
Bennett Daley and Family

32 Randall Rd
Stow, MA 01775

January 5th, 2022

Zoning Board of Appeals

Town Building
380 Great Rd.
Stow, MA 01775

Dear Mr. Jones and Members of the Board,

I am writing in regard to the proposed maintenance building and related projects at Stow Acres. My family and I live at the property directly adjacent to the top parking lot. I am writing to state my concerns, and appeal to the board to block the proposal. Before I begin, I want to thank the board for your time, for reading and hearing my concerns, and for your work and dedication to the town of Stow.

EFFECT ON THE APPEARANCE OF THE NEIGHBORHOOD

The proposed building makes no attempt to be aesthetically pleasing or keeping with the look of the area. It is a very large, 5000 square foot sheet metal building. The proposal makes no effort to continue the hard work maintained throughout our neighborhood to keep the place we live inviting, pleasant and beautiful. Building large metal structures and shacks cuts directly against our common efforts and interests.

Currently the area in the immediate vicinity of my property looks like an industrial waste area. There is a great amount of industrial trash and waste rusting away, a violation of Section II of the Conservation Restriction and Zoning Bylaws. The golf course should clean this area up, or relocate the trash to the area in the lower lot where the 3 dumpsters are. There is no need for the trash to be located on my property or next to it, when it can be stored with the dumpsters in the lower lot where they have a minimized impact on neighbors. If you look at the site plans, it is clear the golf course is using my property for this waste area, and the property lines and the easement are not being respected. The golf course has also encroached on the land near my well, almost definitely violating town laws for well location and setbacks. For such a large golf course, it would be of little consequence for them to be a good neighbor, remove this waste, and stop using my land as a dump site. The consequence of this misuse of my land is much more significant for me and my family as an individual homeowner, than any benefit or impact it has for

the golf course. The town shouldn't enable the golf course to continue destroying my property value, and surrounding it with more trash, sheet metal buildings, cell towers, chain link fencing, propane tanks, and a generator.

NECESSITY OF MAINTENANCE BUILDING

The golf course will be shrinking from 36 holes to 18 holes. It doesn't seem to make sense that the golf course needs to expand and continue developing the area when it is shrinking in size by half. These funds would be better put to use renovating the dilapidated club house, which would surely result in a greater impact to company revenues than building an ugly sheet metal maintenance building.

The south course property is enormous and the existing maintenance buildings are going to be torn down. Surely the golf course could use the proceeds of conservation rights, and the north course to build a better looking maintenance building in the same location as the existing yellow and red buildings, and of similar appearance. Even if the future driving range were to be located in this same area, they could make both fit, and perhaps make it a dual purpose structure that houses any needs for the driving range service in addition to being a new, larger maintenance building.

CELL TOWER PROPOSAL

The recently proposed cell tower is relevant to the pattern of over-developing the area, which is the opposite intention of the town's purchase of conservation rights. We are looking at a scenario where the area may end up worse off, by allowing the area to be turned into industrial zoning, during a time where there is already major change and development in the area. These projects are not necessary when the golf course is going to be getting smaller and is enjoying profits from the sale of the north course and the sale of conservation rights for the south course. The safety of my family being so close to a cell tower, just 200 feet, is a serious issue. Additionally, it would create a six figure impact to my property value, a tremendous loss for an individual. These projects should be viewed as a whole before they are considered or approved, and not piecemeal before it's too late and the area has been transformed for the worse. Above all else, do not let the fox guard the hen house; do not let town bylaws be written by Verizon.

VIOLATION OF ZONING BYLAWS AND CONSERVATION RESTRICTION

The proposal is a non conforming structure per zoning laws, and sections 4.4 and 7.7 may also be relevant here. The very spirit of the conservation restriction agreement and sections II and IIIA specifically oppose these projects. Section E of the conservation restriction states that any permitted acts and uses under paragraph III.B shall be in compliance with all local laws, rules, regulations, zoning, and permits. These rules must be enforced against an overly ambitious business that is using recent windfall profits, much of

which came from the town tax payer dollars, to disadvantage the neighborhood, and acutely impact my property, safety, and well being.

IN CONCLUSION

Voting to approve these projects, and change relevant zoning and bylaws, would come at a significant cost to me and my family, as well as my neighbors. Including threats to our health and safety from exposure to radiation at such a close proximity to the cell tower. The impact to our property values would not be trivial, and would be utterly destroyed by a cell tower being directly on the residential property border, a large metal warehouse looking maintenance building in plain view, as well as the industrial waste area. Voting to reject these projects would not negatively impact the golf course in any comparable way.

Any new permitted structures should be put as far as possible away from existing homes, even if it requires an exemption to the conservation envelope. The waste area should be cleaned up and property lines honored as part of any agreement.

Thank you for your time, consideration, and dedication to the town of Stow and its residents.

Sincerely,

A handwritten signature in black ink, appearing to read "Bennett Daley". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Bennett Daley and Family