

AGENDA
SELECT BOARD
December 13, 2022
7:00 p.m.
Town Building & Zoom

The public may attend the Select Board meetings in person or may participate via remote Zoom access.

Join Zoom Meeting

<https://us06web.zoom.us/j/88061063800?pwd=VnRkS1NjNUltRmJic1ZsTmtWQitRQT09>

Meeting ID: 880 6106 3800

Passcode: 356529

1. Public Comment
2. Board Member Comments
3. Town Administrator's Report
4. Appointments
 - Brian Hatch to the position of Acting Highway Superintendent effective December 17, 2022
 - Debie Maher to be reappointed to the Stow Cultural Council for the remainder of a three-year term ending June 30, 2025
 - Charles Streff to be reappointed to the Stow Cultural Council for the remainder of a three-year term ending June 30, 2025
 - Mark Dexter to the Recreation Commission through June 30, 2023
5. Discussion and Possible Vote
 - Litigation update with Attorney William Hewig
 - Joint Board Meeting with the Planning Board to discuss the following:
 1. Charter review comments
 2. Comprehensive Plan timeline and responsibilities
 3. Town Meeting warrant articles/ general workplan priorities
 - Continued Discussion of the EDIC Mission Statement
 - Vote to open a gift account for the Stow Acres Project and accept up to \$100,000 in donations from Stow Conservation Trust to be deposited in said account.
 - 2023 Liquor License Renewals
 1. 29 Culinary LLC d/b/a Nan's Market, 271 Great Road – Package Store – Wine & Malt
 2. AL & BC Inc., 8 Hudson Street – Package Store – All Alcohol
 3. Honey Pot Hill Orchards LLC, 138 Sudbury Road – Farmer Winery Pouring Permit & Common Victualer
 4. J. Melone & Sons d/b/a Stowaway Golf, 121 White Pond Road – On Premises – Wine & Malt & Common Victualer
 5. J. Salamone Enterprises, Inc. d/b/a Russell's Convenience Store, 390 Great Road – Package Store – Wine & Malt
 6. Nickrosz Spirits, Inc. d/b/a Colonial Spirits of Stow, 117 Great Road – Package Store – All Alcohol
 7. Red River Rock, Inc. d/b/a Red Ginger Restaurant, 117 Great Road - On-Premises – All Alcohol & Common Victualer
 8. Robert Page III LLC d/b/a Butternut Farm Golf Club, 115 Wheeler Road – On-Premises – All Alcohol & Common Victualer

9. Stow Food & Beverage LLC d/b/a Stow Acres Country Club, 58 Randall Road – On-Premises – All Alcohol & Common Victualer
 10. The Air Field Café, Inc. d/b/a Nancy’s Air Field Café, 302 Boxboro Road - On-Premises – All Alcohol & Common Victualer
 11. Wedgewood Country Club of Stow Inc. d/b/a Wedgewood Pines Country Club, 215 Harvard Road - On-Premises – All Alcohol & Common Victualer
 - o 2023 Class II license renewals:
 1. Great Road Fuels, Inc, 368 Great Road
 - o 2023 Common Victualer renewals:
 1. Stow Café, 118 Great Road
6. Meeting minutes
 - o November 15, 2022
 - o November 22, 2022
 7. Correspondence
 8. Adjournment

Correspondence received:

Posted Friday, 12/9/2022, 2 PM

From the Town Administrator:

November 2022 Budget Guide Fiscal Year 2024

11/28/2022, Anti-Hate Statements

12/8/2022, Green Advisory Committee Information

12/9/2022 from the Traffic Safety Advisory Committee; Marlboro Road

11/21/2022 from Michelle Contey; Textile bin in Stow, MA

11/21/2022 from Karen Kelleher; Harvard Road Drainage issues

11/29/2022 from Joanna Grossman Miller; Gleasondale Village Association Steering Committee Memo

12/4/2022 from Abby Morgan; Light in the Darkness #NASJALight22

12/8/2022 from The Sears Family; Eagle Court of Honor

11/15/2022 from GZA GeoEnvironmental; Private Drinking Water Well Analytical Results – Various Properties in Hudson and Stow

Conservation Commission Notice of Public Hearing on December 20, 2022 at 7:45 p.m.

Conservation Commission Notice of Public Hearing on December 20, 2022 at 8:00 p.m.

Board of Appeals Notice of Public Hearing on January 9, 2023 at 7:45 p.m.

Board of Appeals Notice of Public Hearing on January 9, 2023 at 8:15 p.m.

11/18/2022 from Greg Franks of Comcast; Important Information – Price Changes

11/22/2022 from Niall Connors of Verizon; FIOS TV LFA Notice - Afrotainment & African Box Office

11/29/2022 from Niall Connors of Verizon; FIOS TV LFA Notice – Cinémoi

12/1/2022 from Niall Connors of Verizon; LFA Notice - CEEN

APPOINTMENTS

Appointment

Brian Hatch to the position of
Acting Highway Superintendent
effective 12/17/2022



Denise M. Dembkojski
Town Administrator
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 that Brian Hatch be named Acting Highway Superintendent effective December 17, 2022. Current Superintendent, Steve Nadeau, is starting his extended vacation time prior to his retirement in January, on December 16th and it is important for continuity of service to have a Superintendent that is available and accessible.

I respectfully ask for your ratification of this recommendation.

Denise M Dembkojski

Reappointments
Stow Cultural Council
Debi Maher
Charles Streff

**Appointment
Recreation Commission
Mark Dexter**



Denise M. Dembkoski
Town Administrator
townadministrator@stow-ma.gov

Town of Stow
Office of the
Town Administrator

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

We had two letters of interest for the last vacant Recreation Commission seat, Marianne Sharin and Mark Dexter.

I would like to recommend Mark Dexter be appointed to the vacant seat on the Recreation Commission through June 30, 2023.

Mark moved to town in 2021, has two school aged children, and one of his first experiences in Stow was with Camp Stow. He is looking forward to getting involved with Recreation and hopes to provide guidance in areas of financial management with regards to the programs and department.

I believe he will be an asset on the Rec Commission and I respectfully ask for your ratification of the recommendation.

Denise M Dembkoski

Denise Dembkoski

From: Joyce Sampson
Sent: Thursday, November 10, 2022 10:42 AM
To: Denise Dembkoski
Subject: FW: Recreation Commission Vacancy

From: selectboard
Sent: Monday, September 19, 2022 8:46 AM
To: 'M Dexter' <mr.mdexter@hotmail.com>
Subject: RE: Recreation Commission Vacancy

Hello,

This is to acknowledge that your email has been received by the Select Board office. It has been forward to the Town Administrator Denise Dembkoski for consideration, and she will reach out to you when she is ready to recommend appointments to the Board. Thank you for your interest in serving the Town!

Best regards,

Joyce

Joyce Sampson | Executive Assistant
Town Administrator & Select Board Office
Town of Stow | 380 Great Road | Stow, MA 01775
978-897-4515 | www.stow-ma.gov

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[Follow us on Twitter](#)

From: M Dexter <mr.mdexter@hotmail.com>
Sent: Friday, September 16, 2022 9:21 AM
To: selectboard <selectboard@stow-ma.gov>
Subject: Recreation Commission Vacancy

Hello Select Board,

My name is Mark Dexter, I am applying to fill one of the vacant seats on the Recreation Commission. I attended the meeting on September 15th and believe I would be a great fit for the commission. My family moved to Stow in June of 2021 and our children have attended Camp Stow for the past two years. We take advantage of the facilities managed by the Recreation Commission including Town Center Park, Stow Community Park's tennis courts and Pine Bluffs where we purchased a season pass this year.

In my previous town I volunteered as soccer and baseball coach for youth sports for a total of 9 seasons. I also served two years on the board of directors as Treasure for a non-profit daycare in Marlborough. I have a degree in Economics from Framingham State University and currently work in the logistics department at TJX in Marlborough. If there are any questions, please feel free to ask. I thank you for your consideration, and opportunity to give back to the town of Stow.

Thank you
Mark Dexter



Town of Stow
SELECT BOARD

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

NOTICE OF VACANCY

RECREATION COMMISSION

One member

Duties: To provide and promote recreational services for residents of Stow. To administer current programs, such as town beach, Camp Stow, skiing, etc.

Qualifications: Registered voter of Stow. Interest in recreation for townspeople of all ages. A commitment of time to attend monthly meetings as well as for special assignments.

Term: One member for the remainder of a one-year term ending June 30, 2023

Application: Applications will be accepted until the position is filled. If you are interested, please use the application form on the Town of Stow website (www.stow-ma.gov), found on the Board and Committee Vacancies page. Questions may be directed to the Select Board office at selectboard@stow-ma.gov or by calling 978-897-4515.

Posted December 5, 2022

DISCUSSION & POSSIBLE VOTE

Litigation update with
Attorney William Hewig

Joint Board Meeting with the Planning Board

- Charter review comments
- Comprehensive Plan timeline and responsibilities
- Town Meeting warrant articles/
general workplan priorities

Memo

To: Select Board
From: Planning Board
Date: December 6, 2022
Re: Planning Board Updates

The Planning Board would like to provide the following updates and considerations for discussion at the December 13, 2022 Joint Boards meeting:

2023 Workplan Priorities

Over the past few months, the Planning Board has reviewed a draft workplan, including the following high priority items in addition to the zoning amendments described further below:

Community Development Initiatives	Description	Short Term Steps for Planning Board
<i>Comprehensive Plan Update</i>	Full revision of existing 2010 Master Plan	<ul style="list-style-type: none"> • Continue development of Community Engagement Guidelines • Community outreach regarding Comprehensive Plan framework to guide charge of Committee • Request Select Board appoint Comprehensive Plan Committee after initial Planning Board outreach regarding framework
<i>Lower Village Water Feasibility Study</i>	Support ongoing study to determine the estimated costs of siting, permitting, treating, and distributing public water to Lower Village businesses.	<ul style="list-style-type: none"> • Participation in public meeting in Spring/early summer
<i>Stow Acres</i>	Climate Resilience Master Plan and Comprehensive Permit	<ul style="list-style-type: none"> • Potential Planning Department assistance with Comprehensive Permit process

		<ul style="list-style-type: none"> • Ongoing Working Group meetings
<i>Hudson Road/ Route 117 Intersection Improvements</i>	Design and engineering of intersection signalization	<ul style="list-style-type: none"> • Conduct public outreach on concept plans • Reapply for MassWorks grant in June '23
<i>Compliance with MBTA Communities</i>	Adoption of zoning bylaw to allow multifamily housing by right or through Site Plan Approval in accordance with M.G.L. Ch.40A §3A	<ul style="list-style-type: none"> • Creation of Action Plan to achieve interim compliance

Stow Charter Review Comments

Last month, the Planning Board provided comments to the Charter Review Committee. A number of these comments relate to the Select Board’s responsibilities and duties around the Comprehensive Plan process and the Board would like to ensure alignment around these items. Please see the attached memo as sent to the Charter Review Committee.

Anticipated Town Meeting Warrant Articles

Lower Village Business District

A complete draft of the proposed Lower Village Business District is available and reflects the Board’s vision of the Lower Village as a vibrant, welcoming community center. The zoning changes provide flexible design standards, allowance of mixed use development through Special Permit, and pedestrian oriented site planning.

The Board has contracted with consultants to provide visual examples of the type of development the bylaw would allow. Public outreach and engagement around the zoning change is intended to resume in January and continue through April. Announcements and updates on this process will continue to be posted to the Town’s website [through this link](#).

Active Adult Neighborhood Overlay District

Since the adoption of amendments to the Active Adult Neighborhood (AAN) Overlay District in October 2021, two items have been brought to the Board’s attention which will be further reviewed and considered: the need to include Map R2 Parcel 20-7 within the district, and the allowance of attached garages. These items will be reviewed based on the following history:

1. A longstanding map error was recently brought to the Planning Department’s attention and showed that Parcel 20-7 is within the Residential District, but not within the AAN Overlay as had been assumed. Inclusion of the parcel within the ANN

Overlay would allow the applicant of the Athens Lane development to provide an approximately 250 foot buffer to the west of the development between proposed housing and the Hale/Corzine properties. Exclusion of the parcel would result in a greatly diminished buffer.

2. During the bylaw development phase, the Athens Lane applicant requested the Board revise the Rules and Regulations for AANs to allow for attached garages. The Rules and Regulations were amended, however the Planning Department overlooked the prohibition on attached garages which remained in the zoning bylaw, which cannot be waived.

Phased Growth Bylaw

The Board is considering the removal of the Phased Growth bylaw, Section 8.6 of the Zoning Bylaw. This bylaw was initially adopted in 1988 during a period of rapid growth for the Town, although the rate of development in Stow has not triggered the need for phasing of growth as outlined in the bylaw. In addition, the inclusion of a Phased Growth bylaw has previously disqualified the Town from Housing Choice Designation, which would allow Stow to become eligible for capital grants through the Department of Housing and Community Development.

Wireless Service Facility Overlay District

The Planning Board has received a request from representatives of Verizon Wireless to amend the existing overlay district to include additional parcels in the district and to review the height requirements and setbacks to residential buildings and schools. The Board is currently reviewing whether to entertain this request.

Memo

To: Charter Review Committee
From: Planning Board
Date: November 14, 2022
Re: Planning Board Comments on Town Charter

The Planning Board has reviewed the Town Charter, last revised May 1991, and would like to offer the Charter Review Committee the following comments:

1. Overall Revision

The Planning Board recommends that all references to the “Master Plan” throughout the Charter is changed to “Comprehensive Plan”, alongside proper reference to M.G.L. Chapter 41 §81D to make clear the document referred to is indeed what the state refers to as the “Master Plan”. The purpose of this change is to provide consistency in the way the Town refers to this plan, as the Planning Board intends to modify language and begin to refer to the plan as the Comprehensive Plan. The shift to Comprehensive Planning has been seen in many communities throughout the Commonwealth and reflects more inclusive language.

2. Section 3.2 (b) (3): Board of Selectmen; Powers and Duties

This section states that the Select Board is responsible for “the maintenance and revision of any master plan developed”. The Planning Board recommends this is removed from the Select Board’s responsibilities so that the Town Charter is aligned with M.G.L. Chapter 41 §81D which states, in part, “A planning board established in any city or town under section eighty-one shall make a master plan of such city or town or such part or parts thereof as said board may deem advisable and from time to time may extend or perfect such plan.” The section continues, “such plan shall be made, and may be added to or changed from time to time, by a majority vote of such planning board and shall be public record.”

The Planning Board would appreciate the opportunity to discuss potential revisions to this section of the Charter with members of the Select Board prior to providing the Charter Review Committee with specific recommended language. While the Planning Board is the local body with statutory authority to create and approve Comprehensive Plans, any revision should reflect a mutually agreed upon understanding.

3. Section 3.2 (d): Board of Selectmen; Appointment

The Planning Board requests this language is changed to ensure that elected bodies will continue to appoint their own Subcommittees and Associate Members. This section, as currently write, appears to imply that the Select Board is responsible for making appointments related to Planning Board Subcommittees and Associate Members, which is not the way the Town has been operating to-date. Additionally, this section is in conflict with Section 7.8 (h) of the Charter, which allows for multiple member bodies to establish Associate Members and Section 9.5 of the Zoning Bylaws, which allows the Planning Board to appoint one Voting Associate Member.

4. Section 3.6 (b): Planning Board; Powers and Duties

The second sentence of this section is recommended to be revised as follows in order to more fully reflect the Board's authority:

The board shall have the power to regulate the subdivision of land *under the State Subdivision Control Law and through* ~~within the town by~~ the adoption of rules and regulations. *The board serves as a site plan approval and special permit granting authority under the State Zoning Act and the Stow Zoning Bylaw. The board shall be responsible for the ongoing maintenance and review of Comprehensive Plan development, in accordance with M.G.L. Chapter 41 §81D and shall have joint appointing authority.*

Further, the Planning Board suggests striking the following from the fourth sentence of this section: "including estimates of their costs". The fact finding related to cost estimates of proposed developments is felt to be unreasonable and has not been the case for decades.

5. Section 7.7 (c): Periodic Review of Charter and Bylaws; Master Plan Committee

The Planning Board offers two options for the revision of this section:

Option 1: Strike this section in its entirety. Per item 4 above, the responsibility for ongoing maintenance of the Comprehensive Plan would be part of the Planning Board's powers and duties. Please note that it is uncommon in Massachusetts to have a Charter include such tactical details. Additionally, removing these tactical details will give the Town flexibility on how the Comprehensive Plan is updated in the future. The Planning Board expects to have ongoing discussions with the Select Board on how the Plan could be more of a living document with smaller more timely updates in the future. Therefore, removing such details would enable this collaboration to proceed within compliance of the Charter.

Option 2: The Board requests this section is updated to allow flexibility both with the timing of the creation of a committee and the appointment and makeup of that committee. The rationale for this is that the Planning Board envisions that after the next full revision to the Comprehensive Plan, the plan would subsequently be treated as a living document, meaning that specific chapters may be revised with more frequency and the implementation component of the plan will be reviewed annually. The Board further recommends that any Comprehensive Plan Committee shall not have more than 7 members, as groups of over 5-8 individuals are less effective.

Please see the following suggestions:

~~Master **Comprehensive** Plan Committee: The Master **Comprehensive** Plan shall be reviewed at the direction of the Planning Board every five years, and a Master Plan Committee shall be appointed two years before the next update is due.~~ The Board of Selectmen shall appoint a special committee of up to seven members comprised of a member of the Board of Selectmen, the Planning Board, the Board of Health, the Conservation Commission, and the Finance Committee. **The Select Board and Planning Board may jointly appoint** ~~and~~ two Stow voters at large, who are not members of the above named boards. **Each board participating in Comprehensive Plan review may nominate their own representative.**

When the Comprehensive Plan is reviewed with a focus on specific plan components, the membership of the committee may change depending on the focus of the topics to be revised. It is the Planning Board's responsibility to gain input from relevant Boards, Committees, and Departments and may appoint relevant subcommittees as needed.

The appointed committee shall present a final report to the Planning Board and said report shall include a ~~Master **Comprehensive** Plan or updates to any existing Master **Comprehensive** Plan as required by Chapter 41 of the General Laws.~~ The committee shall be discharged within six months after the ~~Master **Comprehensive** Plan or Master **Comprehensive** Plan updates have been presented to~~ **and approved by** the Planning Board.

6. Section 7.8 (d): Procedures Governing Multiple Member Bodies; Voting

The Planning Board recommends this section be updated for accuracy as for Planning Board matters, roll call votes are only needed in executive session and through the Governor's extension of the Open Meeting Law when conducting meetings through either a hybrid or virtual session. Although individual member votes are recorded, in practice, this section of the Charter has not historically been followed by the Planning Board.

EDIC Mission Statement

continued discussion

Denise Demboski

From: Valerie Oorthuys
Sent: Thursday, December 8, 2022 3:01 PM
To: Tnefarns@comcast.net; Megan Birch-McMichael; Lorielark@icloud.com
Cc: Denise Demboski
Subject: EDIC Mission Statement

Hi everyone,

At their meeting this week, the Planning Board discussed the revised EDIC charge, as last provided on November 15th. The Board asked for the following minor edits to be made (in red):

As an advisory committee, the Stow Economic Development **and Industrial** Committee (EDIC) shall support new and existing businesses, identify needs, and action steps to further business opportunities in the Stow community. The EDC shall work with Stow Boards and Commissions, Stow businesses, and residents to balance Stow's small town character with business development within the town. To achieve these goals the EDIC shall develop baseline business information and studies on Stow's evolving economic condition as well as provide liaison and/or advocacy between the town of Stow **G**overnment and business interests within the community.

In reviewing the above charge, members questioned whether the EDIC's reporting requirements should be part of the mission statement or if those would be described in their goals?

At a meeting in October, Board members brainstormed the following goals for the EDIC:

- Provide a description of the biggest challenges Town bylaws, policies, or conditions pose for local business owners and commercial property owners (Town-wide, not only those within Lower Village);
 - Information could be gathered through direct outreach and through review of previous survey data
- Research and describe how demand for different business types is anticipated to change over time
- Maintain a business inventory, coupled with the tenants or property owners' stated challenges or concerns
- Gather information about what it takes to attract business to Town
 - What components are driven by market conditions and what is in control of the Town?
 - Consideration of placemaking strategies
- Research what comparable Towns can do or are doing to address their local business climate. This could include outreach to local experts, such as the 495/MetroWest Partnership or the Assabet Valley Chamber of Commerce.
 - Investigate joining a Chamber of Commerce
- Creation of a Doing Business Guide to assist prospective businesses in the Town's permitting process, including items that may be needed from the Building Department, Town Clerk, Board of Health, Conservation Commission, or Planning.

Please let me know if any clarification would be helpful.

Thank you,

Valerie Oorthuys, AICP
Planning Director | Town of Stow

Stow Planning Department
380 Great Road
Stow, MA 01775
P: 978-897-5098

Denise Dembkoski

From: Thomas Farnsworth <tnefarns@comcast.net>
Sent: Thursday, December 8, 2022 3:20 PM
To: Valerie Oorthuys
Cc: Megan Birch-McMichael; Lorick@icloud.com; Denise Dembkoski
Subject: Re: EDIC Mission Statement

Megan, Lori & Denise,

Yes, I think who the EDIC reports to or is responsible to is important. I do not think that it belongs in the mission statement. The mission statement should only be defining what the EDIC is, and the role it has within town government.

I believe the Town Charter touches on the appointment of a "development and industrial commission", by the Select board, but reporting is unclear to me or current members. I understand that the Town Administrator has the charge of day to day management of town affairs, but again, I am not sure what that means for the EDIC volunteers.

I appreciate the concept of creating goals for the EDIC. This however fundamentally raises the question of who reports to whom. In my opinion if there are defined goals, there should be defined reporting.

Thank you,
Tom

**Gift Account for the Stow Acres
Project and Accept up to
\$100,000 in donations from the
Stow Conservation Trust**



Town of Stow
Office of the
Town Administrator

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

Denise M. Dembkoski
Town Administrator
townadministrator@stow-ma.gov

Dolores Hamilton
Assistant Town Administrator
assttownadmin@stow-ma.gov

To: Select Board

From: Denise M. Dembkoski, Town Administrator

Re: Stow Acres Gift Account

Date: December 7, 2022

As of today, the expected closing date for Stow Acres North Course is January 13th. As you'll recall, Stow Conservation Trust has committed \$75,000 towards the acquisition of Stow Acres and \$25,000 for the due diligence associated with the acquisition. We are expecting to receive those funds the first week of January, and would like to credit them upon arrival, as we'll need to pay it out shortly thereafter.

Creating this account and accepting "up to" \$100,000 in donations will allow us to legally accept the funds to complete the transaction.

I respectfully request your support of this request. I would be happy to answer any questions on this matter.

2023 Liquor License Renewals

Town of Stow, Massachusetts
Regulations Governing the Sale of Alcoholic Beverages

Restaurants: Liquor may be sold or served between the hours of 8:00 A.M. and 1:00 A.M. the following day.

Exceptions:

- On Saturdays, no liquor may be sold or served after the hour of 1:00 A.M. of the following Sunday.
- On Sundays, liquor may be sold or served between the hours of 10:00 A.M. and 1:00 A.M. of the following day.
- Liquor may be sold or served on all holidays between the hours of 8:00 A.M. and 1:00 A.M. of the following day, except on Memorial Day and Christmas Day. Liquor may be sold only between the hours of 12:00 noon and 1:00 A.M. of the following day on Memorial Day and Christmas Day.
- On December 31, sales or service may continue until 2:00 A.M. January 1 provided New Year's Day falls on a secular day. However, if January 1 falls on a Sunday, sales or service may continue only until 1:00 A.M.
- On July 3, sales or service may continue until 2:00 A.M. July 4. However, if July 4 falls on a Sunday, sales or service may continue only until 1:00 A.M.
- On Election Day and Primary Day, license holders may open and close at the regular hours.
- All liquor shall be removed from the tables and bars and disposed of within thirty (30) minutes after closing hour.

Package Stores: Monday through Saturday, stores may not open earlier than 8:00 A.M. and may not remain open later than 11:00 P.M. Stores may open at 10:00 A.M. on Sundays, per Acts of 2014, Chapter 182.

Exceptions:

- May remain open until 11:30 P.M. on any business day which immediately precedes a holiday.
- May be open the usual hours on all holidays except Memorial Day, Thanksgiving, and Christmas Day, on which days stores must remain closed all day.
- On Election Day and Primary Day, stores may open and close at the regular hours.

All Businesses: All outside sign lights must be extinguished at the closing hour: Your cooperation is requested as failure to comply with the above regulations may mean the suspension or revocation of your license.

STOW BOARD OF SELECTMEN
October 2014

RENEWAL CERTIFICATION 2023

CITY/TOWN:

Town of Stow MA

A. LICENSEES WHO FAILED TO RENEW FOR 2023:

LICENSE #:

LICENSEE CORPORATE NAME AND ADDRESS:

B. LICENSEES DISAPPROVED BY THE CITY/TOWN FOR 2023:

LICENSE #:

LICENSEE CORPORATE NAME AND ADDRESS:

We hereby certify that the premises described in the 2023 renewal applications for the above mentioned municipality are now occupied, used or controlled by the licensee and will be on January 1, 2023. The 2021 Renewal Applications have been approved by the Local Licensing Authorities and forwarded to the ABCC.

The Local Licensing Authorities

29 Culinary, LLC DBA Nan's Market

All documents have been received and reviewed,
and have met all requirements:

- ✓ ABCC 2023 Retail License Renewal Form
- ✓ Fee
- ✓ CORI Form with ID
- ✓ Workers Compensation Affidavit
- ✓ Workers Compensation Declaration

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 138 of the General Laws, as amended, and any rules or regulations made thereunder by the licensing authorities. This license expires December 31st, 2023..., unless earlier suspended, cancelled or revoked.

IN TESTIMONY WHEREOF, the undersigned have hereunto affixed their official signatures this thirteenth day of December 20 22

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 # 89940-PK-1246

Select Board

LICENSING BOARD

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



Jean M. Lorizio, Esq.
Commission Chairman

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

**2023
Retail License Renewal**

License Number: 89940-PK-1246

Municipality: STOW

License Name : 29 Culinary LLC

License Class: Annual

DBA : Nan'S Market

License Type: Package Store

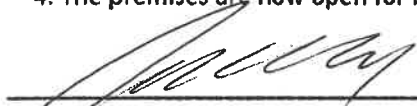
Premise Address: 271 Great Road Stow, MA 01775

License Category: Wines and Malt

Manager: Jordan Mackey

I hereby certify and swear under penalties of perjury that:

1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;
2. The renewed license is of the same class, type, category as listed above;
3. The licensee has complied with all laws of the Commonwealth relating to taxes; and
4. The premises are now open for business (if not, explain below).



Signature

Jordan Mackey

Printed Name

11-8-22

Date

Managing member

Title

Additional Information:

Please complete and return this form to the Local Licensing Authority.



AL & BC, Inc.

All documents have been received and reviewed,
and have met all requirements:

- ✓ ABCC 2023 Retail License Renewal Form
- ✓ Fee
- ✓ CORI Form with ID
- ✓ Workers Compensation Affidavit
- ✓ Workers Compensation Declaration

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, 2023, unless earlier suspended, cancelled or revoked.

IN TESTIMONY WHEREOF, the undersigned have hereunto affixed their official signatures this thirteenth day of December 2022

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



Jean M. Lorizio, Esq.
Commission Chairman

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

**2023
Retail License Renewal**

License Number: 90017-PK-1246

Municipality: STOW

License Name : AL & BC Inc.

License Class: Annual

DBA :

License Type: Package Store

Premise Address: 8 Hudson Road Stow, MA 01775

License Category: All Alcoholic Beverages

Manager: Anthony L. Buscemi

I hereby certify and swear under penalties of perjury that:

1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;
2. The renewed license is of the same class, type, category as listed above;
3. The licensee has complied with all laws of the Commonwealth relating to taxes; and
4. The premises are now open for business (if not, explain below).

Anthony L. Buscemi

Signature

11-25-22

Date

Anthony L. Buscemi

Printed Name

Owner

Title

Additional Information:

Please complete and return this form to the Local Licensing Authority.



Honey Pot Hill Orchards, LLC

All documents have been received and reviewed, and have met all requirements:

- ✓ ABCC 2023 Retail License Renewal Form
- ✓ Fee
- ✓ Certificate of Liability Insurance
- ✓ CORI Form with ID
- ✓ Workers Compensation Affidavit
- ✓ Workers Compensation Declaration
- ✓ Safety Inspection

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, 2023**, 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 13th day of December 2022.

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, 2023

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



Jean M. Lorizio, Esq.
Commission Chairman

Commonwealth Of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358

2023
Retail License Renewal

License Number:	06129-PP-1246	Municipality:	STOW
License Name :	HONEY POT HILL ORCHARDS LLC	License Class:	Annual
DBA :		License Type:	Farmer Series Pouring Permit - 19H
Premise Address:	138 Sudbury Road Stow, MA 01775	License Category:	Wines and Malt
Manager:	Chelcie Martin		

I hereby certify and swear under penalties of perjury that:

1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;
2. The renewed license is of the same class, type, category as listed above;
3. The licensee has complied with all laws of the Commonwealth relating to taxes; and
4. The premises are now open for business (if not, explain below).

Chelcie Martin
Signature

11/1/22
Date

Chelcie Martin
Printed Name

Secretary
Title

Additional Information:

Please complete and return this form to the Local Licensing Authority.



J. Melone & Sons, Inc.

DBA Stowaway Golf Course

All documents have been received and reviewed,
and have met all requirements:

- ✓ ABCC 2023 Retail License Renewal Form
- ✓ Fee
- ✓ Certificate of Liability Insurance
- ✓ CORI Form with ID
- ✓ Workers Compensation Affidavit
- ✓ Workers Compensation Declaration
- ✓ Safety Inspection

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, 20.23..., unless earlier suspended, cancelled or revoked.

IN TESTIMONY WHEREOF, the undersigned have hereunto affixed their official signatures this...thirteenth...day of...December...20 22.....

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.....

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License# 00004-RS-1246

Select Board

LICENSING BOARD

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



Jean M. Lorizio, Esq.
Commission Chairman

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

**2023
Retail License Renewal**

License Number: 00004-RS-1246	Municipality: STOW
License Name : J Melone And Sons Inc	License Class: Annual
DBA : Stowaway Golf Course	License Type: Restaurant
Premise Address: 121 White Pond Road Stow, MA 01775	License Category: Wines and Malt
Manager: Peter Melone	

I hereby certify and swear under penalties of perjury that:

1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;
2. The renewed license is of the same class, type, category as listed above;
3. The licensee has complied with all laws of the Commonwealth relating to taxes; and
4. The premises are now open for business (if not, explain below).

Peter E. Melone

Signature

Peter E. Melone

Printed Name

November 22, 2022

Date

Owner- Manager

Title

Additional Information:

Please complete and return this form to the Local Licensing Authority.



J. Salamone Enterprises, Inc. DBA Russell's Convenience Store

All documents have been received and reviewed,
and have met all requirements:

- ✓ ABCC 2023 Retail License Renewal Form
- ✓ Fee
- ✓ CORI Form with ID
- ✓ Workers Compensation Affidavit
- ✓ Workers Compensation Declaration

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, 2023..., unless earlier suspended, cancelled or revoked.

IN TESTIMONY WHEREOF, the undersigned have hereunto affixed their official signatures this thirteenth day of December 20 22

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

Select Board

LICENSING BOARD

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



Jean M. Lorizio, Esq.
Commission Chairman

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

**2023
Retail License Renewal**

License Number: 88875-PK-1246	Municipality: STOW
License Name : J. Salamone Enterprises, Inc.	License Class: Annual
DBA : Russell'S Convenience Store	License Type: Package Store
Premise Address: 390 Great Road Stow, MA 01775	License Category: Wines and Malt
Manager: Jamie Peter Salamone	

I hereby certify and swear under penalties of perjury that:

1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;
2. The renewed license is of the same class, type, category as listed above;
3. The licensee has complied with all laws of the Commonwealth relating to taxes; and
4. The premises are now open for business (if not, explain below).

Jamie Salamone
Signature

Jamie Salamone
Printed Name

11/29/22
Date

CEO
Title

Additional Information:

Please complete and return this form to the Local Licensing Authority.

Nickrosz Spirits, Inc. DBA Colonial Spirits of Stow

All documents have been received and reviewed,
and have met all requirements:

- ✓ ABCC 2023 Retail License Renewal Form
- ✓ Fee
- ✓ CORI Form with ID
- ✓ Workers Compensation Affidavit
- ✓ Workers Compensation Declaration

FORM 979A
All Rights Reserved

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, 2023..., unless earlier suspended, cancelled or revoked.

IN TESTIMONY WHEREOF, the undersigned have hereunto affixed their official signatures this...thirteenth.....day of December.....20..22..

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

Select Board LICENSING BOARD

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



Jean M. Lorizio, Esq.
Commission Chairman

Commonwealth Of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358

2023

Retail License Renewal

License Number: 00005-PK-1246	Municipality: STOW
License Name : Nickrosz Spirits Inc.	License Class: Annual
DBA : Colonial Spirits Of Stow	License Type: Package Store
Premise Address: 117 Great Road Stow, MA 01775	License Category: All Alcoholic Beverages
Manager: Mary Lou Terreri	

I hereby certify and swear under penalties of perjury that:

1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;
2. The renewed license is of the same class, type, category as listed above;
3. The licensee has complied with all laws of the Commonwealth relating to taxes; and
4. The premises are now open for business (if not, explain below).

Leonard Nickrosz
Signature

11/7/2022
Date

Leonard Nickrosz
Printed Name

President
Title

Additional Information:

Please complete and return this form to the Local Licensing Authority.



Red River Rock, Inc. DBA Red Ginger Restaurant

All documents have been received and reviewed,
and have met all requirements:

- ✓ ABCC 2023 Retail License Renewal Form
- ✓ Fee
- ✓ Certificate of Liability Insurance
- ✓ CORI Form with ID
- ✓ Workers Compensation Affidavit
- ✓ Workers Compensation Declaration
- ✓ Safety Inspection

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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, 20.23..., unless earlier suspended, cancelled or revoked.

IN TESTIMONY WHEREOF, the undersigned have hereunto affixed their official signatures this thirteenth day of December 20 22

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

Select Board

LICENSING BOARD

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



Jean M. Lorizio, Esq.
Commission Chairman

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

**2023
Retail License Renewal**

License Number: 03610-RS-1246	Municipality: STOW
License Name : Red River Rock, Inc.	License Class: Annual
DBA : Red Ginger Restaurant	License Type: Restaurant
Premise Address: 117 Great Road Stow, MA 01775	License Category: All Alcoholic Beverages
Manager: Rong Bin Zeng	

I hereby certify and swear under penalties of perjury that:

1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;
2. The renewed license is of the same class, type, category as listed above;
3. The licensee has complied with all laws of the Commonwealth relating to taxes; and
4. The premises are now open for business (if not, explain below).

[Handwritten Signature]

Signature

11-3-2022

Date

ZHONG XU

Printed Name

President

Title

Additional Information:

Please complete and return this form to the Local Licensing Authority.

Robert Page III, LLC

DBA Butternut Farm Golf Club

All documents have been received and reviewed,
and have met all requirements:

- ✓ ABCC 2023 Retail License Renewal Form
- ✓ Fee
- ✓ Certificate of Liability Insurance
- ✓ CORI Form with ID
- ✓ Workers Compensation Affidavit
- ✓ Workers Compensation Declaration
- ✓ Safety Inspection

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, 20.23..., unless earlier suspended, cancelled or revoked.

IN TESTIMONY WHEREOF, the undersigned have hereunto affixed their official signatures this... thirteenth ...day of... December ... 20 22...

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

Select Board

LICENSING BOARD

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



Jean M. Lorizio, Esq.
Commission Chairman

Commonwealth Of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358

2023
Retail License Renewal

License Number:	00009-GP-1246	Municipality:	STOW
License Name :	Robert Page Iii LLC	License Class:	Annual
DBA :	Butternut Farm Golf Club	License Type:	General On-Premises
Premise Address:	115 Wheeler Road Stow, MA 01775	License Category:	All Alcoholic Beverages
Manager:	Robert Page		

I hereby certify and swear under penalties of perjury that:

1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;
2. The renewed license is of the same class, type, category as listed above;
3. The licensee has complied with all laws of the Commonwealth relating to taxes; and
4. The premises are now open for business (if not, explain below).

Robert Page
Signature

Robert Page
Printed Name

11/22/22
Date

OWNER
Title

Additional Information:

Please complete and return this form to the Local Licensing Authority.



Stow Food & Beverage, LLC

DBA Stow Acres Country Club

All documents have been received and reviewed, and have met all requirements:

- ✓ ABCC 2023 Retail License Renewal Form
- ✓ Fee
- ✓ Certificate of Liability Insurance
- ✓ CORI Form with ID
- ✓ Workers Compensation Affidavit
- ✓ Workers Compensation Declaration
- ✓ Safety Inspection

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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 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, 20.23..., unless earlier suspended, cancelled or revoked.

IN TESTIMONY WHEREOF, the undersigned have hereunto affixed their official signatures this...thirteenth...day of...December...20 22.....

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# 00003-RS-1246

Select Board

LICENSING BOARD

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



Jean M. Lorizio, Esq.
Commission Chairman

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

**2023
Retail License Renewal**

License Number: 00003-RS-1246

Municipality: STOW

License Name : Stow Food And Beverage LLC

License Class: Annual

DBA : Stow Acres Country Club

License Type: Restaurant

Premise Address: 58 Randall Road Stow, MA 01775

License Category: All Alcoholic Beverages

Manager: David E Carlson

I hereby certify and swear under penalties of perjury that:

1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;
2. The renewed license is of the same class, type, category as listed above;
3. The licensee has complied with all laws of the Commonwealth relating to taxes; and
4. The premises are now open for business (if not, explain below).

David E Carlson
Signature

11/28/2022
Date

DAVID E CARLSON
Printed Name

GENERAL MANAGER
Title

Additional Information:

Please complete and return this form to the Local Licensing Authority.



The Airfield Café, Inc. DBA Nancy's Air Field Café

All documents have been received and reviewed,
and have met all requirements:

- ✓ ABCC 2023 Retail License Renewal Form
- ✓ Fee
- ✓ Certificate of Liability Insurance
- ✓ CORI Form with ID
- ✓ Workers Compensation Affidavit
- ✓ Workers Compensation Declaration
- ✓ Safety Inspection

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, 20.23..., unless earlier suspended, cancelled or revoked.

IN TESTIMONY WHEREOF, the undersigned have hereunto affixed their official signatures this thirteenth day of December 20 22

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

Select Board

LICENSING BOARD

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



Jean M. Lorizio, Esq.
Commission Chairman

Commonwealth Of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358

2023
Retail License Renewal

License Number: 00015-RS-1246

Municipality: STOW

License Name : The Airfield Cafe Inc

License Class: Annual

DBA : Nancys Air Field Cafe

License Type: Restaurant

Premise Address: 302 Boxboro Rd Stow, MA 01775

License Category: All Alcoholic Beverages

Manager: Nancy R Mcpherson

I hereby certify and swear under penalties of perjury that:

1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;
2. The renewed license is of the same class, type, category as listed above;
3. The licensee has complied with all laws of the Commonwealth relating to taxes; and
4. The premises are now open for business (if not, explain below).

Nancy R. McPherson
Signature

NANCY R. MCPHERSON
Printed Name

11/29/22
Date
President
Title

Additional Information:

Please complete and return this form to the Local Licensing Authority.



Wedgewood Country Club of Stow, Inc.

DBA Wedgewood Pines Country Club

All documents have been received and reviewed,
and have met all requirements:

- ✓ ABCC 2023 Retail License Renewal Form
- ✓ Fee
- ✓ Certificate of Liability Insurance
- ✓ CORI Form with ID
- ✓ Workers Compensation Affidavit
- ✓ Workers Compensation Declaration
- ✓ Safety Inspection

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, 20.23..., unless earlier suspended, cancelled or revoked.

IN TESTIMONY WHEREOF, the undersigned have hereunto affixed their official signatures this...thirteenth...day of...December...20 22.....

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.....

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License# 00013-CL-1246

Select Board

LICENSING BOARD

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



Jean M. Lorizio, Esq.
Commission Chairman

Commonwealth Of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358

2023
Retail License Renewal

License Number: 00013-CL-1246

Municipality: STOW

License Name : Wedgewood Country Club Of Stow Inc

License Class: Annual

DBA : Wedgewood Pines Country Club

License Type: Club


Premise Address: 215 Harvard Road Stow, MA 01775

License Category: All Alcoholic Beverages

Manager: Joseph Pittorino

I hereby certify and swear under penalties of perjury that:

1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;
2. The renewed license is of the same class, type, category as listed above;
3. The licensee has complied with all laws of the Commonwealth relating to taxes; and
4. The premises are now open for business (if not, explain below).



 Signature
 Joseph Pittorino

 Printed Name

11-1-22

 Date
 President

 Title

Additional Information:

Please complete and return this form to the Local Licensing Authority.

2023 Class II License Renewals

Great Road Fuels, Inc.

All documents have been received and reviewed, and these have met all requirements:

- ✓ License Renewal Form
- ✓ Fee
- ✓ \$25K bond
- ✓ Access to Repairs
- ✓ CORI Form
- ✓ Workers Compensation Affidavit
- ✓ Workers Compensation Declaration

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 13th day of December 2022.

License # 2023-22

THIS LICENSE EXPIRES JANUARY 1, 2024

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

THE COMMONWEALTH OF MASSACHUSETTS
Town of Stow

APPLICATION FOR A LICENSE TO BUY, SELL, EXCHANGE OR
ASSEMBLE SECOND HAND MOTOR VEHICLES
OR PARTS THEREOF

I, the undersigned, duly authorized by the concern herein mentioned, hereby apply for a Class I, Class II, Class III (circle one) license, to Buy, Sell, Exchange or Assemble second hand motor vehicles or parts thereof, in accordance with the provisions of Chapter 140 of the General Laws.

1. What is the name of the concern? GREAT ROAD FILES

Business address of concern: 368 GREAT ROAD STOW MA 01775

Phone number: 978 8976902 Email: RUBENS39USA@HOTMAIL

2. Is the above concerned an individual, co partnership, an association or a corporation? Individual

3. If an individual, state full name and residential address:

RUBENS DOSSANTOS 22 GROVE HILL RD C-2 STOW MA 01775

4. If a co-partnership, state full names and residential addresses of the persons composing it:

Name	Address	City, State, Zip
<u>RUBENS DOSSANTOS</u>	<u>22 GROVE HILL RD C-2</u>	<u>STOW MA</u>

5. If an association or a corporation, state full names and residential addresses and title of the principal officers:

Title	Name	Address	City, State, Zip
President:	<u>RUBENS DOSSANTOS</u>	<u>22 GROVE HILL RD C-2</u>	<u>STOW MA</u>
Treasurer:			
Secretary:			

6. Are you engaged principally in the business of buying, selling or exchanging motor vehicles? YES

If so, is your principal business the buying and selling of second hand motor vehicles? YES

Is your principal business that of a motor vehicle junk dealer? NO

7. Give a complete description of all the premises to be used for the purpose of carrying on the business:

FRONT SIDE PARKING LOT

8. Are you a recognized agent of a motor vehicle manufacturer? NO

If so, state name of manufacturer: _____

9. Have you a signed contract as required by Section 58, Class I? NO

10. Have you ever applied for a license to deal in second hand motor vehicles or parts thereof?

If so, what city or town? STOW

Did you receive a license? YES For what year? 2005/2022

11. Has any license issued to you in Massachusetts or any other state to deal in motor vehicles or parts thereof ever been suspended or revoked? NO

12. Is this your principal business? YES

13. Do you have repair facilities on the premise? YES

If not, do you have access to repair facilities sufficient to enable you to satisfy the warranty repair obligations of the so-called "Lemon Law"? _____

Provide Name, address and telephone number of the facility that will do repairs.


14. Will you be selling and storing vehicles on the premise? YES

If not, where will the vehicles be stored? _____

15. Will you be selling to the public or just to other car dealers? Public

***Please provide a copy of a bond or equivalent proof of financial responsibility.**

*In accordance with MGL, Chapter 140, §58(c)(1) a used car dealer must obtain a bond, or equivalent proof of financial responsibility,and continue in effect a surety bond or other equivalent proof of financial responsibility satisfactory to the municipal licensing authority in the amount of \$25,000 executed by a surety company authorized by the insurance department to transact business in the commonwealth.

Sign your name in full 
Duly authorized to represent the concern herein mentioned

Residence 22 GROVE Hill Rd C-2 STOW MA 01775

Important
EVERY QUESTION MUST BE ANSWERED WITH
FULL INFORMATION, AND FALSE STATEMENTS
HEREIN MAY RESULT IN THE REJECTION OF
YOUR APPLICATION OR THE SUBSEQUENT
REVOCATION OF YOUR LICENSE IF ISSUED

Note: If the applicant has not held a license in the year prior to this application, he must file a duplicate of the application with the registrar. (See Sec. 59)

2023 Common Victualer License Renewals

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 31st, 2023, 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: 2023
Fee: \$25.00
Issued: 12/13/2022
License # 11

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

Stow Café

All documents have been received and reviewed,
and have met all requirements:

- ✓ License Renewal Form
- ✓ Fee
- ✓ CORI Form with ID
- ✓ Workers Compensation Affidavit
- ✓ Workers Compensation Declaration



TOWN OF STOW, MASSACHUSETTS
COMMON VICTUALLER LICENSE APPLICATION

To The License Board of the Town of Stow:

The undersigned respectfully petitions that he/she be granted a Common Victualler's License upon the premises situated at:

Business Information:

Name: STOW CAFE d/b/a STOW CAFE

Address: 118 Great RD

Town: STOW State/Zip: MA/01775

Telephone: 978 8979330 Cell Phone: 508 9812135

Email: SEOWCAFE@AOK.COM

Name of Manager: MAXIMIANO FERNADES

Zoning Board Special Permit #: Business Permit #: _____

Owner Information: (if different from above)

Name: _____

Address: _____ Town: _____ State/Zip: _____

Telephone: _____ Cell Phone: _____

Email: _____

Type of Establishment: (check one)

Restaurant

Coffee Shop _____

Other _____ (Describe)

Seating Capacity 50 seats

Days & Hours of Operation: 7 DAYS - 6:30AM to 2:30PM

Holder of Liquor License: Yes _____ No


The issuance of a license herein is based in part from the presentation contained in the application, and any misrepresentation may be cause for revocation by the licensing authority.

Applicant must provide a copy of inspection certificates from the building inspector, health agent & fire department when picking up their license.

I hereby swear under the pains and penalties of perjury that the information I have given is true to the best of my knowledge and belief.

Signature:  Date: 12/5/22

Pursuant to MGL Ch. 62C, Sec. 49A: I certify under the pains and penalties of perjury that I, to the best of my knowledge and belief, have filed all State tax returns and paid all State taxes required under law.

Signature of Applicant: 

Signature of Corporate Officer (if a Corporation): _____

Federal ID or Soc. Sec. #: 270606580

A Certificate of Insurance showing evidence that the applicant has Workers' Compensation Insurance and General Liability Insurance must be included with this completed application.

No Common Victualler License will be approved until the applicant addresses all issues and/or concerns to the satisfaction of the Select Board, and no CVL will be issued until all required inspections have been conducted, permits granted, and final approvals given by the Building Department, Health Agent and Fire Department.

APPROVED BY THE SELECT BOARD

DATE: _____

MINUTES

Select Board Meeting Minutes
Tuesday, November 15, 2022
Stow Town Building & Zoom

Present in the Warren Room: Megan Birch-McMichael, Ellen Sturgis, Cortni Frecha, Ingeborg Hegemann Clark, and Town Administrator Denise Dembkoski

Present via Zoom: Hector Constantzos

Chair Birch-McMichael called the meeting to order at 7 p.m. and noted that the meeting is being recorded and is on Stow TV. Public Comment is limited to items not on the agenda.

Public Comment

Dan James, 81 Barton Road, spoke about the proposed dam project, thanking Denise and the Highway Department and the Board for the grant. He requested a public presentation to answer questions from residents, a timeline for the approval process, and a rendering of what it will look like when it is done.

Board Member Comments

Ms. Sturgis said the MA Select Board Association is having a one-hour session on affordable housing tomorrow, and the January MMA conference is in person this year, on January 20 and 21, 2023.

Mr. Constantzos acknowledged that November is Native American and Indigenous Peoples month.

Chair Birch-McMichael said registration is still open for the Stow Gobbler race on Thanksgiving Day.

Ms. Hegemann noted the passing of Beverly Benoit, a great resident who was very active with the Boy Scouts, Girl Scouts, and the Council On Aging.

Town Administrator (TA) Report

- As of November 10, there are 13 COVID-19 cases in Town at a 5.2% positivity rate. As a reminder, this does not include people that test at home and are not reporting it.
- The TA extended a huge thanks to Linda Hathaway and Deb Seith and all the election workers for a smooth state election last week.
- The TA thanked Hector and Rev. Cindy (The Reverend Dr. Cynthia Landrum, Minister) from the First Parish Church of Stow and Acton for organizing last week's Vigil Against Hate. It was a beautiful and powerful evening and she thanked all who attended.
- The TA thanked the Rotary Club of Nashoba Valley for inviting her to participate in the drive-through lunch for veterans last Friday. It was nice to say hello and serve them a lunch.
- Free Cash was certified at \$1,876,404. This money is historically used for capital improvements, putting money back into stabilization, and funding our OPEB liability.
- The TA will be attending the MA Municipal Managers conference at UMass in Amherst this Thursday and Friday and will be available by phone and email.

NRSD Stow School Committee Appointment

Stow School Committee members Leah Vivirito (Chair), Karen Devine, and Maureen Mazzone were present via Zoom. The applicant for the vacant seat, Scott Powell, was present in the Warren Room.

Richard Eckel recently resigned from the committee and per MGL chapter 41, section 11, a joint appointment to fill the vacancy is made by the Stow School Committee and the Select Board.

The School Committee members and the Select Board all agreed that Mr. Powell is a great candidate who clearly explained why he wants to be a member when he was a candidate for an opening back in September. Mr. Powell has served on a school board in New Jersey, and is happy to serve the community here. He thanked them for the honor and the privilege.

Following a joint vote of the Select Board and the remaining Stow Representatives of the Nashoba Regional School Committee, Board member Frecha moved that Scott Powell be appointed to fill the vacancy on the Nashoba Regional School Committee, effective from now until the May 2023 Annual Town Election. Select Board member Hegemann seconded the motion and it passed unanimously by a roll call vote.

Appointments

Sean Duddy to the position of Call Firefighter/EMT

Fire Chief JP Benoit was present via Zoom. The Chief said that Sean Duddy is a Maynard resident with firefighting and EMT experience who is looking forward to giving back to the community.

Board member Frecha moved to appoint Sean Duddy as a Call Firefighter/EMT for the Stow Fire Department, for a term expiring June 30, 2023. Board member Hegemann seconded the motion and it passed unanimously by a roll call vote.

Aisha Anderson and Hannah Richardson to the Randall Library Building Committee 2.0

Aisha Anderson was present in the Warren Room. Ms. Anderson said her family is new to Stow and the library has been an important part of their transition during the past year. She is a project manager by training and cares about civic life and building a better library for the Town.

Board member Frecha moved to appoint Aisha Anderson to the Randall Library Building Committee 2.0, to serve until the project is complete and the renovated library is fully open. Board member Hegemann seconded the motion and it passed unanimously by a roll call vote.

Hannah "Sunny" Richardson was present via Zoom. Ms. Richardson said she has been volunteering at the Randall Library for a year. She feels that a library is one of the only publicly funded places remaining where everybody can go and be seen, be welcomed, and gain knowledge.

Board member Frecha moved to appoint Hannah "Sunny" Richardson to the Randall Library Building Committee 2.0, to serve until the project is complete and the renovated library is fully open. Board member Hegemann seconded the motion and it passed unanimously by a roll call vote.

Richard Fishman to the Randall Library Building Exterior Design Committee

Mr. Fishman was present in the Warren Room. Mr. Fishman said he has a background in graphic design and has studied architecture. He is an artist and a painter, and feels he can contribute to the aesthetics of the new library.

Board member Frecha moved to appoint Richard Fishman to the Randall Library Building Exterior Design Committee to serve until the exterior design of the building has been approved by the Randall Library Building Committee 2.0. Board member Hegemann seconded the motion and it passed unanimously by a roll call vote.

Alison Lamkin to the Recreation Commission

Alison Lamkin was present via Zoom. Ms. Lamkin said she moved to Stow over a year ago with her family and wants to help grow the Commission. She has been working in the events field for 12 years.

Board member Frecha moved to appoint Alison Lamkin to the Recreation Commission to serve the remainder of a one-year term expiring June 30, 2023. Board member Hegemann seconded the motion and it passed unanimously by a roll call vote.

Event Permit for the Holiday Tree Lighting

Linda Gothie of the Lions Club was present via Zoom. Ms. Gothie said the event will have Santa arrive on a fire truck and the TA has arranged for the Dunkin' truck to participate. They are trying to incorporate a menorah into the event. The Scouts will be toasting marshmallows in a fire pit.

The TA said the highway department put in a request in August with the company who provides the lighting for the tree, and that has not been confirmed yet. Ms. Gothie said there is no rain date.

Board member Frecha moved to grant a permit to the Stow Lions Club for a Holiday Tree Lighting on Saturday, December 3, 2022 from 5-7 PM on the Town's Lower Common, pending approval from the Town Administrator that all necessary documents have been received. Board member Hegemann seconded the motion and it passed unanimously by a roll call vote.

Updated Traffic Mitigation Plan

Police Chief Michael Sallese was present in the Warren Room. The Chief presented the updated plan to include the Christmas tree farms in town. The Traffic Safety Advisory Committee brought in the stakeholders to ensure that they had a voice. Mistletoe Farms will be the biggest traffic concern, in part due to the amount of advertising. Nan's Market may be added in as the next phase of the traffic plan. Ms. Sturgis asked that on page 12, "Shelburne Farms" be corrected to "Shelburne Farm".

Board member Frecha moved to accept the updated plan for Traffic Mitigation as presented at this meeting by Police Chief Michael Sallese, as amended. Board member Hegemann seconded the motion and it passed unanimously by a roll call vote.

Select Board Response to Antisemitic Vandalism and Next Steps

Chair Birch-McMichael received an email from resident Martin Brower, and it is on the agenda because she wants to discuss the recent antisemitic act that happened in town and the Board's response. There was a press release issued, and the Vigil Against Hate on November 8 had multiple congregations represented. Mr. Constantzos said he was honored to be able to do it, even though it was something they wished they didn't have to do. He would hope that whatever the Board puts forward will encompass the diversity of the town and state that we won't stand for hate, period, no matter who it is directed at.

For next steps with regard to what Mr. Brower had asked for, the Chair would like to invite Mr. Brower to an upcoming meeting to discuss what he has brought forth to the Sudbury Select Board. The Board agreed and asked for the proposed language for the antisemitism statement in advance.

Select Board Proposed Charter Changes

Debbie Woods, Chair of the Charter Review Committee (CRC) and Kathy Sferra, CRC member were present via Zoom.

The Select Board discussed and finalized its proposed changes to the Charter Review Committee.

Proposed changes include:

- Replace all references to Board of Selectmen with Select Board;
- Replace all uses of Master Plan with Comprehensive Plan;
- Article II – for 2-7(a) to have the CRC review to potentially increase the number of voters for an annual town meeting warrant article, and 2-11(b) to have the CRC review the number of voters needed;
- Article III - to change 3-1(d) to read “Elected officers shall receive no compensation for their services.” and 3-8 for the Board of Assessors to become an appointed board not an elected board;
- Article V – rewording of who the Select Board shall appoint;
- Article VII – changes to section 7-7, the Master Plan Committee (the Select Board will meet with the Planning Board at the December meeting to discuss this).

Town Clerk Linda Hathaway was present via Zoom and recommended that for Article II, it remain a set number and not a percentage as the Board discussed. Ms. Hathaway added that a percentage would just be a snapshot of the number of registered voters on that day.

Mr. Constantzos noted that at the last meeting there was a lot of discussion about how notices are sent out, and he asked the Board to encourage the CRC to make those more open to whatever technology is available at the time rather than specifying the newspaper and bulletin board. Ms. Woods said that the CRC has this as an item that they will be reviewing. When the TA met with the CRC they looked at section 7-8 and discussed striking it altogether as the majority of it does not comply with the Open Meeting Law, and posting of notices is statutory and does not need to be in the Charter.

Mr. Constantzos asked about a definition section and a review of how those definitions are used within the Charter. Ms. Frecha agreed that having definitions can be useful in a legal document, and asked if there is a way to define more terms without making the document cumbersome. Ms. Sferra said there are some definitions in section 7-5, and to let the CRC know if there are additional terms that need to be defined.

Ms. Woods noted that if an individual board member wants to suggest Charter changes a form must be submitted by Friday, November 18, 2022.

Board member Frecha moved to approve the following list of proposed changes to the Stow Town Charter, as finalized at this meeting, and forward the list to the Charter Review Committee. Board member Hegemann seconded the motion and it passed unanimously by a roll call vote.

Economic Development & Industrial Commission (EDIC) Charge

The Board discussed and finalized what they will have the Chair present as a mission statement to the Chairs of the Planning Board and the EDIC. The Board added, in part “The EDIC shall work with Stow boards and commissions, Stow businesses, and residents to balance Stow’s small-town character with business development within the Town.” If verbal confirmation is received from the other two boards via their chairs, the Select Board will finalize the charge and post it.

Sign the First Amendment to the Stow Acres Purchase and Sales Agreement

Ms. Demboski said that the Town has been working with Stow Acres on finalizing the closing and Stow Acres asked to extend it to early January instead of December 31. The closing date is January 13, 2023.

Board member Frecha moved that the Board approve and sign the document extending the date for the purchase and sale with Stow Acres to January 13, 2023. Board member Hegemann seconded the motion and it passed unanimously by a roll call vote.

Meeting Minutes

Board member Frecha moved to accept the meeting minutes of the October 25, 2022 meeting as drafted. Board member Hegemann seconded the motion and it passed unanimously by a roll call vote.

Correspondence

Ms. Sturgis asked about the email regarding the Lake Boon dam project; one was sent to the Select Board and multiple emails with identical wording have been sent to the TA. The TA said there have been conversations with the two residents whose property is at each end of the dam, but the project is not ready to include public meetings until the final design.

Ms. Sturgis asked about the email from the library (from the Randall Library Trustee chair) regarding a Library gift fund. The TA said the library already has a fund and gifts have been accepted into that account.

Adjournment

At 9:02 p.m. Board member Frecha moved to adjourn

Board member Hegemann seconded the motion and it passed unanimously by a roll call vote.

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, November 22, 2022
Stow Town Building & Zoom

Present in the Warren Room: Megan Birch-McMichael, Ellen Sturgis, Cortni Frecha, Ingeborg Hegemann Clark, Hector Constantzos, and Town Administrator Denise Dembkoski

Chair Birch-McMichael called the meeting to order at 7 p.m. and noted that the meeting is being recorded.

Public Comment: None.

Board Member Comments

Chair Birch-McMichael spoke of the passing of former school committee member Steve Rubenstein. Mr. Constantzos asked if there was an update on the Girl Scouts Hometown Heroes project. Ms. Dembkoski said that Hudson Light & Power rejected their request. The Girl Scouts are going to decide if this is something they want to pursue or if they want to look at other opportunities. Mr. Constantzos offered to help in any way and join in a conversation with HL&P if needed.

Town Administrator (TA) Report

- Covid cases have remained the same at 13 positive cases.
- The Third annual wreath laying ceremony will take place Sunday, December 18 at 12 noon at Brookside Cemetery. Donations of plain wreaths are appreciated and can be left on the bench in the driveway of 453 Great Road, and residents are encouraged to join in the ceremony and help lay the wreaths.

Appointment

Ms. Liang was present in the Warren Room and said she would be honored to serve the community as a Call EMT. She has been doing this for the past 2-3 years and enjoys doing it and serving the Town.

Board member Constantzos moved to appoint Olivia Liang as a Call EMT for the Stow Fire Department, for a term expiring June 30, 2023. Board member Frecha seconded the motion and it passed unanimously.

Proclamation Request for Native American Heritage Month

NASJA¹ members Anna-Celestria Carr and Abby Morgan were present in the Warren Room. Ms. Carr said as an indigenous person living in this town and raising her children here she said it is important to acknowledge and honor all the people who came here before us and who are here now working together to see the community of Stow thrive. At the invitation of Chair Birch-McMichael, Ms. Carr read the proclamation (attached).

Board member Constantzos moved to approve and sign the proclamation presented by the Nashoba Area Social Justice Alliance (NASJA), declaring November 2022 as Native American Heritage Month in the Town of Stow. Board member Frecha seconded the motion and it passed unanimously.

¹ NASJA = Nashoba Area Social Justice Alliance

Correspondence

Ms. Sturgis asked that the issue of emails for Town boards be a future topic at a Select Board meeting.

Ms. Frecha mentioned the letter from the owner of 15 Crescent Street, which is the flower shop. Ms. Frecha asked if there might be funding available for creating parking across the street from the Library. This might be added as a future topic at a Select Board meeting.

7:15 p.m. Tax Classification Public Hearing

Chair Birch-McMichael read the public hearing notice:

The Select Board will hold a public hearing on Tuesday, November 22, 2022 at 7:15 p.m. in the Town Building, 380 Great Road, Stow, MA on the issue of tax classification. The purpose of the hearing is to allow taxpayers the opportunity to present their views on whether or not Residential, Commercial, Industrial, Open Space, and Personal Property should be taxed with one rate for all property classes, or to use different tax rates for different property classes.

The hearing will include a presentation by the Board of Assessors outlining the options available under Chapter 40, Section 56 of the Massachusetts General Laws. At the conclusion of the public hearing the Select Board shall determine whether or not tax classification shall be applied for the Fiscal Year 2023 tax rate. Currently the Town taxes at a single tax rate for all property classes. All concerned taxpayers are encouraged to attend, either in person or via Zoom, to present their views orally or submit them in writing to the office.

Published in the Stow Independent, November 2, 2022 issue.

Board member Constantzos moved that the Select Board enter the public hearing.

Board member Frecha seconded the motion and it passed by a roll call vote.

Principal Assessor Kristin Fox was present via Zoom, and Chair Birch-McMichael invited Ms. Fox to give her presentation. Ms. Fox reminded everyone that any and all tax rates discussed are subject to approval by the Department of Revenue. Selecting a minimum residential factor of less than 1 would shift the tax burden to the commercial classes of property, which includes farming and golf courses.

Chair Birch-McMichael asked for questions from the Select Board, and then from the public.

Len Golder, member of the Board of Assessors, added that in terms of the impact of what people pay in taxes, it is mostly from what the Town spends.

Ms. Hegemann appreciated Ms. Fox's explanation that commercial use includes agriculture as we need to do everything to ensure that our agricultural community stays healthy, and she supports the single tax rate. Ms. Frecha agreed and said she would like other businesses in town to thrive as well.

Board member Constantzos moved, based on information from the Board of Assessors, that the Town of Stow adopt a minimum residential factor of 1, to keep a single tax rate for fiscal year 2023, taxing all property classes at one rate. Board member Frecha seconded the motion and it passed unanimously by roll call vote.

Board member Constantzos moved to close the public hearing. Board member Frecha seconded the motion and it passed unanimously by a roll call vote.

2023 Common Victualer Renewals

Mr. Constantzos asked about the CORI² check for the license holders, and asked that he be sent the reference to the MA General Law that states a CORI is required for all licenses.

Board member Constantzos moved to renew the Town's Common Victualer Licenses for the following businesses for 2023, provided all taxes have been paid and all necessary documents received:

*Stow Brook Gulf, DBA Mug & Muffin, 626 Great Road;
Delta Epsilon, Inc., DBA Stow House of Pizza, 156 Great Road;
Honey Pot Hill Orchard, 137 Sudbury Road;
29 Culinary LLC, DBA Nan's Market, 271 Great Road*

Board member Frecha seconded the motion and it passed unanimously.

2023 Class II License Renewals

Board member Constantzos moved to renew the Town's Class II Licenses for the following businesses for 2023, provided all taxes have been paid and all necessary documents received:

*Patterson Auto Body, Inc., 18 Great Road;
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.

Adjournment

At 7:40 p.m. Board member Constantzos moved to adjourn. Board member Frecha seconded the motion and it passed unanimously.

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.

²CORI = Criminal Offender Record Information