

TO: Mark Jones, Chair, Zoning Board of Appeals

FROM: Kathy Sferra, Stow Conservation Director K S
Bob Wilber, President, Stow Conservation Trust BW

RE: Stow Acres South Course Maintenance Building

DATE: January 20, 2023

This memo is to confirm that we have reviewed the proposed Maintenance Building on the South Course of Stow Acres and it is consistent with the terms of the Conservation Restriction that was purchased by the Town of Stow and Stow Conservation Trust on the South Course in December 2021 and also consistent with discussions between the Town and Stow Acres during negotiations regarding the larger Stow Acres protection effort.

Specifically:

1. The proposed maintenance building is located within the Golf Course Core Building Envelope which is the Special Use Area that was set aside in Paragraph 22a for existing and future development associated with the golf course.
2. Within the Golf Course Core Building Envelope, Stow Acres is permitted to construct maintenance facilities of up to 15,000 square feet, *in addition to* the square footage of the existing footprint of the building. The existing footprint of the “red barn” maintenance building is 1600 square feet (though we understand that it has more than one story). This means that up to 16,600 square feet of maintenance building could be constructed at Stow Acres. The proposed building, at 5,000 square feet, is significantly less than what could be constructed and still be in full compliance under the terms of the Conservation Restriction.
3. As revised at the public hearing, the proposed maintenance building will not alter any stone walls on the Stow Acres property or within the right of way on Randall Road.

We would also like to clarify the subject of the “Master Plan” for Stow Acres which was raised at the hearing. At the public meetings that the Stow Acres partnership held to discuss the vision for the future of Stow Acres, and again at Town Meeting, we stated that the Town would work to develop a Master Plan for the future conservation and active/passive recreational use of the Town-owned land at the North Course at Stow Acres following the acquisition of this property. We have received funding from the Executive Office of Environmental Affairs to assist with the preparation of this Master Plan and expect that the process will play out over the next 18 months. The Master Plan study area includes approximately 32 acres of additional land either owned by the Town or to be part of the development on the North Course. We have *never* indicated that there would be a master plan for the South Course, which will remain in private ownership and no such plan was ever discussed with Stow Acres. One of our primary goals in purchasing a Conservation Restriction on the South Course was to avoid future large scale residential development of this land and encourage its continued use as a functional golf course – something that will be advanced by upgrading the maintenance facilities at Stow Acres.