

Dear Board Members,

During our initial meeting on January 9, 2023, several items came up which we would like to provide additional. I would like to submit the following information in regard to those items:

1. Letter from the Stow Conservation Commission and the Stow Conservation Trust stating that our application is in conformance with the Conservation Restriction granted to those entities.
2. Architectural elevation of the rear of the building with change in color as requested at the site visit. In addition we have added shrubbery on the bank of the slope so as to add to the existing buffer for our neighbors.
3. Detail and pictures of other metal buildings in Stow including zoning information on those properties.
4. Cost differential to move this building from this location to a location at the end of the lower parking lot.
5. Details on how the calculation of 5,000 square feet was arrived at for the size of our maintenance building.
6. Revised floor plan of building with floor drain and holding tank information.

7. List of the accommodations offered by Applicant to accommodate comments regarding this project from ZBA and the public.

We hope the information included is helpful to the Board in deciding on whether to grant a special permit for this project.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Peter Brown', with a stylized flourish at the end.

Peter Brown

Stow Holdings LLC

TO: Mark Jones, Chair, Zoning Board of Appeals

FROM: Kathy Sferra, Stow Conservation Director KS
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.



Stow Acres Country Club
Nearby Properties

<u>Address</u>	<u>Zone</u>	<u>Description</u>
115 Wheeler Road	R, RC	Butternut Maintenance Facility
85 Hudson Road	I	Hydro Test Products, with Residential on both sides
32 Hudson Road	R, RC	D & D Farms
215 Harvard Road	RC	Wedgewood Pines Pro Shop and Offices
570 Great Road	R	Metal Barn
217 Gleasondale	R	Garage
136 Gleasondale Road	R	Barn
76 Crescent Street	R	Barn/Shed

BUTTERNUT MAINTENANCE

COLEASDOROLE



1/11/23, 2:20 PM

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HYDRO TEST

825 Hudson Road



1/11/23, 2:19 PM

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D+D Farms

Hudson Road



1/11/23, 2:19 PM

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Westwood Pines Pub SPA & Offices



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570
~~565~~ 60895 R-7000



1/11/23, 2:21 PM

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217 CREASNOVAE



136 GLEASONDALE ROAD

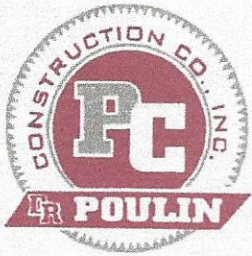


76 CHESTNUT ST



Stow Acres
Additional costs for Alternate Location

Costs per letter from D.R. Poulin	\$89,000
Engineering, permits, hearing, legal for Conservation Commission filings	<u>6,500</u>
Total Cost increase for Alternate Sight	<u><u>\$95,500</u></u>



D.R. Poulin Construction Co., Inc.

59 Duck Mill Road • Fitchburg, MA 01420
(978) 353-6740 • Fax: (978) 353-6743

Stow Acres Country Club
58 Randall Rd.
Stow, MA. 01775

Attn. Mr. Peter Brown

Mr. Brown,

As requested, we have reviewed the proposed alternate location for constructing your new maintenance facility. Due to the fact that the facilities proposed new location would now be in an area not serviced by current utilities additional costs will need to be accounted for to accommodate the construction of the building. The cost associated with extending the utilities necessary to support the operation of the new building in its new location including the additional excavation, labor, materials and components would be estimated to be, approximately, an additional \$89,000.00.

If you should have any questions or are in need of any clarifications please do not hesitate to reach out.

Respectfully

Sean M. Pepper

D. R. Poulin Construction Co. Inc.

Roger Mulloy <ancon@comcast.net>

Tue, Mar 8,
2022, 10:13
AM

to me, tim, David, Golf, roger

Peter:

There is no standard size for a public golf course turf care maintenance facility. There are 3 main factors that determine the size of the facility. The number of employees, the amount of turf care equipment and the location where the facility is going to be built. Your administration area is sized based on having 22 employees. Equipment storage based on the equipment list provided is 5,000 SF which provides for proper storage of your existing equipment and a small square footage for future equipment purchases. When possible, we prefer to have all turf care maintenance operations in the same location for the efficiency of putting the equipment into the storage area.

Regards

Roger Mulloy, PE, CPEA
President
PO Box 779
Rye, NH 03870
Tel: 603.379.1000

INSET PLAN:

SCALE: 1"=20'



PROPOSED WATER SERVICE
PROPOSED 2,500 GAL. MONOLITHIC CONCRETE HOLDING TANK H-20 CONSTRUCTION WITH MILLER ENVIRONMENTAL CORP. LINER INV.=240.83

EXISTING EDGE OF PAVEMENT
PROPOSED ELECTRIC SERVICE

PROPOSED EDGE OF PAVEMENT

244.47

244.94

11'± (10'MIN)

33 PARKING SPACES REMOVED

25'±

4" SCH40 PVC L=27' S=0.01

4" SCH40 PVC VENTS TO ROOF

PROPOSED EDGE OF PAVEMENT

PAVEMENT REMOVAL

PROPOSED OIL/SAND SEPARATOR SUBJECT TO PLUMBING CODE

244.47

PROPOSED MAINTENANCE BUILDING 5,000 SF FF=245.0±

50'

244

PROPOSED MAINTENANCE BUILDING 5,000 SF FF=245.0±

BUILDING SETBACK (TYPICAL)

26'±

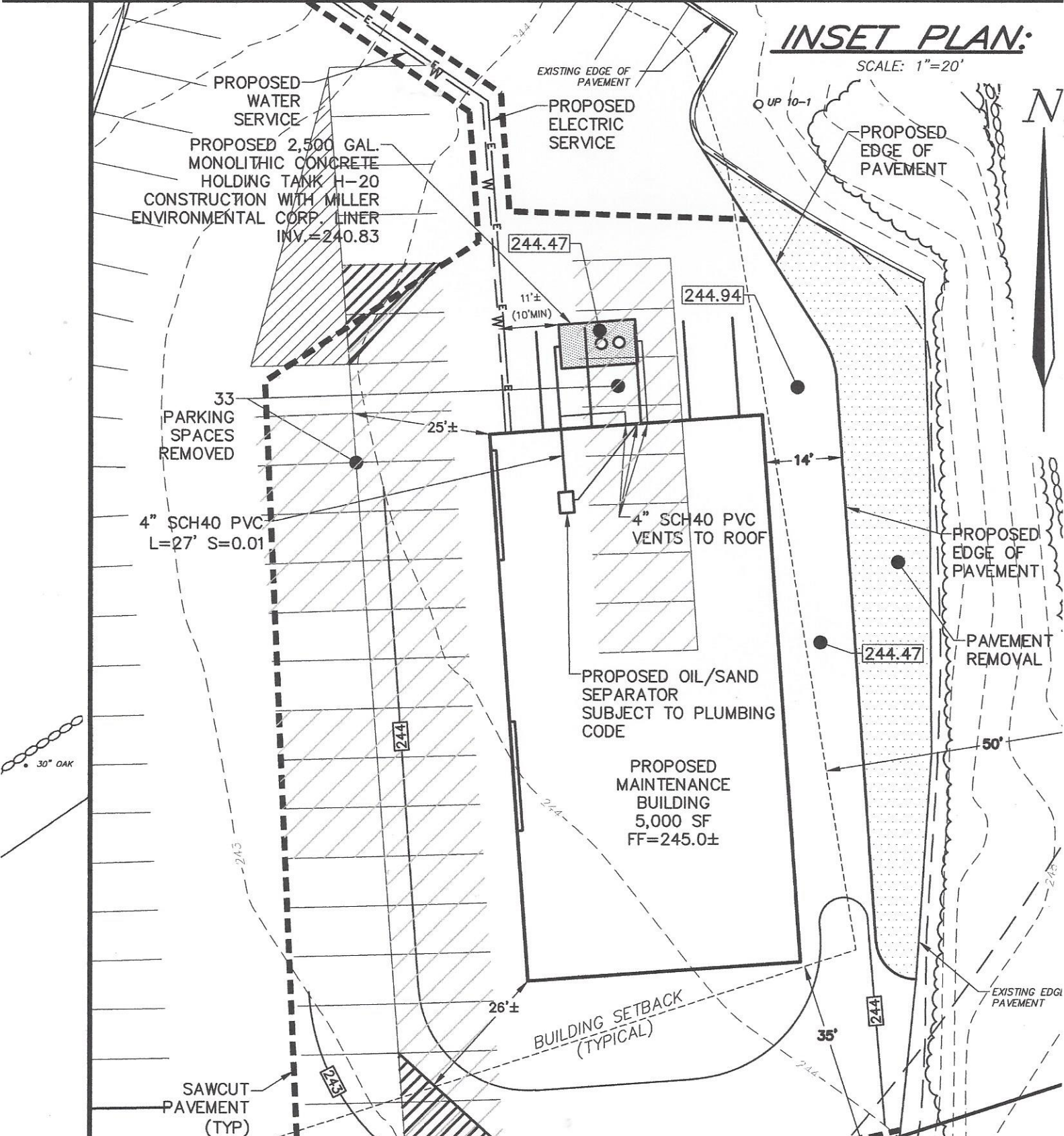
35'

SAWCUT PAVEMENT (TYP)

EXISTING EDGE PAVEMENT

243

244



Modifications offered by Applicant regarding Maintenance Facility

- **Removal of curb cut and access road**
- **Increase buffer along Randall Road with shrubbery (arborvitaes) or fencing**
- **Color of building changed to barn red with white trim and dark roofing**