

RECEIVED

JAN 9 2023

Town of Stow
Zoning Board of Appeals

Tuesday January 03, 2023

Town of Stow board of appeals
380 Great Road
Stow, MA 01775

Concerns: Special Permit for non-conforming use on Stow Acres

Dear Sir or Madam

This is to inform you of my objection to the requested special permit for non-conforming use on Stow Acres that is to be discussed on Monday 01/09/2023.

My main objection is to the proposed additional access drive to Randall Road. With what is now the north part of the golf course soon to no longer be part of the golf course, there will no longer be a need for traffic between south part and north part. The amount of traffic between south part and Randall Road will therefore be reduced. There will be reduced need for access from south part to Randall Road.

With such strong reasons not to need a new access drive, the fact that it is asked for anyhow leads me to assume that Stow Acres plans, once the access drive exists, to sell or rent out the maintenance building for uses other than strictly south course related.

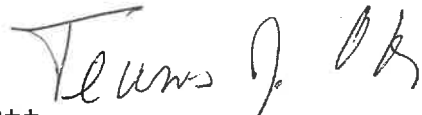
In other words, since what Stow Acres asks for does not make sense I looked for a hidden agenda.

In addition, with part of what now still is the north course becoming residential, with an access road to Randall Road, traffic on Randall Road will increase. With now 2, then 3 intersections close together (Randall and Boone, Randall and Cross, and Randall and the road to the new residential area) traffic will get more intensive, and with more complicated patterns.

My second objection is the timing of the request. I received the USMail with the announcement of the meeting around December 10. With Christmas and New Year in the way, this left little time to prepare for the meeting on 01/09/2023.

I therefore urge you to deny the application in its current form, or at least postpone a decision until later, say end of February or early March.

Sincerely,



Teunis J. Ott
24 Randall Road
Stow, MA 01775