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March 7, 2024

David Hartnagel, Chair
Stow Zoning Board of Appeals
Town Building
380 Great Road
Stow, MA 01775

Town of Stow
Zoning Board of Appeals

Re: Stow Acres Country Club, Randall Road - Proposed Relocation of the Driving Range and Snack Bar

Dear Members of the Zoning Board of Appeals,

In response to our meeting on February 5, 2024, several items were discussed by the Board for further review. The following items are being provided as requested:

1. I would like to clarify an item that may be misunderstood by some of the residents submitting public comments on the project. Stow Acres is not going to be a TOPGOLF facility of any kind. At the hearing on the 5th, I mentioned we were looking to use some of their technology to track balls hit in the driving range, but since the meeting on the 5th we have found new technology that utilizes radar instead of lights and we revised the project to remove the lighting in the driving range in order to track golf balls. I have two short video clips that I will present to the Board on March 11th to show the Board the new technology (unrelated to TOPGOLF).
2. Since we are removing the lighting request of the driving range field, Section 3.8.3.1 of the Stow Zoning By-Laws is no longer applicable to this application.
3. To reiterate the nature of relief requested for the project, Stow Acres is applying for a special permit under Section 3.9 (*Non-Conforming Uses and Structures) of the Zoning By-Laws. For clarification, Section 8.4 (Golf Course Uses in a Residential District subject to a Special Permit by the Planning Board) is not applicable to this application. For changes to the pre-existing nonconforming golf course use at the property, Stow Acres has filed applications and been granted relief under Section 3.9 previously during its history and filed under this section last year for the maintenance building project, which is why we are before the ZBA. This has been confirmed as the appropriate zoning mechanism by the Zoning Enforcement Officer along with the Town Planner and the Zoning Board of Appeals. Zoning approval via Section 3.9 does not include a regulation regarding a limitation on hours of operation. The previous Special Permit granted to Stow Acres for the extension of the tee area at the range did include a condition regulating the hours of operation to one half hour before sunrise and one half hour after sunset. As such, we are proposing that the operating hours of the proposed driving range be amended to 6:00 AM to 10:00 PM. As part of our application, we have included many improvements to the range in order to mitigate any potential impacts to our neighbors, including:
 - Range is being moved further away from abutters.
 - Range is facing away from abutters.

- Land area is being reduced from 10 acres to 2-3 acres.
 - Number of bays for hitting golf balls being reduced from 36 – 26.
 - No lighting of range is being proposed to track golf balls.
 - Current range is proposed to be turned back into natural wetlands.
 - Customers using range are either hitting from inside building or shielded by vegetation.
 - Parking lot for range is being moved across the street, further away from abutters.
 - Approval of our application would allow us to employ more local people and to have additional year-round employment.
 - Provide residents with additional opportunities to enjoy athletic sports during winter months.
 - Area being used for range is currently part of golf course so no change of use for that area of the golf course.
4. With regard to our grille room, we are not proposing any change to the current hours of operation. Since the driving range and the grille room will be part of the same complex, we are respectfully requesting the Board consider our request for the driving range hours of operation to be 6:00 AM to 10:00 PM daily.

I will be presenting enlarged photographs showing views from our neighbor's vantage point along with an aerial plan and additional information with regard to our application. I look forward to your review and comments.

We hope that this information is helpful in your analysis of our project.

Very truly yours,



Peter I. Brown
Stow Holdings LLC