

TO: Zoning Board of Appeals
FROM: Kathy Sferra, Stow Conservation Department
RE: Pending Applications for 1/9/23
DATE: December 26, 2022

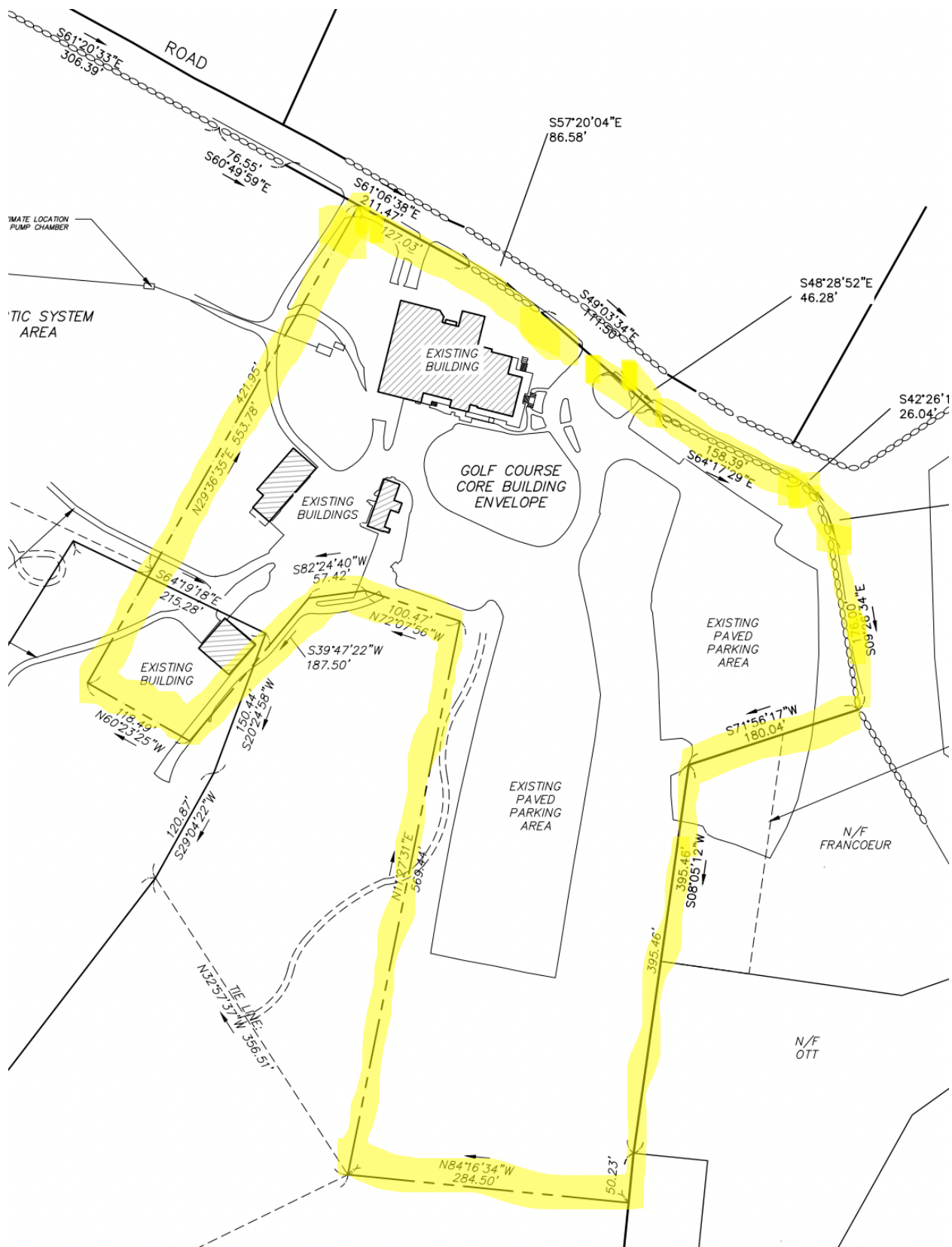
At their meeting on 12/20/23, the Conservation Commission discussed the pending applications to be heard at your 1/9/23 meeting and agreed to offer the following comments:

Packard Road - Metacom Realty Trust

Although there is no development planned as part of this application, the Conservation Commission wanted you to be aware that any house or other construction on Lot 3 will require the filing of a Notice of Intent for work within 100' of wetlands and the riverfront area to the stream under the Wetlands Protection Act and Town of Stow Wetlands Protection Bylaw. This has already been discussed with the applicant's consultant and they are aware of the need to file.

Stow Acres Maintenance Building - Black Swan Management LLC

While the Conservation Commission has no regulatory jurisdiction over the proposed maintenance garage under the Wetlands Protection Act and Town of Stow Wetlands Protection Bylaw if constructed in the proposed location, we do co-hold a permanent Conservation Restriction with Stow Conservation Trust over the Stow Acres South Course that was purchased by the Town in 2021. At the time the Conservation Restriction (CR) was negotiated, it was known that Stow Acres intended to replace the existing maintenance barn and provision for this in terms of general location and size was made in the language of the Conservation Restriction and accompanying development envelopes. Please see the plan on the next page which governs the location of the maintenance building – it can only be located within the Golf Course Core Building Envelope shown on the plan (outlined in yellow). The Conservation Department and Stow Conservation Trust are meeting with Stow Acres next week to review the proposed maintenance building and its consistency with the specific terms of the Conservation Restriction. The decision-making on consistency with the CR lies with the Conservation Commission and SCT and is independent of the ZBA's review.



Stow Acres Golf Course Core Building Envelope – Per Recorded Plan