



OFFICE OF THE  
TOWN CLERK

STOW, MASSACHUSETTS 01775

~~XXXXXXXXXX~~  
Ann L. Allison

November 21, 1989

The Honorable James M. Shannon  
Attorney General of Massachusetts  
One Ashburton Place, Room 2019  
Boston, Massachusetts 02108

Dear Attorney General:

The following is a true copy of action taken under Articles 11, 12 and 13 of the warrant for the special town meeting held in Stow on November 6, 1989.

ARTICLE 11. Voted 140 Yes, 38 No (119 necessary) to amend the Zoning Bylaws, Section VI-B, Residential District, by adding a new paragraph 6, as amended, concerning cross-country ski uses in the Residential District, to read as follows:

- "6. Cross-Country Ski Uses in the Residential District subject to a Level 1 Special Permit by the Planning Board:
- a. Commercial cross-country ski courses on at least twenty-five (25) acres of land with common and incidental accessory uses including parking; clubhouse (inclusive of store for the rental and sale of ski related items only, administrative office, and snack bar but not a restaurant), with a total gross floor area not to exceed one thousand (1,000) square feet unless entirely within a structure in existence at the time of adoption of this bylaw (11/6/89) but in no case shall the total gross floor area devoted to cross-country ski related uses exceed twenty-five hundred (2,500) square feet; and a single family caretaker's residence, provided that:
- (1) no snow-making equipment shall be used;
  - (2) the operation of the course, including accessory uses, trail grooming and maintenance equipment, shall be limited to the hours between 7:00 A.M. and one-half (1/2) hour after sunset;

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- (3) new buildings, including improvements to existing buildings for ski related activities and new parking areas shall be screened year round from the adjacent property by evergreens and other vegetative growth of mixed variety;
- (4) no trail or new building including improvements to existing buildings for ski related activities and new parking area is within fifty (50) feet of any property line.
- (5) No so-called snowmobiles shall be permitted except for emergency or maintenance purposes."

ARTICLE 12. Voted unanimously to amend the Zoning Bylaws, Section VI-B, Residential District, by adding a new paragraph 7 concerning golf course uses in the Residential District, to read as follows:

- "7. Golf Course Uses in the Residential District subject to a Level 1 Special Permit by the Planning Board:
- a. Commercial 18-hole golf courses of at least fifty-five hundred (5,500) linear yards and at least seventy-five (75) acres with common and incidental accessory uses including parking; clubhouse (inclusive of pro shop for sale of golf related items only, administrative office, and snack bar, but not a restaurant), with a total gross floor area not to exceed twenty-five hundred (2,500) square feet unless entirely within a structure in existence at the time of adoption of this bylaw (11/6/89) but in no case shall the total gross floor area devoted to golf related uses exceed three thousand (3,000) square feet; and a single family caretaker's residence, provided that:
- (1) no fairway, new building including improvements to existing buildings for golf related activities, and new parking area is within fifty (50) feet of any property line;
  - (2) new buildings and improvements on existing buildings for golf related activities and new parking areas shall be screened year round from adjacent property by evergreens and other vegetative growth of mixed variety;
  - (3) the operation of the course, including accessory uses, shall be limited to the hours between one-half (1/2) hour before sunrise and one-half (1/2) hour after sunset;
  - (4) at least forty percent (40%) of the residential zoned area of the parcel(s) devoted to the golf course and accessory uses shall be placed under a conservation restriction to the Stow Conservation Commission and approved by the Stow Board of Selectmen. Such restriction shall be for a period of time not less than thirty (30) years in duration and be evidenced by a deed in proper form and duly recorded with the Middlesex County Registry of Deeds or Land Court. Ten percent (10%) of the total residential zoned area shall be placed under

a permanent conservation restriction as allowed by the provisions of Mass. General Laws Chapter 184, Sections 31 and 32. Any area in a permanent restriction shall constitute a credit toward the forty percent (40%) otherwise required by this section.

- (5) The Planning Board may require as a condition a public access pedestrian right of way of at least ten (10) feet in width provided to and along any natural watercourse or wetland in or running through the parcel or to another portion of the parcel as deemed acceptable by the Planning Board.
- (6) A state licensed person shall be responsible for applying pesticides/herbicides on the golf course site. Results from an approved laboratory of surface and ground water samples shall be periodically provided to the Conservation Commission and the Board of Health, the location and frequency of testing to be determined by the Planning Board."

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ARTICLE 13. Voted unanimously to amend the Zoning Bylaws, Section VI-B, Residential District, by deleting from paragraph 2.d. the words "golf courses, ski areas and tows".

Attest:



Ann L. Allison  
Town Clerk of Stow