

## Stow Acres Climate Resilience Master Plan

### Addendum #1

April 26, 2023

#### Questions and Answers from Pre-Proposal Conference

**1. Is the Stow Acres South Course included in the restoration planning/design? Will the trails connect?**

The South Course is protected by a permanent Conservation Restriction and is not included in the overall master planning work scope, except to the extent that it will be desirable to provide for trail connections across Randall Road. The South Course trail has been constructed, so these connection points are known.

**2. With regard to the public outreach, is this just general outreach to gather information/ideas or are there known points of controversy regarding the project?** The public outreach is for gathering public opinions; there are no known controversies.

**3. What is the timeline for construction by the Town on the North Course?** Stow Acres has retained rights to continue to use various portions of the property for golf for 1, 5, and 10 years. Please refer to the reference documents on the town's website for these locations. It is not expected that construction will begin until these rights are relinquished at the end of the relevant terms.

**4. Is a full land survey required?** A perimeter survey was done for the ANR plan and is in the reference documents. Beyond this, it is expected that topographic information will be needed for the driving range area to aid in restoration planning, but LIDAR is likely to be sufficient for planning for most of the remainder of the course.

**5. Is the stream that crosses Randall Road always flowing?** The Town believes so. It is mapped as perennial and has never been proven otherwise.

**6. What is the status of the abandoned house and property near the driving range at 77-79 Randall Road?** This site is privately owned and is in the process of permitting for redevelopment, unrelated to the Stow Acres site.

**7. Is the Driving Range in a flood zone?** It is mapped as Zone X. There is a beaver dam on the site that has been "managed" over the years by Stow Acres to limit flooding.

**8. What is the timeframe for the relocation of the Golf School at the rear of the Driving Range?** The golf school is part of the 5 year retained rights area so would be removed by January 2028, along with the driving range.

**9. Have the potential vernal pools in the depressional wetlands on the western side of the golf course been investigated?** They have not.

**10. What is the timeframe for abandoning Hole #15, next to Elizabeth Brook?** Most of this hole is in the area that will be sold for development. The timeframe for closing is unclear and depends on permitting, but this area is likely to be available in 2-3 years.

**11. What limitations are there in the well site area for the development?** This area is included in the master planning. DEP's Zone 1 policy requires that there be no areas of concentrated human use, but trails are allowed.

**12. Is wetland delineation required on the site?** Wetlands were delineated for the development area and for the driving range. Plans and ORADs are in the reference materials. Some other areas may require delineation for site planning.

**13. Is the location of the trail on the development site known? Will it connect with town trails?** The town has conceptual plans for the development now, and expects formal plans to be filed this spring. These should show the trail location. It is expected that these trails will connect.

**14. Have any perc tests been done?** Perc tests for the driving range are in the reference materials. Some testing was done for the wastewater treatment for the development. The town expects to be able to make this information available to the selected consultant.

**15. Is hydrologic or hydrogeologic modeling needed?** The town does not expect the need for this except as it may be needed for the wetland restoration design.

**16. What is the future of the driving range parking lot?** The town expects that this will be used for future parking for the trail network and an overlook for the wetland restoration. There is a shared access immediately adjacent which is shown in the reference materials.

**17. Does the Town have the funds for this project in hand, and what is the total estimated cost?** Yes, funds are available, and the not to exceed price is \$200,000.