Conservation Commission  
Bob Collings – EDIC  
John Colonna-Romano – Planning Board  
George Peterman – Resident At-Large  
John Sangermano – Resident At-Large

**Absent:**

Michael Naill – Zoning Board of Appeals

Meeting called to order at 7:20 pm (late due to being locked out of the building)

**Agenda**

**1) Introductions**

**2) Organize Board**

- a) Attending committee members unanimously voted in the committee board members for an interim period of 3 months:
- b) Arnie Epstein – Chair
- c) Sharon Brownfield – Vice Chair
- d) Carol Lynn – Clerk

**3) Review Mission of the Committee**

- a) Climate Action Plan  
Members discussed the committee's mission at a high level. There was a general discussion regarding what members felt were important issues for Stow regarding meeting the State 2030 emissions limits and mitigating climate change, how much members knew about Federal and State regulations, and what we needed to learn.
- b) Sharon proposed a subcommittee be created to research climate-related funding that is currently available and proposed to be available from the State and bring the information back to the group. The following committee members were unanimously voted to do this: Bob Collings, Arnie Epstein, and George Peterman.
  - i) Arnie, Bob, and George will reach out to Kate Hogan's staff to discuss state climate funding.
  - ii) Bob will look into guest speakers from the State level regarding funding options for climate solutions.
- c) Other issues discussed:

- i) Potential future water availability issues pertaining to aquifer use by neighboring towns.
- ii) Net Zero building code currently in discussion at the State level
- iii) One component of the House bill 3350 is the new version of the Green Communities Act called Green Communities Plus. The current charter includes municipal buildings and municipal vehicles. The Green Communities Plus Act will include entire towns, e.g, municipalities, businesses, and residents.
- iv) This past summer, Arnie applied for and received a \$5000 grant from MAPC for technical support in creating a Climate Action Plan. The state consultant who will provide this support is not available until January. The team unanimously agreed to not wait until January to begin work on developing a climate action plan for Stow.

The Stow MVP report is here:

[https://www.stow-ma.gov/sites/g/files/vyhlif1286/f/uploads/final\\_stow\\_mvp\\_report\\_with\\_appendices.pdf](https://www.stow-ma.gov/sites/g/files/vyhlif1286/f/uploads/final_stow_mvp_report_with_appendices.pdf)

The MAPC web page on developing a community climate action plan is here.

<https://www.mapc.org/net-zero/playbook/>

#### **4) Action items**

- a) Arnie will distribute the following documents to all committee members for background information:
  - i) Climate Advisory Committee: The list of names, email addresses, and phone numbers of our members. Please check that your information is correct.
  - ii) Background information for Climate Advisory Committee: This is the short paper that is intended to provide us all with a common background for moving forward.
  - iii) Stow Greenhouse Gas Inventory presentation: This is the presentation Arnie did for the Planning Board in November 2020 on the results of the town-wide emissions inventory.
  - iv) Planning Board 7-13-21 – new construction: This is the presentation Arnie did for the Planning Board on all electric, efficient, new construction. There is a recording of this presentation [here](#).
  - v) Proposal for Stow Climate Advisory Committee: This is the presentation Sharon and Arnie did for the Select Board at their meeting on July 27<sup>th</sup>.
  - vi) Stow Emissions Inventory: This is town-wide emissions inventory some members of Sustainable Stow did with support from MAPC (see the Report Charts tab for summary graphs of the results).
- b) Sharon will look into getting a copy of the MVP Mitigation Report.
- c) Members should look at the MAPC (Metropolitan Area Planning Council) web page on developing a town climate action plan.
- d) Sharon will investigate whether the committee can set up a Google Group to serve as a repository for working and informational committee documents.

#### **5) Establish Meeting schedule**

- a) The members unanimously voted to meet semi-monthly, on the first and third Thursdays of the month, from 7 P.M. to 9 P.M.
- b) The next meeting will be on Thursday, November 4, 2021.

**6) Meeting Agenda for November 4, 2021**

- a) Review of minutes from 10-07-2021.
- b) Background of new housing developments – Stow Acres and Athens Lane. Options to encourage the developers to build efficient, all electric housing.
- c) Potential sources of funding, including a discussion regarding an upcoming meeting with Hudson Light & Power Department on 11/8/2021 – Bob, George, Arnie.
- d) Discussion of background material Arnie sent to the committee, with the goal for the committee to initially share a common understanding of the climate crisis, the overall goal, where we are today as a town, and where we need to be at key points along the way towards meeting the town’s goal.
- e) New Business  
Suggested by Arnie--review and discuss the “Background information for Climate Advisory Committee” document drafted by Arnie.

**MEETING MINUTES**  
**Stow Green Advisory Committee**  
**Thursday, November 4, 2021**

**Stow Town Building**  
**2<sup>nd</sup> Floor, Warren Room**

**Committee Members Attending:**

Arnie Epstein – Committee Chair, Energy Manager, Sharon Brownfield – Vice Chair, Appointed by Energy Manager, Carol Lynn – Clerk, Resident At-Large Representative for the Select Board, Michael Naill – Zoning Board of Appeals, Bob Collings – EDIC, John Colonna-Romano – Planning Board, George Peterman – Resident At-Large, John Sangermano – Resident At-Large

**Absent:**

Tom Porcher – Conservation Commission

**At-Large Residents Attending:**

Kate Fisher

Meeting called to order at 7:00 pm

**Agenda**

- 1) **Review of minutes from 10-07-2021.** Spelling correction of Michael Naill's name.
- 2) **Discussion regarding new housing developments in Stow (Stow Acres and Athens Lane) with the goal of ensuring all stakeholders are on the same page re: green housing:**
  - a) Convincing the developers to develop green housing is an immediate need due to the near-term timing of these projects.
  - b) Action plan suggestions:
    - i) Sharon and Arnie will meet with Denise regarding possibility of a meeting with the developers.
    - ii) A link has been sent to the developers for the Devons Green Community library presentation sponsored by Sustainable Stow. It is on Stow TV and can be found here: <https://youtu.be/1mUti3MODrw>
    - iii) Send above link to all Green Advisory Committee members
    - iv) Committee members to inform their committees regarding green housing objectives in new development projects
    - v) Possible options to explore:
      - i) A meeting between the Devons' green housing project architect and the developers of Stow Acres and Athens Lane.
      - ii) A meeting with heat pump experts and the developers of Stow Acres and Athens Lane.
  - c) Key points:
    - i) We need to act in concert with other boards and committees
    - ii) Meeting with developers helps to educate the Green Advisory Committee members as well as educate the developers regarding the need/benefits of green housing.

### **3) Potential Sources of funding/preparation of upcoming meeting with HLPD**

- a) The Green Advisory Committee reviewed Arnie, Bob, and George's summary of issues and questions for discussion with HLPD on 11/08/2021.
- b) Additional points/questions of discussion were suggested:
  - i) What is HLPD's strategic plan?
  - ii) The former gas station in Stow on 117, across from the Stow shopping center, has been approved by the EPA. Can this be a potential location for charging stations in Stow?
  - iii) Promoting more solar is potentially cheaper for HLPD than buying energy off the grid.
  - iv) Can HLPD provide incentives to non-profits, e.g., allow non-profits to put up solar panels?
  - v) How much expansion capability does HLPD currently have for green energy sources?
  - vi) Motion for Arnie to send the list of questions to Brian Choquette at HLPD was raised by Bob Collings, seconded by Sharon Brownfield, and unanimously approved by the committee.
- c) Someone on the Green Advisory Committee needs to research/work with HLPD regarding projected energy needs for 2030 and 2040, particularly as they pertain to Stow. The Green Advisory Committee will need to keep other committees and boards updated on this.
- d) Carol will ask Denise if the HLPD discussion document is considered a "working" document that needs to be on the website.

### **4) Discussion of Background Climate Materials/Stow Climate Action Plan**

- a) The Stow Climate Action Plan (CAP) is intended to align the town with Massachusetts' overall greenhouse gas (GHG) reduction targets. There will be unique details as they apply to Stow.
- b) We will adopt the Massachusetts reporting format regarding vocabulary and structure.
- c) The Stow CAP will need to include HLPD plans for Stow
- d) The CAP will need to have good economic sense, highlight what Stow can control and what it can't, and include all departments that will be impacted by climate change and mitigation.
- e) The committee will have multiple areas for more research, including regulations, HLPD-related energy issues, the electrification of houses in Stow, and EVs (residential and municipal).
- f) Someone on the Green Advisory Committee will need to focus and stay up-to-date on Stow electrification needs
- g) Arnie will set up a meeting with Jesse Steadman, Town Planner, regarding the resilience and adaptation plan as it relates to the CAP. The link to the Stow Resilience Plan is here: [https://www.stow-ma.gov/sites/g/files/vyhlif1286/f/uploads/final\\_stow\\_mvp\\_report\\_with\\_appendices.pdf](https://www.stow-ma.gov/sites/g/files/vyhlif1286/f/uploads/final_stow_mvp_report_with_appendices.pdf)
- h) Sharon will prepare materials regarding Concord's climate action plan, and Carol will do the same for Acton.

**5) Green Communities**

- a) Arnie asked for volunteers to assist with the Green Communities work for Stow. John Sangermano said he would be interested in learning more about it.

**6) New Business**

- a) All of our working documents will be kept in a Google docs drive.

**7) Meeting Agenda for November 4, 2021**

- a) Review of minutes from 11-04-2021.
- b) Report/discussion on meeting with HLPD. Arnie, Bob, George.
- c) Report/discussion on Concord and Acton Climate Action Plans. Sharon, Carol.
- d) Discuss Massachusetts CECP (Clean Energy and Climate Plan) high level targets/categories for 2030.
- e) Discuss priorities for group focus and what areas individual committee members want to focus on.
- f) New Business
- g) Adjourn

Correspondence re:  
Nan's Market



## Phoebe Haberkorn

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**From:** Sarah Cleary <clearysar@verizon.net>  
**Sent:** Monday, November 22, 2021 1:19 PM  
**To:** selectboard  
**Subject:** Fwd: Letter to Stow Select Board Regarding: 29 Culinary, LLC 2022 Common Victualer License Renewal

Resending with additional abutter support.

+ Allison McCarthy  
155 Crescent Street

Kind Regards,

-----Original Message-----

From: Allison McCarthy <allisonlovesboo17@gmail.com>  
To: Sarah Cleary <clearysar@verizon.net>  
Cc: batsford@ymail.com <batsford@ymail.com>; dbatsford@smartpoints.tech <dbatsford@smartpoints.tech>; ddexter1023@gmail.com <ddexter1023@gmail.com>; kmfleming19@yahoo.com <kmfleming19@yahoo.com>; mr.mdexter@hotmail.com <mr.mdexter@hotmail.com>; rbeyeler1@gmail.com <rbeyeler1@gmail.com>; selectboard@stow-ma.gov <selectboard@stow-ma.gov>  
Sent: Mon, Nov 22, 2021 1:14 pm  
Subject: Re: Letter to Stow Select Board Regarding: 29 Culinary, LLC 2022 Common Victualer License Renewal

On Mon, Nov 22, 2021 at 12:19 PM Sarah Cleary <clearysar@verizon.net> wrote:  
Dear Town of Stow Select Board Members,

We have learned that Nan's Market section 15 liquor license is under consideration for renewal and as abutters to this business we would like to request that the Board highly consider suspending this license. The business has proven that it cannot monitor nor control the activities of its patrons hence we fear and highly suspect that that alcohol purchased at the Market will also not be monitored nor regulated and consumption on the property will not be controlled.

A year ago, neighbors did not oppose the section 15 liquor license, given the guidelines of the 2015 Special Permit, which limited customer outdoor seating to 14 customers on a back patio. However, after experiencing the first year of Nan's Market operations, abutters now have a clear understanding of how this business operates and how its operations negatively affect our neighborhood. We CONTINUE to experience customer seating with violations to both proximity to lot lines and customer capacity, even after requiring intervention by Zoning Enforcement. In addition to this unregulated seating, we have experienced physical trespass on our properties by Nan's Market customers and their pets, as well as excessive noise disturbances. As the business owner stated in the 9/14 Planning Board meeting, "*Quaint and quiet doesn't pay the mortgage*".

The business owners have stated that they self-monitor customer activities, however, after one year of operations self-monitoring has clearly failed. While unpermitted outdoor seating and unmonitored occupancy issues continue, we are very concerned that the business owners either do not have the capacity to or will simply choose not to regulate alcohol consumption on the property as well.

During the September 14, 2021 Planning Board meeting, the business owner was recorded sharing his view that it was not his responsibility to monitor customers' activities on the business' property. We are extremely concerned that this attitude will extend to alcohol consumption especially given the type of aggressive marketing already promoted via social media (example attached), which promotes picnicking with alcohol on the property and encourages customers to "*enjoy our space as you wish*".

Existing issues IN OUR RESIDENTIAL NEIGHBORHOOD currently include but are not limited to unpermitted noise, odors, traffic, seating, signage, setbacks, trespass by customers, etc., which will only be exacerbated with alcohol sales.

We respectfully ask that you consider the ambiance of Stow and the country like atmosphere of our RESIDENTIAL neighborhood against the harm that alcohol sales will inevitably yield from a business which thus far has shown no desire to adhere to town regulations nor the wishes of the neighbors. We ask that you suspend this license.

Kind regards,

Karen Martinsen Fleming (representative of the John's Family Trust)  
151 Crescent Street

Dave Batsford and Sarah Cleary  
159 Crescent Street

Ross Beyeler and Sarah Batsford  
148 Crescent Street

Allison McCarthy  
155 Crescent St, Stow, MA 01775

**From:** Allison McCarthy <allisonlovesboo17@gmail.com>  
**Sent:** Monday, November 22, 2021 1:15 PM  
**To:** Sarah Cleary  
**Cc:** batsford@ymail.com; dbatsford@smartpoints.tech; ddexter1023@gmail.com; kmfleming19@yahoo.com; mr.mdexter@hotmail.com; rbeyeler1@gmail.com; selectboard  
**Subject:** Re: Letter to Stow Select Board Regarding: 29 Culinary, LLC 2022 Common Victualer License Renewal

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A year ago, neighbors did not oppose the section 15 liquor license, given the guidelines of the 2015 Special Permit, which limited customer outdoor seating to 14 customers on a back patio. However, after experiencing the first year of Nan's Market operations, abutters now have a clear understanding of how this business operates and how its operations negatively affect our neighborhood. We CONTINUE to experience customer seating with violations to both proximity to lot lines and customer capacity, even after requiring intervention by Zoning Enforcement. In addition to this unregulated seating, we have experienced physical trespass on our properties by Nan's Market customers and their pets, as well as excessive noise disturbances. As the business owner stated in the 9/14 Planning Board meeting, *"Quaint and quiet doesn't pay the mortgage"*.

The business owners have stated that they self-monitor customer activities, however, after one year of operations self-monitoring has clearly failed. While unpermitted outdoor seating and unmonitored occupancy issues continue, we are very concerned that the business owners either do not have the capacity to or will simply choose not to regulate alcohol consumption on the property as well.

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Kind regards,

Karen Martinsen Fleming (representative of the John's Family Trust)  
151 Crescent Street

Dave Batsford and Sarah Cleary  
159 Crescent Street

Ross Beyeler and Sarah Batsford  
148 Crescent Street

Allison McCarthy  
155 Crescent St, Stow, MA 01775

## Phoebe Haberkorn

---

**From:** Dave Batsford <dbatsford@smartpoints.tech>  
**Sent:** Monday, November 22, 2021 7:29 PM  
**To:** selectboard  
**Cc:** kmfleming19@yahoo.com; Dave Batsford; batsford@ymail.com; rbeyeler1@gmail.com; ddexter1023@gmail.com; mr.mdexter@hotmail.com; allisonlovesboo17@gmail.com; Potamus  
**Subject:** Nan's Market -Section 15 Liquor License Renewal Application  
**Attachments:** Wine Dinner Outdoors.GIF; Photo of Wine on the Lawn.jpg

Dear Town of Stow Select Board Members:

I write to you regarding the section 15 liquor license renewal consideration for Nan's Market, which I strongly oppose and ask that you suspend this license.

While I wholeheartedly endorse the letter sent to you on this same subject, penned by Sarah Cleary and signed by most of Nan's abutting neighbors, I take the time to write myself because I fear that you may see this as a simple renewal application to be expeditiously processed but it is much more than this. I believe the renewal of this liquor license will become an endorsing precedent amounting to the opening of Pandora's Box leading to the degradation of our RESIDENTIAL neighborhood.

The neighbors originally did not oppose the section 15 Liquor License when it was posed a year ago because it was believed to be restricted by the guidelines of the 2015 Special Permit, which limited customer outdoor seating to 14 customers on a back patio only, which was out of sightline from neighbors. The Nan's Market operation was promoted to be a quiet, low key operation. Since Nan's opening however, it has proven to be anything but. Further, Nan's has displayed total disregard for regulations, permits and neighbors' concerns. It is this Method of Operation, for which I hope to avail the board prior to its consideration of this license renewal request.

Time and time again, Nan's has illustrated a policy of "it's better to ask for forgiveness after-the-fact than permission beforehand."

While not permitted for such, Nan's has instituted customer seating that violates both proximity to lot lines and customer capacity. When table seating was ordered removed by the Zoning Enforcement Inspector, Nan's countered with inviting people to bring their own seating and "enjoy the grounds". In addition to this non-permitted seating along the property lines, the neighbors have endured physical trespass on our properties by Nan's Market customers and their pets using our yards as their toilets. Excessive noise disturbances and offensive odors stemming from Nan's are a regular occurrence. Traffic issues are daily. Outdoor non-permitted activities, including amplified yoga instruction events and petting zoos have been sponsored at Nan's within an area of the property where use is not permitted. Intervention by Zoning Enforcement has been required for numerous issues but the relief garnered has been short lived. Again, I appreciate that these issues are not being deliberated by you at this time. However, these ongoing issues speak loudly to the operational conduct that can be expected to continue as applied to alcohol governance. Hopefully this letter will serve to abate a "you knew or should have known" future issue. Copies of pre-renewed license advertisements are attached hereto.

With so many aspects of Nan's Market operations still in violation, I think it would be highly imprudent of the board to renew a liquor license for this commercial business in a RESIDENTIAL neighborhood.

I welcome any conversation the Board or its member(s) would like to have with me and until then, I remain,

Respectfully,

Dave Batsford  
3<sup>rd</sup> Generation, 60 year Stow Resident  
159 Crescent Street  
Stow, MA 01775

Cell: (617) 283-0123

## Phoebe Haberkorn

---

**From:** M Dexter <mr.mdexter@hotmail.com>  
**Sent:** Tuesday, November 23, 2021 11:00 AM  
**To:** Dave Batsford; selectboard  
**Cc:** kmfleming19@yahoo.com; Dave Batsford; batsford@ymail.com; rbeyeler1@gmail.com; ddexter1023@gmail.com; allisonlovesboo17@gmail.com; Potamus  
**Subject:** Re: Nan's Market -Section 15 Liquor License Renewal Application  
**Attachments:** Screenshot\_20211123-103221\_Messages.jpg; Screenshot\_20211123-103236\_Messages.jpg

Dear Select Board,

I am writing to today regarding the renewals of Nan's Market liquor license renewal. My family moved to Stow June 30th, 2021. Unlike every other abutter we, moved next to a restaurant, not the restaurant moved next to us. NIMBY (Not In My Back Yard) need not apply to our perspective. We knew we were moving next to a restaurant. We were sold on it being a cute coffee shop that does some fancy salads and sandwiches that wanted to exist within a quiet neighborhood, not a chain restaurant.

After six months two things are apparent:

1. EVERYTHING is a fight with Nan's, and not just a fight between NIMBY and a commercial style business operating in a residential zone, but an individual that refuses to respect the rules set forth by the planning board. Mr. Mackey's favorite phrase when faced with a decision from the planning board he does not like is "am I supposed to kick out a mother and daughter not following these rules?" Yes, Mr. Mackey, you are supposed to be responsible for the grounds you so often advertise on social media with phrases that encourage patrons to use your grounds however they would like.
2. Mr. Mackey plays by Agent Gibbs rules from NCIS "it is better to ask forgiveness than seek permission."

Over SIX months Mr. Mackey has:

- Refused to follow Planning Board Guidance and put up any barrier from the irrigation basin on his property to discourage, let alone prevent, patrons from sitting in the basin. This basin is to protect my property from parking lot run off. There's vague talk of "more planter boxes" but those same planter boxes are between the picnic area and the parking lot to begin with.
- Never offers ANY Guidance as to WHERE patrons should sit, to stay off the property lines.
- Backed up traffic on 117 during an onsite wine tasting, noted by the Planning Board. This backup will undoubtedly increase in frequency moving forward.
- Installed picnic tables unapproved by the planning board.
- Still today 11/23/21 has picnic tables installed, in violation of the planning board ruling.
- Made unfounded accusations of abutters flying drones around his property, but never filed a police report. If a drone is outside MY Daughter's window, as claimed by Mr. Mackey, a police report would be made that day.

Additionally, Mr. Fisher, property owner, has not been any help in these matters, he is 100% aligned with Mr. Mackey. I communicated with Mr. Fisher about the REPEATED trespassing violations of Nan's patrons including pets. Upon discovery of more dog poop, I sent the attached message to Mr. Fisher alerting him that I was considering perusing legal actions with SPD. The following weekend the fence was being worked on again.

Finally, On October 2nd I emailed the town Planning & Building departments asking about how special permits are to be enforced on weekends. I never received communication from the town. However within 15 minutes sending the email

Joe Mackey, Jordan's father and Facilities Manager of Nan's was on site asking how things are going, a vague update on the fence and a \$100 gift card in hand. Upon my refusal Mr. Mackey stated, "come on it's not a bribe."

This is just a brief six-month sample of the people you're being asked to trust enough to give permission to sell alcohol in our community.

Our family is asking the select board to take a serious look at the short- and long-term ramifications of Nan's on this neighborhood. I know the odds of Nan's not getting approval are slim, but being an abutter is starting to become uncomfortable. We share the most direct border with Nan's of all abutters, even with a fence eventually being built we will always be the house viewed upon as the face of the abutters opposing Nan's.

Thank you for your time, and sincere apologies for the tardiness of my letter.

Mark Dexter  
259 Great Rd  
Stow Ma 01752

Sent from my Verizon, Samsung Galaxy smartphone  
[Get Outlook for Android](#)

< Wes Fisher & Shi...  
(978) 239-1063



Dog poop from Nan's.  
This is two (and NOT the only  
2) weekends in a row dogs  
have entered my yard  
Get the fence built, I don't want  
to be forced to start filing  
trespassing report with the  
police dept.

MMS  
4:51 PM



**From:** Ross Beyeler <rbeyeler1@gmail.com>  
**Sent:** Thursday, December 9, 2021 3:42 PM  
**To:** selectboard  
**Cc:** Sarah Batsford  
**Subject:** Liquor License Renewal: Nan's Rustic Kitchen & Market

Dear Town of Stow Select Board Members,

We have recently moved to 148 Crescent Street and are abutters to Nan's Rustic Kitchen and Market. We have learned that their license for retail sales of beer and wine is pending renewal and we want to share our strong opposition to the sale of any alcohol in our residentially zoned neighborhood.

We moved to Stow in June 2021 with our newborn son, and we plan to raise our family here on Crescent Street. Our son will be the 5th Generation of our family raised and living on Crescent Street. We are no strangers to this neighborhood and its quiet residential nature. We also know that Nan's business is running in a residentially zoned neighborhood under a Special Permit for Historic and Culturally Significant Buildings and that this requires the business to be in harmony with the character of a Residential District.

Nan's operation is heavily focused on alcohol and alcohol sales. We have seen the promotions for wine tasting, wine dinners, a wine CSA and market pictures of customers enjoying wine on the property. The sheer volume of the wine and beer retail area in the Market shows the focus clearly on alcohol sales. We do not find a package store to be in harmony with the character of our residential district.

Since the summer, we have seen how Nan's operations have affected our neighborhood, and our friends and neighbors with unregulated operations, whether is it customers seating themselves on our neighbors' property, customers' pets running through the neighborhood, traffic backups from pop-ups from other businesses, or cars parked on Rt.117. If this business can't regulate its own operations, what assurances do we have regarding the regulation of alcohol sales and consumption by its customers? As new parents, we certainly do not want our family exposed to this type of unregulated business.

We have condensed our concerns to the following points:

- We just moved our family from Hudson to Stow because we didn't want to live next to shops and restaurants selling alcohol. We wanted our son to grow up in the historic town and neighborhood his family is from.
- From what we have seen, Nans clearly takes an "ask for forgiveness rather than permission" approach that is having a negative impact on the residentially zoned neighborhood;
- We are concerned that the slow scope creep of this business will permanently alter the initial nature of the special permit and allow a truly commercial operation to take hold in a residential community if no one is willing to roll back permits and leniencies already granted;
- Most importantly, a general store selling beer/wine, having wine tasting, and not stopping customers from consuming alcohol on-premises is a big leap from a 1900 Bed and Breakfast and is no longer "in harmony with the character and uses permitted in the Residential District."

In summary, we strongly oppose the renewal of Nan's Rustic Kitchen and Market's license to sell beer and wine, and we will continue to oppose the sales of any alcohol in our residential neighborhood. We ask the Select Board to consider the impact that this license renewal will have on our neighborhood in both the immediate and long term, and reject this license renewal.

Regards,

Ross Beyeler and Sarah Batsford  
148 Crescent Street, Stow

Correspondence re:  
84-102 Great Road

Stow Board of Health

November 22, 2021

380 Great Road

Stow MA 01775

*Received by  
Dolores Hawn/Hen  
on 11/23/2021  
dh*

RE: 84 to 102 Great Road Stow MA has created health and safety concerns

Dear Board of Health Members and Nashoba Board of Health,

I appreciate all the work you do. I understand the complexity and the need for Nashoba Board of Health. I am copying you all on my concerns and asking to be put on the Stow Board of Health agenda for your next meeting.

I am also asking Nashoba Board of Health to review the concerns and make a site inspection visit related to trash and trash storage effecting my home at 1 White Pond Road Stow MA 01775 and the Property adjacent to mine owned by Marvin Guiles on 15 Heritage Lane Stow MA 01775. The business property next door at 84 to 102 Great Road has created health and safety concerns. There has been an ongoing problem with trash and dumpsters left open with trash blowing on to my property, onto Marvin Guiles property and into the trees in the past. The dumpsters once were located at the back of the building. Now they have multiplied in numbers and are encroaching on Marvin Guiles property. There is trash sitting on the ground outside the dumpsters, some wood and contractor materials seem to be from changes to the building. There are several tenants located on the at 84 to 102 great Road property and a single-family rental home. The dumpsters are in clear view from my yard as they are only feet away, See Exhibits.

I am not sure who to contact to clean up the mess and have them moved away from the property lines and off Marvin Guiles property. There are property line stakes in place see Exhibits.

There additionally are tires and other media on Marvin Guiles property. I believe the dumpsters are owned by different companies and rented and/or owned by different tenants on the 84 to 102 great Road property. Some tenants bring their trash from home and put it in the dumpsters, so there are food products along with trash generated from Car repair maintenance and other materials from the business mixed into different dumpsters.

I want to understand whose responsibility it is to maintain the trash on the properties. Is it the tenants that rent? There are a number of tenants, and I do not know who to reach out to. Who is putting trash out and trespassing on the neighbor's property? There were two dumpsters located on that corner, another was moved over this week. They are the ones that leave the most trash outside the dumpster and trash that blows into my yard.

Please advise me in the proper approach to managing the issues with trash, storage of trash and removal of trash? I would love to meet with the board at a meeting to go over the issues that also pertained to new developments and facilities in town and where to locate the information on proper storage of trash and liability related to trash storage and removal. Are there certain haulers that are required to be licensed to maintain the dumpsters? Are they required to be on a paved surface or a non-porous surface so that contaminants do not go down into the ground? Are they required to be screened

or fenced in and to be closed to keep the birds and rodents out? Current dumpsters are within feet of my yard. I had to remove a lot of plastics from my tree that had blown in through the winter. And I have consistently had to pick up trash along the property line and in my yard from various sources. Exhibits

I have not been able to locate comprehensive information related to rules and regulations for trash storage in Stow. 84 to 102 has changed from a single use and home back in the 80's with a home on one parcel to a Multi-use Contractors site, Landscaper yard and storage, residential home rental and has multiple car dealers and repair shops now on the property. The current count is 6 to 10 tenants mentioned in the select boards meeting by the owner. No site manager was mentioned.

Cyndie has provided me with what she has for rules. It's a big burden for tenants to try to manage trash without any rules to follow and it would be helpful to be able to guide them. There is no active special permit on the property and no permits have been used since the expansion from the building department. I stopped in last week and spoke to the building inspector in person and went through the files.

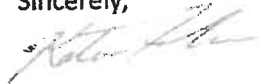
Many communities have a check list when a new business makes changes to a property. Does the Board of Health have a checklist: Water, Sewage, Trash and who to contact for fire and safety inspections on the property before they can open to the public?

This has become particularly important where the town is trying to expand the lower village business district and change zoning at this time. This is also important because the runoff from a neighbor's property has an impact on the ground water quality of wells. This lot has or had monitoring wells to protect against additional contamination in the area. It is important, as one businesses trash can impact other businesses profits.

Let me know when I am on the agenda. Any state regulations would be helpful. I am copying Marvin Guiles my neighbor on this email we have spoken in detail on this matter. He has been dealing with these concerns and promises not kept for years. He is a good neighbor.

Thank you for your attention on these matters. Please contact me directly with your response.

Sincerely,



Kathleen Fisher

1 White Pond Road

Stow MA 01775

978-660-4318 cell Katefisher@aol.com

CC: Nashoba Board of Health, Stow Selectboard, Conservation Commission, Stow Planning Board, Lower Village Revitalization Committee, Economic Development and Industrial Commission

**Property line between 84 to 102 Great Road  
and 15 Heritage Lane Stow.**

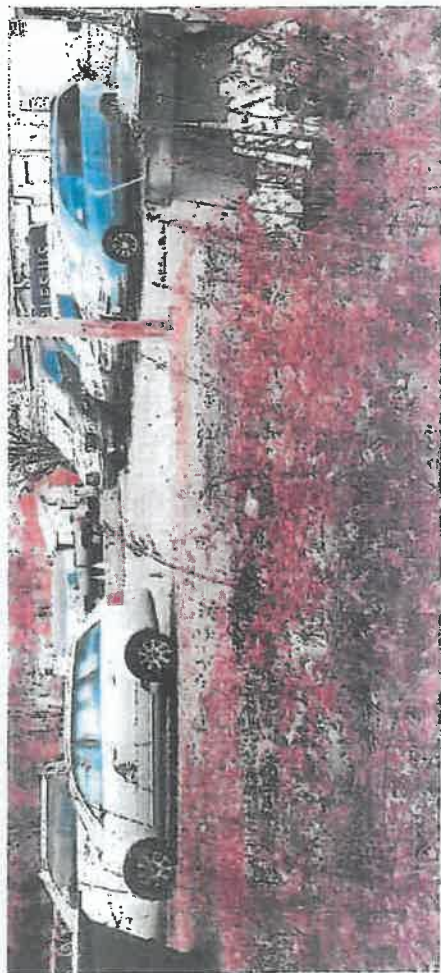
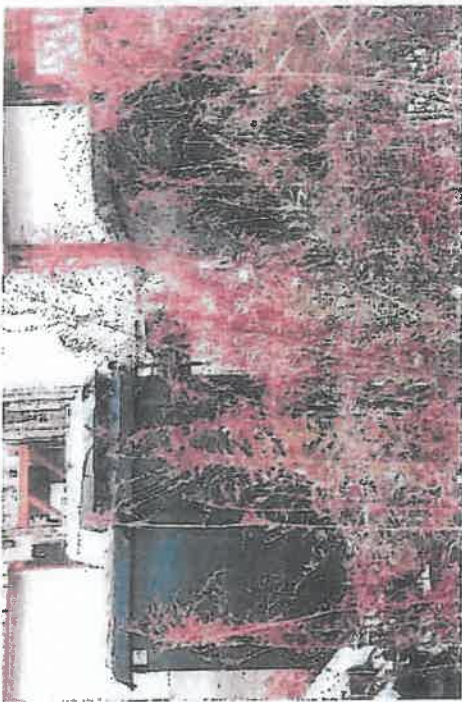
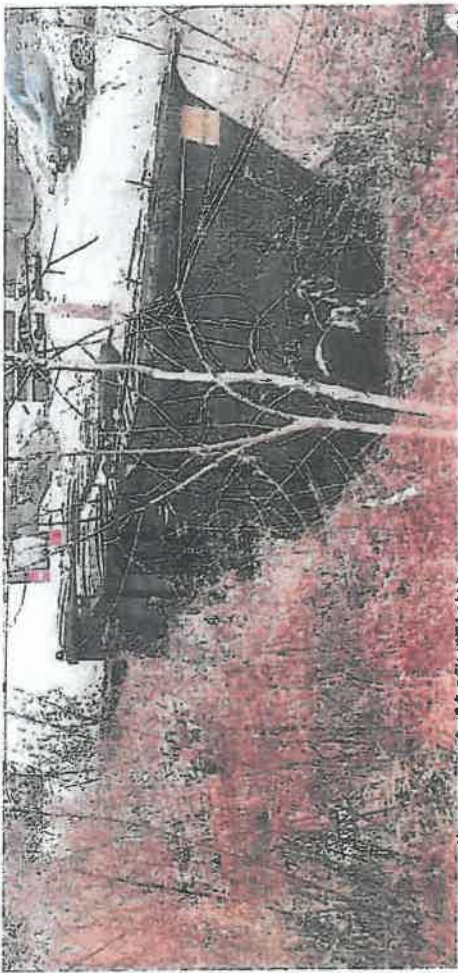
See the two property Stakes and the Tires, trash  
and materials on 15 Heritage Lane's property.



# South East Corner of 84 to 102 Great Road and 15 Heritage



**These are the ones that  
leave the most trash out-  
side the dumpster that  
Trash blows into my yard.**



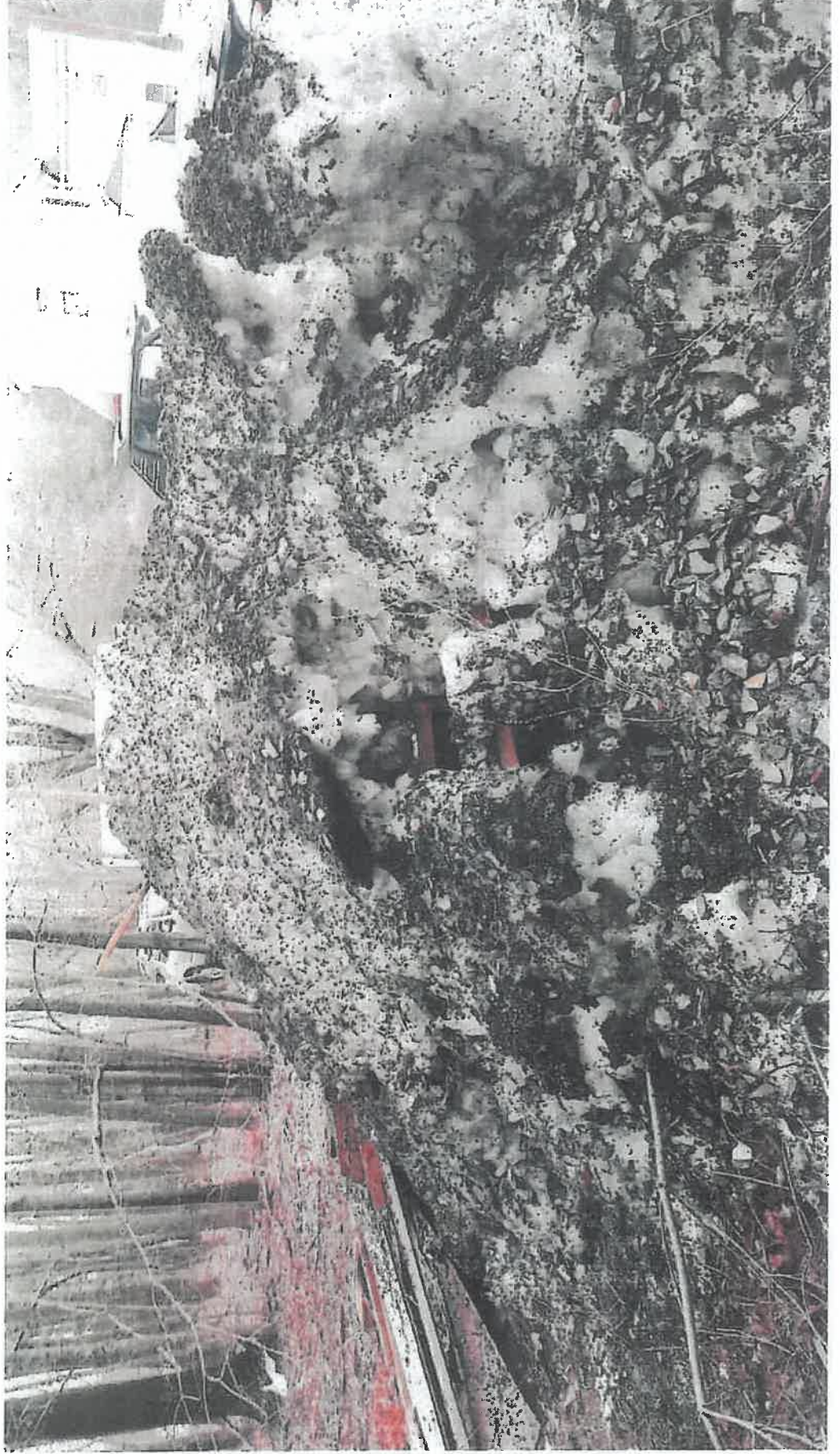
**View over my fence 11/15/2021**

**Note: Hard pack being laid out on 84 to 102 Great Road side and rear yard.**





Trash and Snow previously left along the property lines.



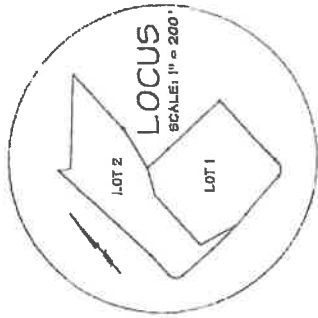


PRESTI PROPERTY 2005

Middlesex Registry of Deeds,  
Southern District  
Cambridge, Massachusetts  
Plan No. 1102 - of 18 97  
Rec'd. 10-15-19 97  
at 141 Elm Ave Doc No. 221  
Rec'd, Blk 276 & Page 20  
Attest  
*Spencer*  
Registrar

FOR REGISTRY USE

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.  
*David A. O'Donnell*  
P.L.S.  
DATE Sept. 5, 1997.



PLAN OF LAND IN  
STOW, MASS.

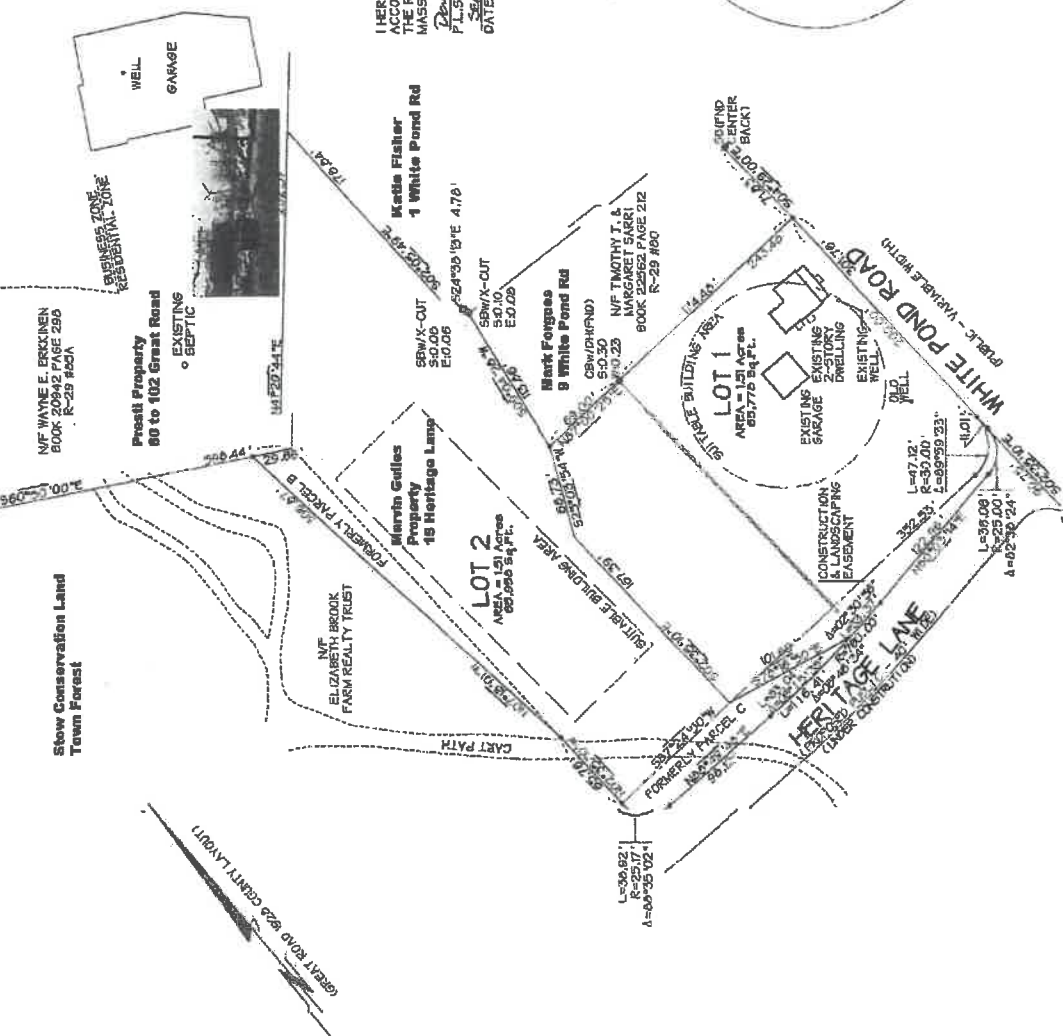
PREPARED FOR RECORD OWNER:

MARY N. A. GUILLES  
179 GREAT ROAD  
STOW, MASSACHUSETTS 01775

DATE: SEPT. 5, 1997  
SCALE: 1" = 60'

PREPARED BY:

LANCWOOD ENGINEERING, INC.  
179 GREAT ROAD, ACTION, MA 01750  
(508) 872-4182, 201622F ELD, CSO



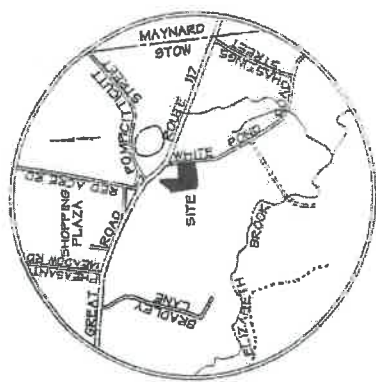
PLAN REFERENCE:

PLAN ENTITLED "PLAN OF LAND IN STOW, MASS." PREPARED FOR COMMONS DEVELOPMENT. PREPARED BY LANCWOOD ENGINEERING, INC. DATED DECEMBER 14, 1996. RECORDED IN THE MIDDLESEX SOUTH-REGISTRY OF DEEDS AS PLAN NUMBER 602 OF 1997.

PLAN ENTITLED "ELIZABETH BROOK FARM DEFINITIVE SUBDIVISION PLAN, PLANNED CONVERSION DEVELOPMENT." RECORDED PLAN SHEET 3 OF 18 PREPARED BY LANCWOOD ENGINEERING, INC. DATED DECEMBER 14, 1996. RECORDED IN THE MIDDLESEX SOUTH-REGISTRY OF DEEDS AS PLAN NUMBER 420 OF 1997.

DEED REFERENCE:

BOOK 23201 PAGE 171



LOCUS PLAN  
SCALE: 1" = 1200'

- NOTES:
1. TOWN ASSESSOR MAP R-29 PARCEL 79
  2. ZONING DISTRICTS: RESIDENTIAL
  3. (S) DENOTES CONCRETE EDGING FOUND.
  4. (I) DENOTES IRON PIPE FOUND.
  5. (D) DENOTES DRILL HOLE FOUND.
  6. (H) DENOTES IRON PIPE FOUND.
  7. NO DECISIONS MADE BY THE ZONING BOARD OF APPEALS HAVE BEEN FOUND ON RECORD.
  8. THIS PLAN IS MEANT AND INTENDED TO SUPERSEDE ALL PREVIOUS PLANS AND RECORDS.
  9. LOT 1 INCLUDES A PORTION OF PARCEL B AND A PORTION OF PARCEL C.
  10. LOT 2 INCLUDES PARCEL B AND A PORTION OF PARCEL C.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED  
STOW PLANNING BOARD

*Karen Kelly*

DATE 9-25-97

1102

**From:** Katie Fisher <katefisher@aol.com>  
**Sent:** Monday, November 29, 2021 11:25 AM  
**To:** Denise Dembkoski  
**Cc:** katiefisher76@gmail.com; Cyndie Colosi; acampbell@nashoba.org; Jesse Steadman; Malcolm Ragan; Steve Nadeau; Kathy Sferra; Frank Ramsbottom; selectboard  
**Subject:** 84 to 102 Great Road Stow - Police were called on Friday - stripped of material and part of the property's driveway was torn out  
**Attachments:** 84 great rd 11262021 hole filled with material .jpg; 84 great rd before hole .jpg; 11262021 by downspout.jpg; 11262021 by dumpsters and lot line.jpg

Dear Denise & Select Board Members,

11/29/2021

I hope you enjoyed the long Thanksgiving weekend. I felt bad calling on Friday and disturbing your holiday weekend.

Friday my daughter heard loud noises in the rear of my property. When I arrived, I found the rear of 84 to 102 great road adjacent to the back and my side corner stripped of material and part of the property's driveway was torn up and removed. They did not remove material on my property.

Friday, I called the Stow Police and asked them what I could do. They took photos as well and later the Stow Police Chief stopped by. I also left a message for Steve Nadeau the Superintendent of Streets. He Called me back this morning. Steve said there are no permits pulled at the Highway Department for the driveways etc. I really appreciated his call back.

I have attached photos of the removal and replacement of material on the rear of 84 to 102 Great Road Stow. My understanding is there have been no permits pulled for Highway, the Building Department, the Board of Health for any work done on the property since my complaint in 2017. This morning I noticed they are back out working on the property.

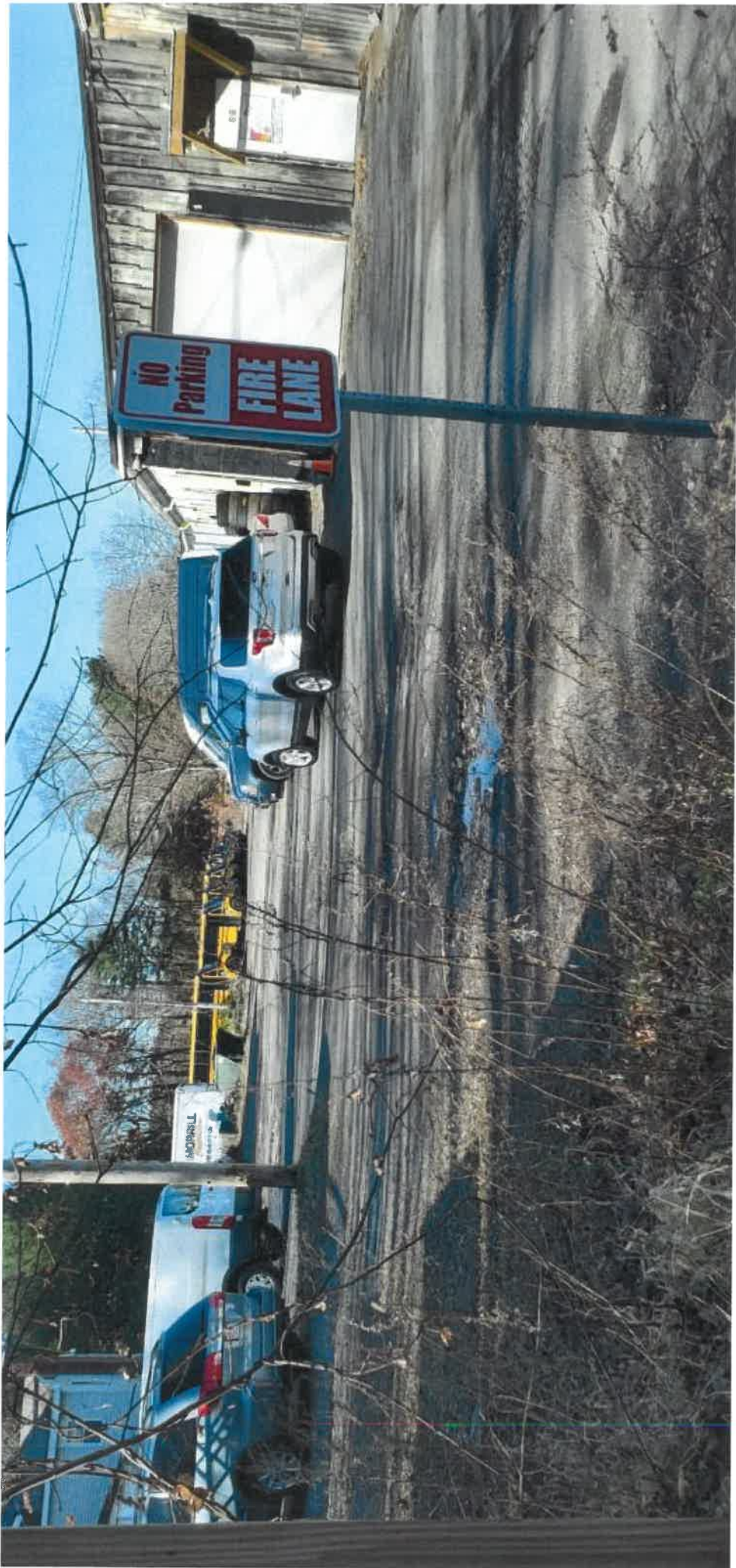
The Stow Selectman issued a renewal of the class II Auto dealership licenses on Tuesday night. They did not have a hearing or issue a special permit for site work and approve a drainage plan. In addition, they did not allow input from the abutters.

Please advise me on what is being done. Thank you for the update and response to my letter last week to the Nashoba and Stow Boards of Health. As per the letter from your office, my understanding is they are coming out to review the status of the trash and run off concerns with the wells, monitoring wells, septic, and trash storage concerns on the property this week. I will copy them and other boards and committees on my letter.

Regards,

***Katie Fisher***

Kathleen Fisher  
1 White Pond Road  
Stow, MA 01775  
[Katefisher@aol.com](mailto:Katefisher@aol.com)  
978-660-4318 cell











December 9, 2021 - emailed at approximately 3:30 pm

**OFFICIAL REQUEST FOR INCLUSION ON THE AGENDA -**

**Request “1” -This is a time sensitive matter and should be addressed prior to any other decisions made in regards to 84 – 102 Great Rd.**

**Request “2” - While this request, I feel is related to the first in general, I have made it distinct from what is asked in Request 1. I do not want a possible incorrect perception on my part, in this request, to prevent the issue in Request 1 from being addressed.**

As I have in previous letters stated, I apologize if I have made error in interpretation of any laws or bylaws. I would be grateful, if I have done so, that my error be explained.

**1. Official request for review of zoning bylaws 3.9.6 and 3.9.7 and for discussion on how to rectify actions of the Select Board that violated these laws.**

The Select Board made decisions on use as a non-conforming, that are to be made by the Zoning Board of Appeals. In addition, criteria and decision making used in the process, was not aligned with those, specified in the bylaws. MGL 140 Section 59 allows municipalities the right to grant auto sales licenses, under the condition, that they follow the guidelines for granting licenses. For Stow’s class 2 used auto licenses, that would include Section 58 and Section 59. While ensuring that the is a “proper place” for the business, is required, this law does not afford the Select Board the right to ignore Stow’s Bylaws, pertaining to “use as a non-conforming”, specifically, that it is the Zoning Board of Appeals that decides on concerns of change or increase in use.

I do not think the Select Board purposefully took on decisions, of which they are not afforded the authority to do, rather it was a continuation of previous procedure assumed to be correct. However, the recent vote to approve a “renewal” of a disputed license against the advice of town counsel, complicates this matter. Furthermore, the way in which it was done was bewildering and I do not know how it can be viewed without thinking open meeting laws were violated.

**2. Official request, that discussion with all board members present, be had in regards to how a decision that ignored town counsel’s advice was made with no discussion at all. Taking the public comments at the beginning of the meeting, the information in the packet and watching the recording of that portion of the meeting,**

**I** am sure would help understand how odd this seemed. Discussion should allow for an explanation and put the concern to rest, which in light of the greater concern above, seems advisable.

Sincerely,

Dorothy Granat  
11 White Pond Rd.  
Stow, MA 01775

**3.9 NON-CONFORMING USES AND STRUCTURES**

**3.9.1** A pre-existing NON-CONFORMING USE or STRUCTURE may continue. However, other than Wireless Service Facilities, which may not be altered or extended unless specifically allowed in Section 3.11 of the Bylaw, no lawful pre-existing NON-CONFORMING USES or STRUCTURES may be extended or altered except in conformance with Sections 3.9.6 and 3.9.7 below. All applications for extensions and/or alterations shall include a scaled floor plan of the STRUCTURE(S) in question showing FLOOR AREA and ground coverage prior to and following the proposed changes in order to determine the degree to which the use has expanded from its original size. All applications for such special permits shall include such information and plans as required for a special permit as required in Section 9.2. Applicants shall also comply with the following site planning standards for "NONCONFORMING USES or STRUCTURES":

**3.9.1.1** It shall comply with the parking requirements of the Parking Section of this Bylaw, except as superseded by 3.9.1.4., 3.9.1.5. and 3.9.1.6. below;

**3.9.1.2** It shall comply with the SIGN section of this Bylaw;

**3.9.1.3** It shall comply with the General Use Regulations section of this Bylaw;

**3.9.1.4** No parking, BUILDING or outdoor storage facility of materials or products shall be closer than 35 feet from the side or rear LOT line, nor closer than 50 feet from the STREET LINE;

**3.9.1.5** Parking and outdoor storage of materials or products shall be screened from the view of abutting properties and the view from public ways by vegetative screens, opaque fencing or topography; and

**3.9.1.6** There shall be sufficient space and provision on site for the maneuvering of vehicles so as to allow loading and unloading of materials and products without impeding the flow of traffic along public ways or blocking pedestrian sidewalks, paths and rights of way.

**3.9.2** If said NON-CONFORMING USE has been changed to a more restricted use, it shall not again be changed to a less restricted use.

**3.9.3** If the NON-CONFORMING USE is discontinued or abandoned for a period of two (2) years or more, it shall not be re-established except upon a special permit granted by the Board of Appeals.

**3.9.4** A non-conforming single or two-family DWELLING or agricultural STRUCTURE which has been damaged or removed may be rebuilt or restored at the same location and again used as previously, provided that the owner shall start operations for restoring and rebuilding on said premises within twelve (12) months after such damage or removal and reconstruction is completed and occupancy begun within two (2) years of start of restoration except upon a special permit for a longer period of time granted by the Board of Appeals.

**3.9.5** An amendment to the Zoning Bylaw shall not apply to structures or uses lawfully in existence or lawfully begun, or to a building or special permit issued before the first Town of Stow Zoning Bylaw – Including Amendments through May 2021 Page 37 publication of notice of the public hearing on such bylaw required by Section 5, but shall apply to any change or substantial extension of such use, to a building or special permit issued after the first notice of said public hearing, to any reconstruction, extension or structural change of such structure and to any alteration of a structure begun after the first notice of said public hearing to provide for its use for a substantially different purpose or for the same purpose in a substantially different manner or to a substantially greater extent except where alteration, reconstruction, extension or structural change to a single or twofamily residential structure does not increase the non-conforming nature of said structure. In cases involving construction, such construction shall be carried through to completion continuously and expeditiously. If such construction has ceased for a period of two or more years, it shall be considered abandoned, and exemptions from zoning bylaw amendments shall cease to apply.

**3.9.6** Changes of Use and Limitation on Intensity and Size of Use – Other Than Single or TwoFamily Residential Dwellings:

**3.9.6.1** As provided in G. L. c. 40A, sec. 6, a lawfully preexisting nonconforming use and/or structure, other than a single or two-family residential dwelling, may be reconstructed, altered or extended only

if: 1. said reconstruction, alteration or extension itself conforms with all the provisions of the Zoning Bylaw; 2. there is a finding by the Board of Appeals that such reconstruction, alteration or extension will not be substantially more detrimental to the neighborhood than the existing nonconforming structure or use; 3. that said extension, alteration or change is in accordance with the guidelines noted below; and 4. that the Board of Appeals grants a special permit as provided in Section 9.2. 3.9.6.2 Guidelines for Review of Extensions, Alterations or Changes to Preexisting, Nonconforming Uses and Structures: Recognizing the need to provide guidelines for determining relative impacts upon the Town and the immediate neighborhood from an expansion, alteration or change of preexisting nonconforming uses and structures, and recognizing the basis and consistent principles of zoning with respect to minimizing nonconforming uses and structures, the following shall apply to the review of special permit applications under this Section: 1. the Board of Appeals shall encourage extensions, alterations or changes to nonconforming structures and uses toward greater, if not complete, conformance with the provisions of the Zoning Bylaw and to reduce the degree of nonconformity; 2. the Board of Appeals shall not encourage the expansion of a nonconforming structure or use as measured by either the: a) amount of floor space or land area used, or b) volume of activity, including but not limited to an increase in the intensity of use and/or a change in the nature or purpose of the use; 3. the Board of Appeals shall prohibit the expansion of nonconforming structures and uses unless there will be no demonstrable adverse impacts on abutting properties and those properties that generally characterize the neighborhood or locus within which the expansion is sought, and; Town of Stow Zoning Bylaw – Including Amendments through May 2021 Page 38 4. the Board of Appeals shall not encourage the expansion of nonconforming structures and uses if the expansion will negatively impact the Town of Stow’s ground or surface waterbodies

Dorothy Granat  
11 White Pond

I would like to confirm that I have not misinterpreted, perhaps by some lack of information, what occurred at the last Select Board meeting.

Public input was given against the renewal of Mr. Presti’s license, as submitted under the name of Chapel Hill Partners. The board discussed issues regarding other class 2 used car sales licenses. These were renewed. The Chair moved on to the Chapel Hill Partners application. It had been decided it would be done separate, from the other Class 2 licenses. James Salvie moved to renew it for three months. There was no discussion or comment by any member, other than the Chair asking if there was discussion. All other members agreed, other than Zack Burns who was not in attendance due to travel. There was no Select Board meeting after the date of the email from the Town Administrator, that contained the reply from town counsel. The Select Board voted to issue a renewal against town counsels advice and not one board member had any comment or question or felt a need for any discussion.

Just the information in the packet was enough for the board to know they could not legally vote for the renewal. No reason had to be given, as his license did not expire for three months. Still there was no discussion.

# CORRESPONDENCE

Additional correspondence on file in the office:

- Fios TV notice of programming change
- Xfinity TV notice of programming change
- ZBA Notice of Public Hearing for 122 South Acton Rd