Stow Acres

Planning and Land Conservation Partnership

and

Climate Resilience Master Plan

2019: Planning Begins at Stow Acres

Stow Acres was Stow's oldest and largest Golf Course – and Stow's largest unprotected property at 300+ Acres

Very high priority in Stow Open Space and Recreation Plan

Important historical clubhouse and site of one of the first black-owned golf courses in United States – Mapledale Country Club (1920's)

Potential "By-right" Development of Stow Acres would cover the entire site with large houses on large lots and/or large scale 40B development could result in 400+ units – huge potential for negatively impacting Stow's "sense of place"/quality of life.

Purchase of entire property would likely cost $15-$20 million--so clear that a different approach was needed

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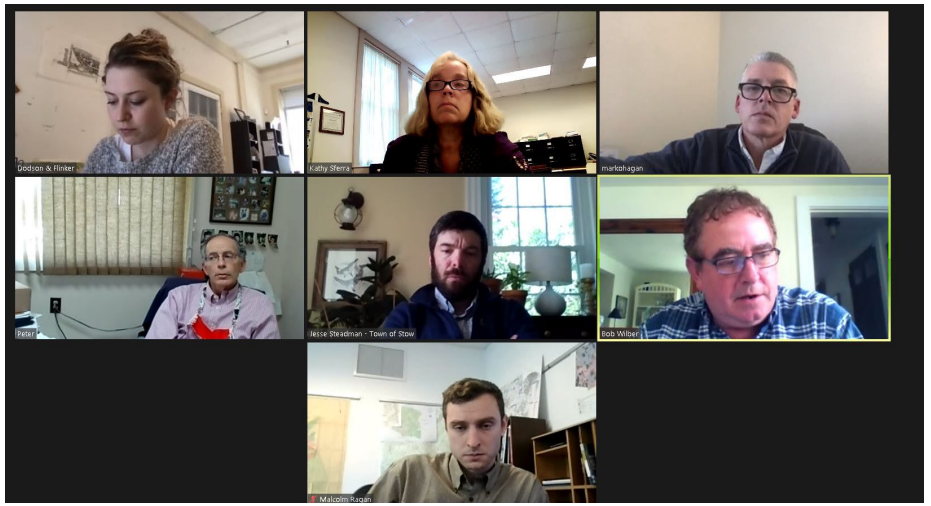
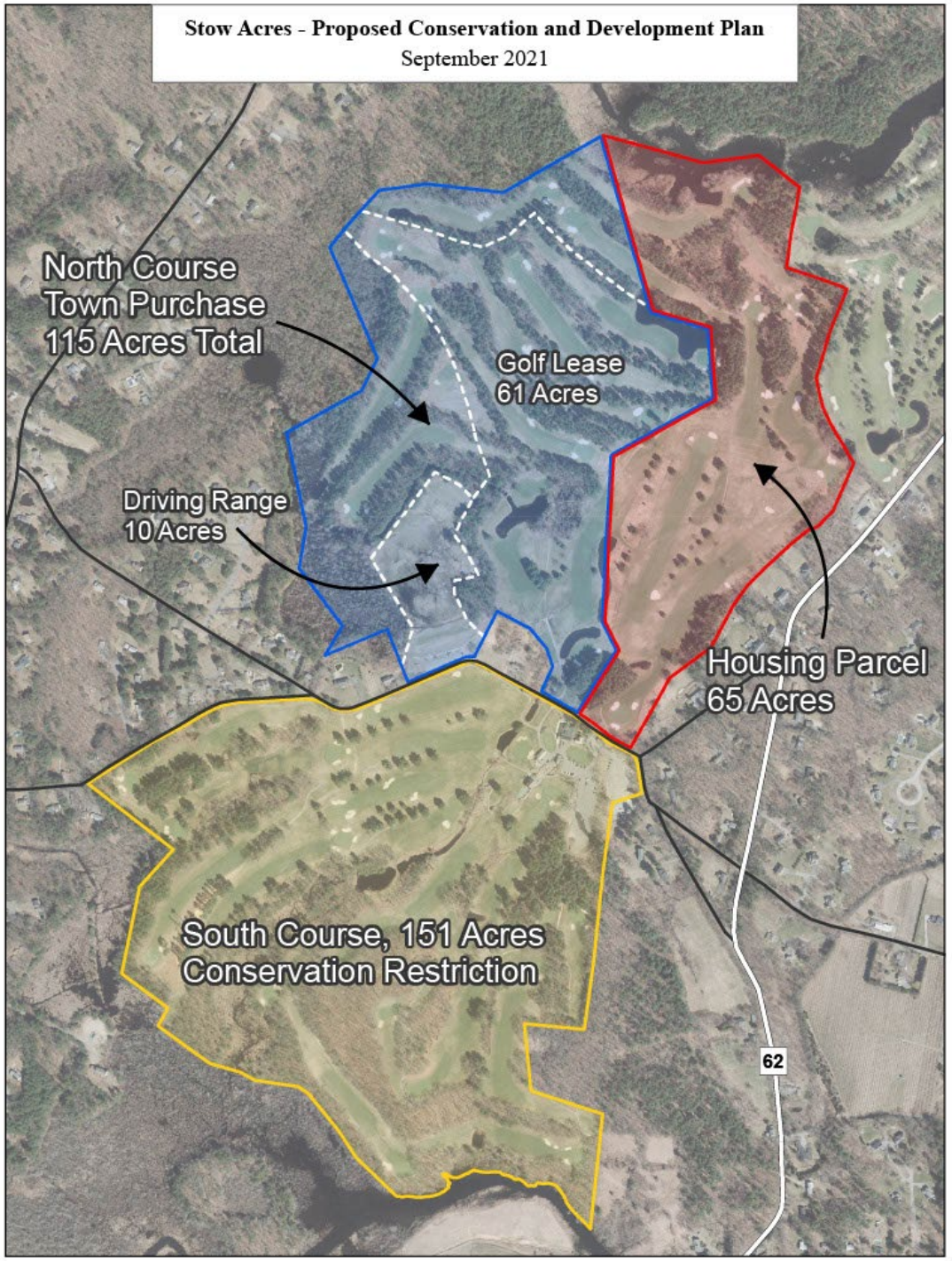
2020 - 2021: Stow Acres Partnership

- Town-Stow Conservation Trust Partnership Forms in Summer 2020 in response to rumored sale of Stow Acres for development.
- Dodson and Flinker hired by Town and Trust to develop comprehensive vision plan; funded by Town and Trust.
- Worked proactively with Stow Acres (owner) and MCO Associates (developer) to shape the future use of the property, avoid piecemeal development and advance community open space, recreation, and housing diversity goals.
- Public meetings, focus groups, community outreach, negotiations led to development of an overall plan and decision to break project into 2 phases focused on the South Course and the North Course.
- Town Meeting approved the two phases in May 2021 and October 2021 by overwhelmingly positive votes.



Concept Plan Overview

- **325 Acres Total**
- **151 Acre South Course**
  - Protected from Future Residential Development by Conservation Restriction Purchased with CPA funds
  - Property Owned by Stow Acres for Continued Golf
  - CR Co-held by Stow Conservation Commission and Stow Conservation Trust
  - Allows ongoing golf uses, farming, recreational uses; recreational trail
- **109 Acre North Course**
  - Purchased by Town for Conservation and Recreation purposes
  - Funded by CPA, Stow Conservation Trust, MVP Grant Program
  - Retained Rights for Continued Golf Use by Stow Acres for 5-10 years
  - Specific Future Uses to be Determined by Climate Resilience Master Plan to be prepared by Town.
- **65 Acre Housing Parcel**
  - To be developed for 189 unit mixed residential housing by private developer



South Course Conservation Restriction

151 Acres

Approved May 2021

Completed December 2021

North Course Town Acquisition

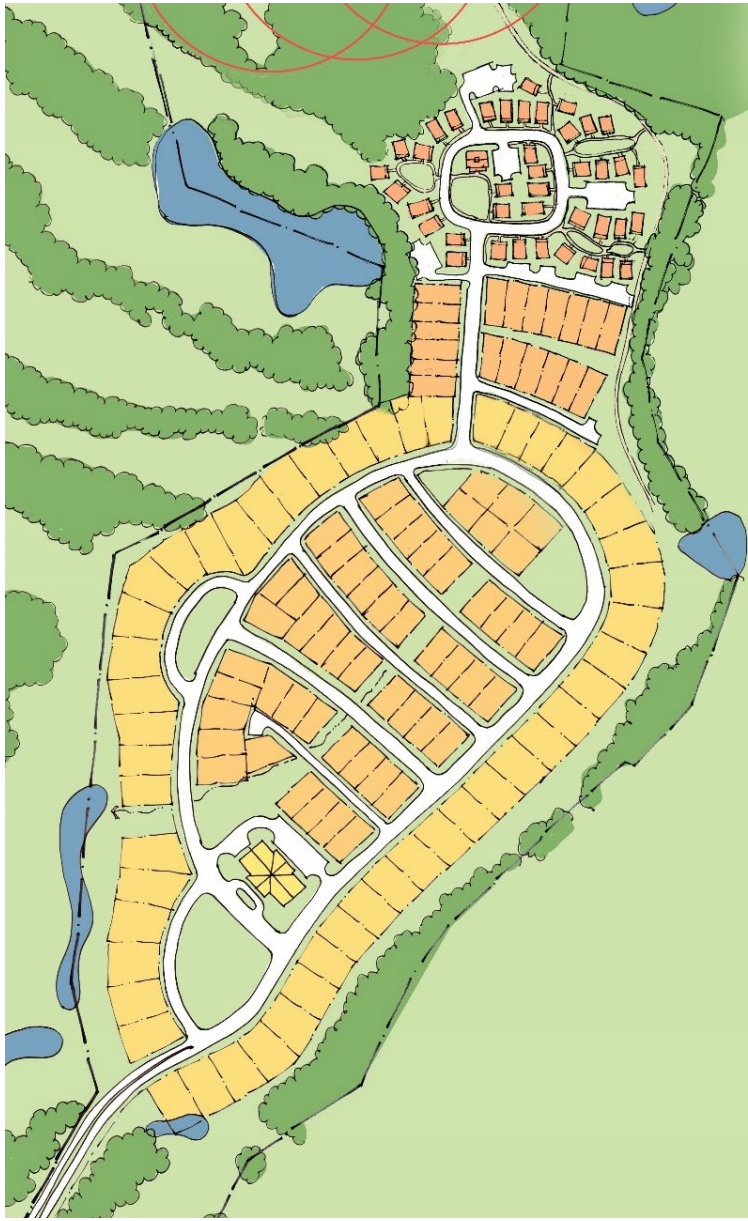
109 Acres

Approved October 2021

Completed January 2023

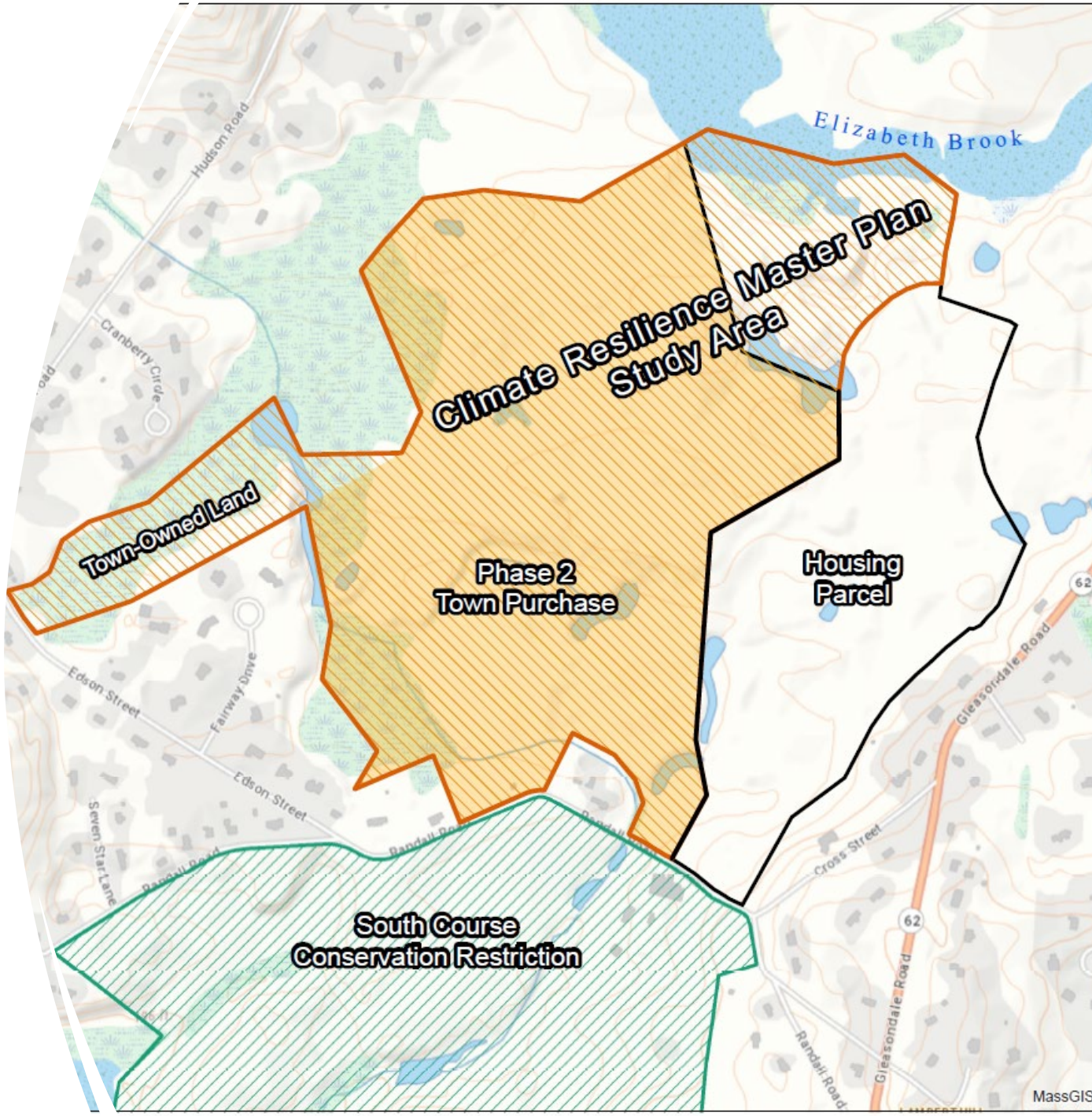
Development Concept Plan

- Land to be sold by Stow Acres to private developer
- 25 Apartments for 62+ Residents; 40 Rental Cottages; 124 Detached Homes for Sale (189 units total)
- Significant Affordability
- Plans to be submitted to ZBA and Con Comm Late 2023
- Shared Well and Septic Permitted by DEP
- Connecting Recreational Trail to Town Land



FY 24:
Climate Resilience Master Plan

- Guide overall use and development of the property for conservation and recreation
- Increase ecological and landscape diversity through restoration
- Integrate property with surrounding neighborhoods & adjacent development
- Funded by Massachusetts EOEEA Municipal Vulnerability Preparedness Program Grant
- BSC Group Hired as Consultant
- Extensive Public Outreach, Schools, etc.
- Completion Required by June 2024



Climate Resilience Master Plan Elements

- Site Analysis/Natural Resource Inventory/Invasive Species Mapping and Management Plan
- Overall Concept Plan – Conservation Areas, Recreational Uses, Community Gathering Spaces, Upland and Wetland Habitat Restoration, Parking and Access
- Cost Estimates and Phasing

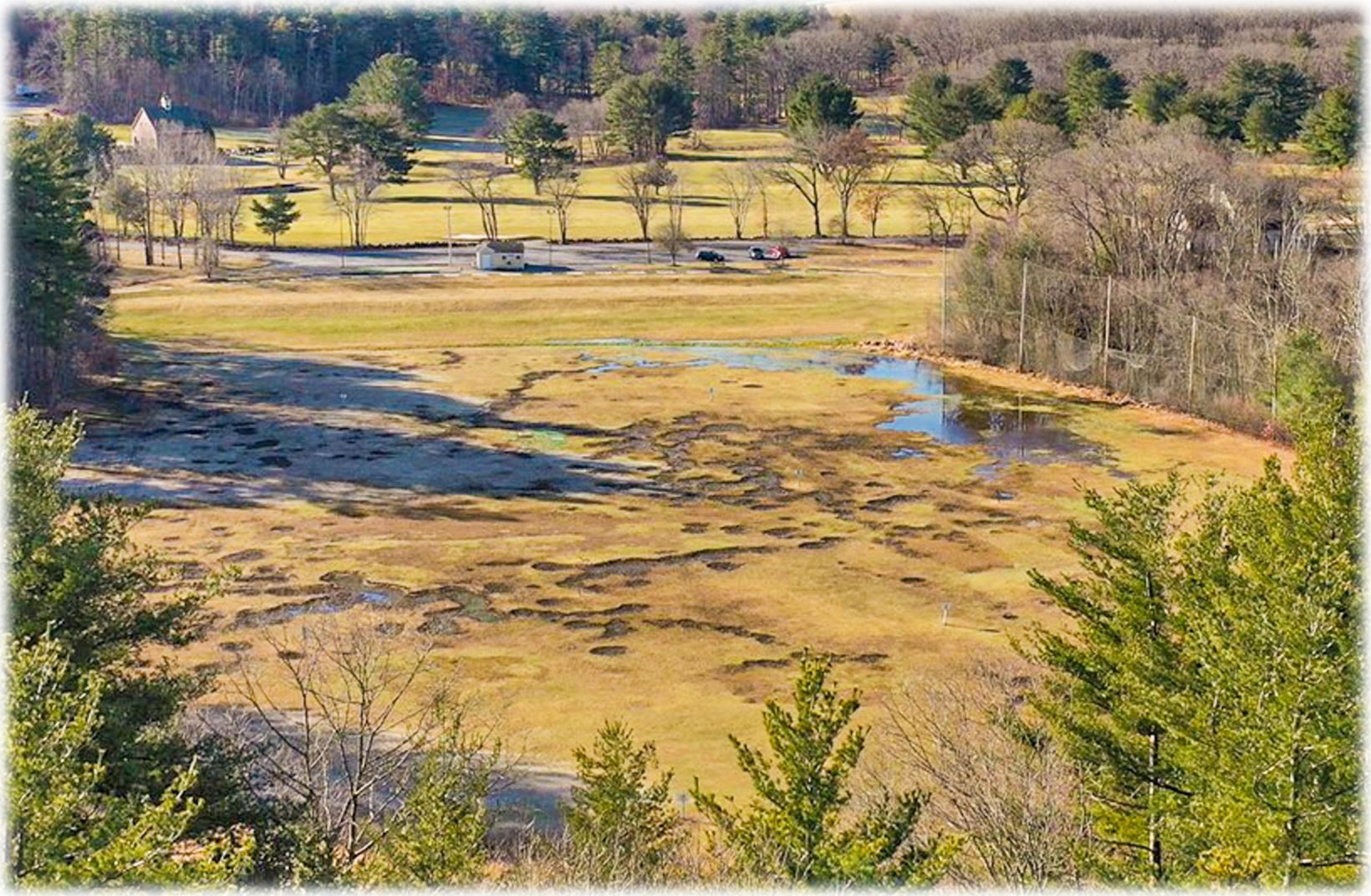
Conservation Parcel

Approx 24 acres, abuts existing Town conservation land

Largely used for existing Stow Acres Driving Range (to be relocated to South Course)

Wetland/Habitat Restoration Project

Parking area/Trailhead/Overlook



Recreation Parcel

Approx 90 acres

Majority of land will continue in golf as a 9-hole course for up to 10 years by Stow Acres

Remaining portion of land available immediately for town use

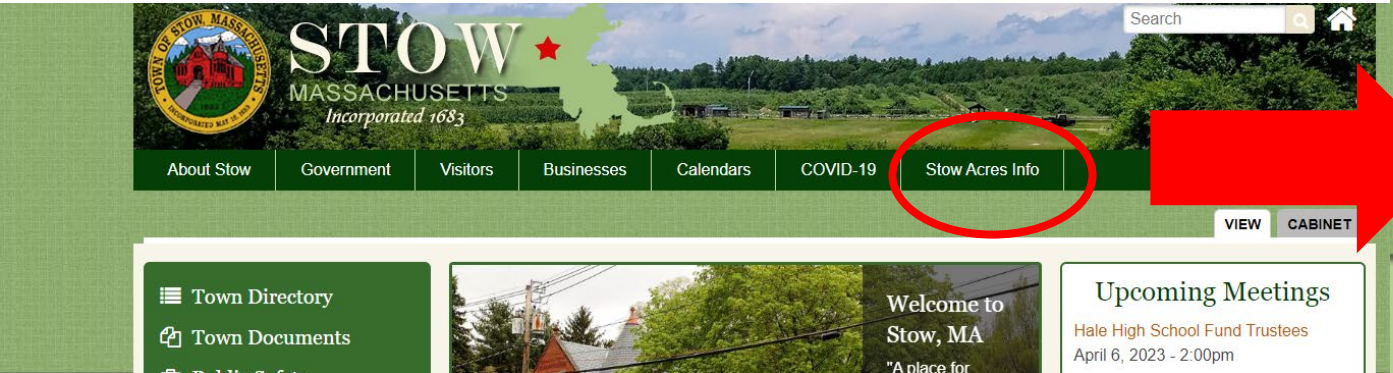
Commitment to collaborative master planning for recreation facilities, trails, restoration, with phased approach

Stow Acres Master Plan Process

July-October 2023 - Site Analysis
- October 2023 - Public Meeting #1

October 2023-January 2024 – Public Outreach
- Oct/Nov 2023 – Survey
- Senior Forum
- Site Visits
- Public Meeting #2

January 2024-May 2024 – Develop Recommendations
- Public Meeting #3



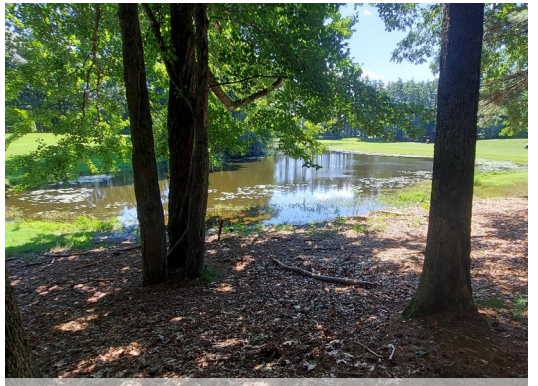
Existing Conditions Mapping & Documentation

Major Ecological Features

Existing Conditions Documentation


Bog Peninsula


Canal Margins


Dogbone Pond


Driving Range

Driving Range Back


Driving Range


Trail Canal

Major Ecological Features

Existing Conditions Documentation


Driving Range


Canal Margins


Algae Pond


Beaver Lodge


Wetland behind Range

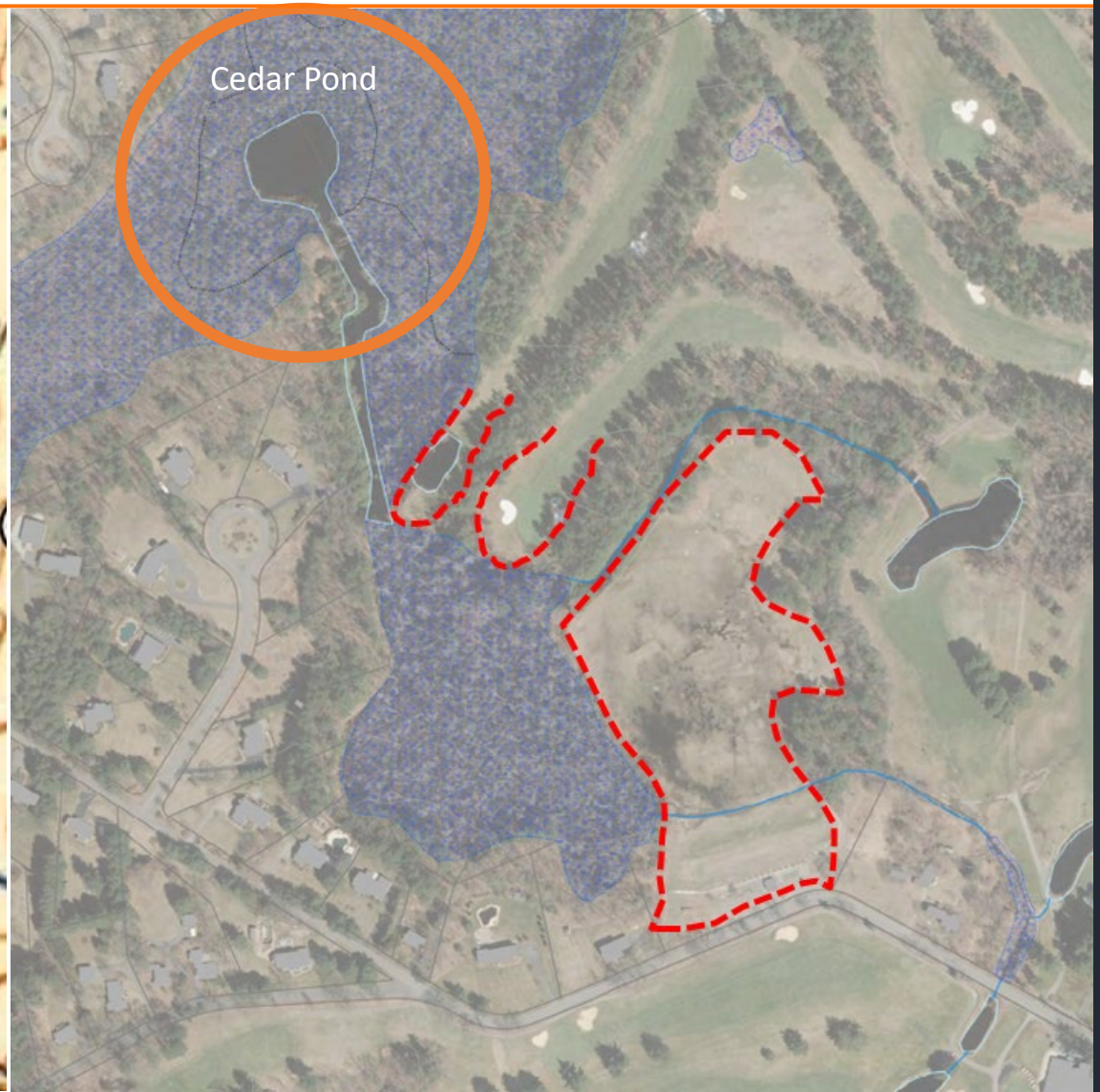

Wetland


Near Vernal Pool

Historical Extent of Wetland in 1952

Wetland System Extent in 1968 and in 2013

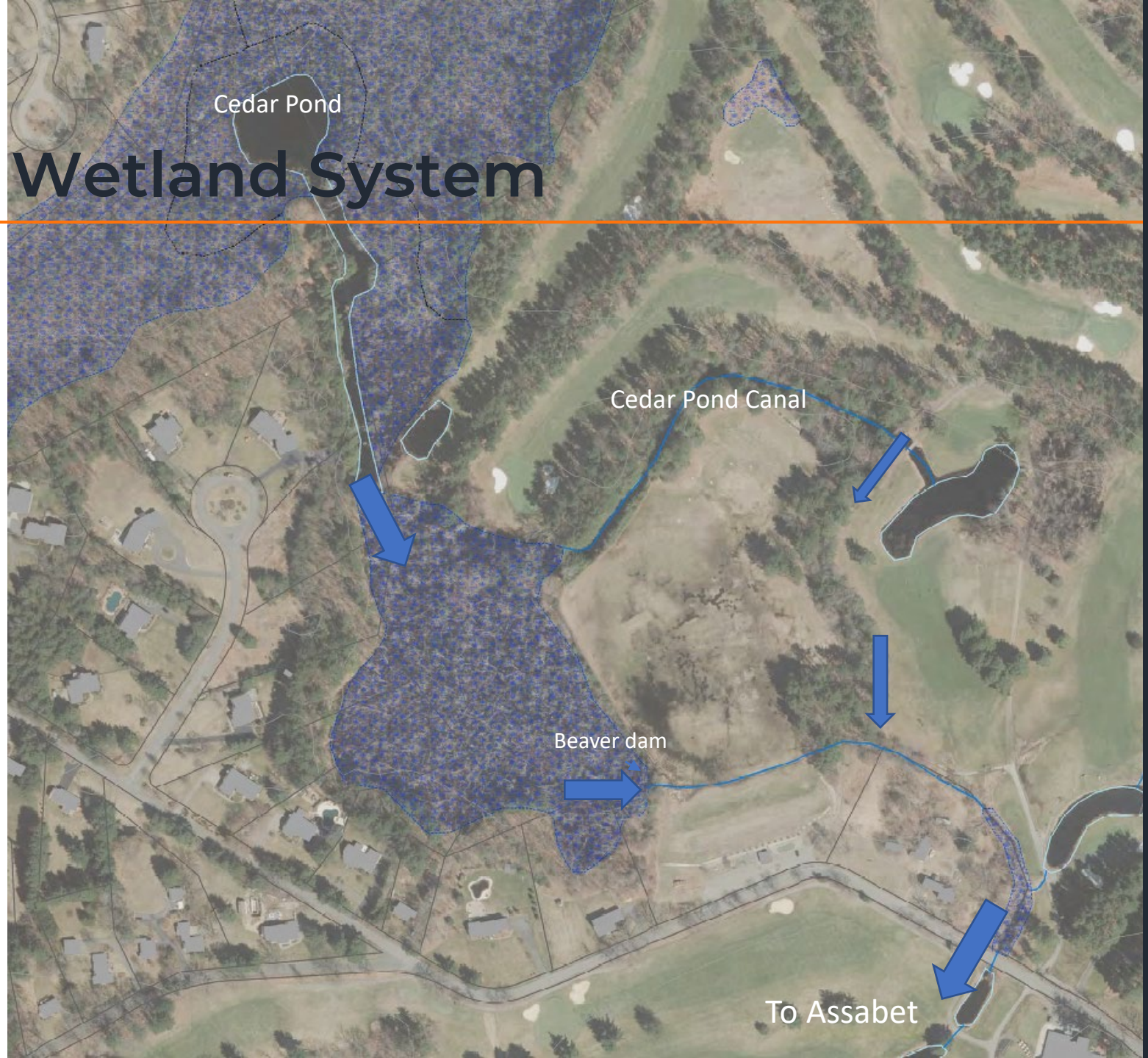
(In Comparison to Current Location of Driving Range)



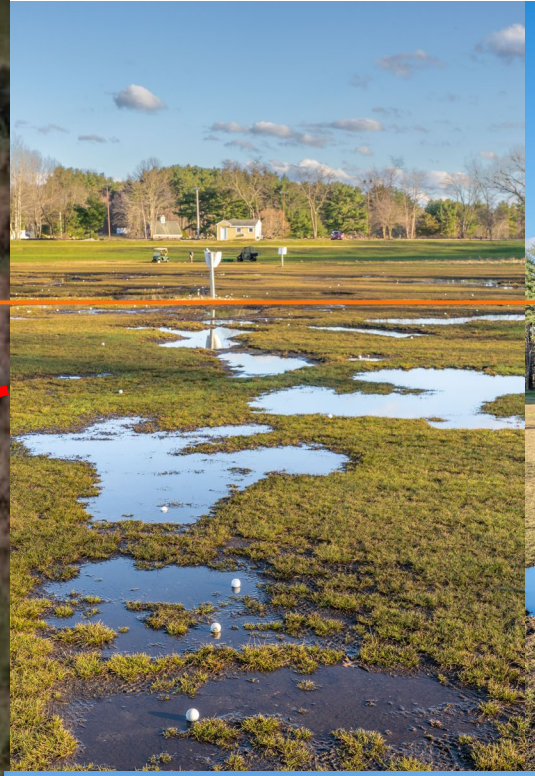
Restoration of Wetland System

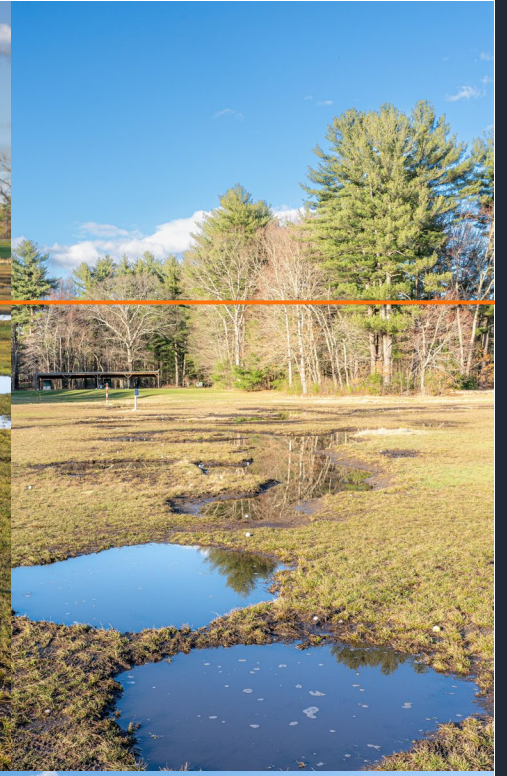
Historical Evolution of Landscape

- Cedar Pond Canal dredged for irrigation in the mid-60s
- Driving range expanded in 1986 without permitting
- Report of flexible drainage pipe installed along eastern edge of driving range



Stow Acres Driving Range

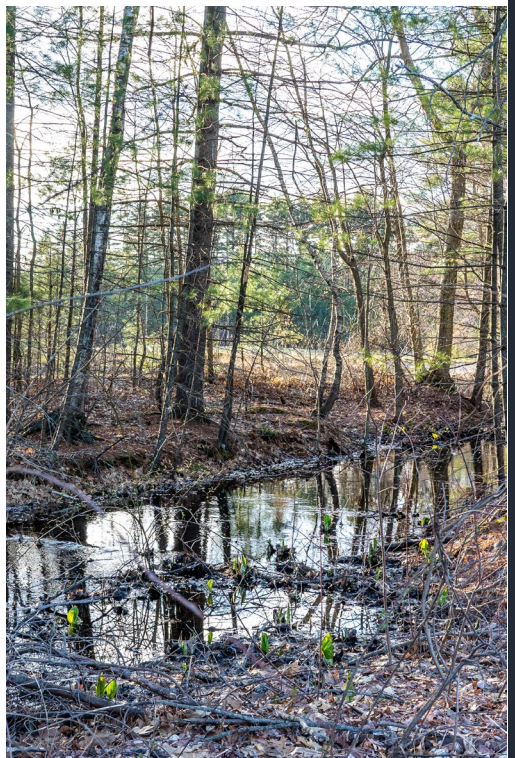




Stow Acres Driving Range

Stow Acres Driving Range

Cedar Pond Canal



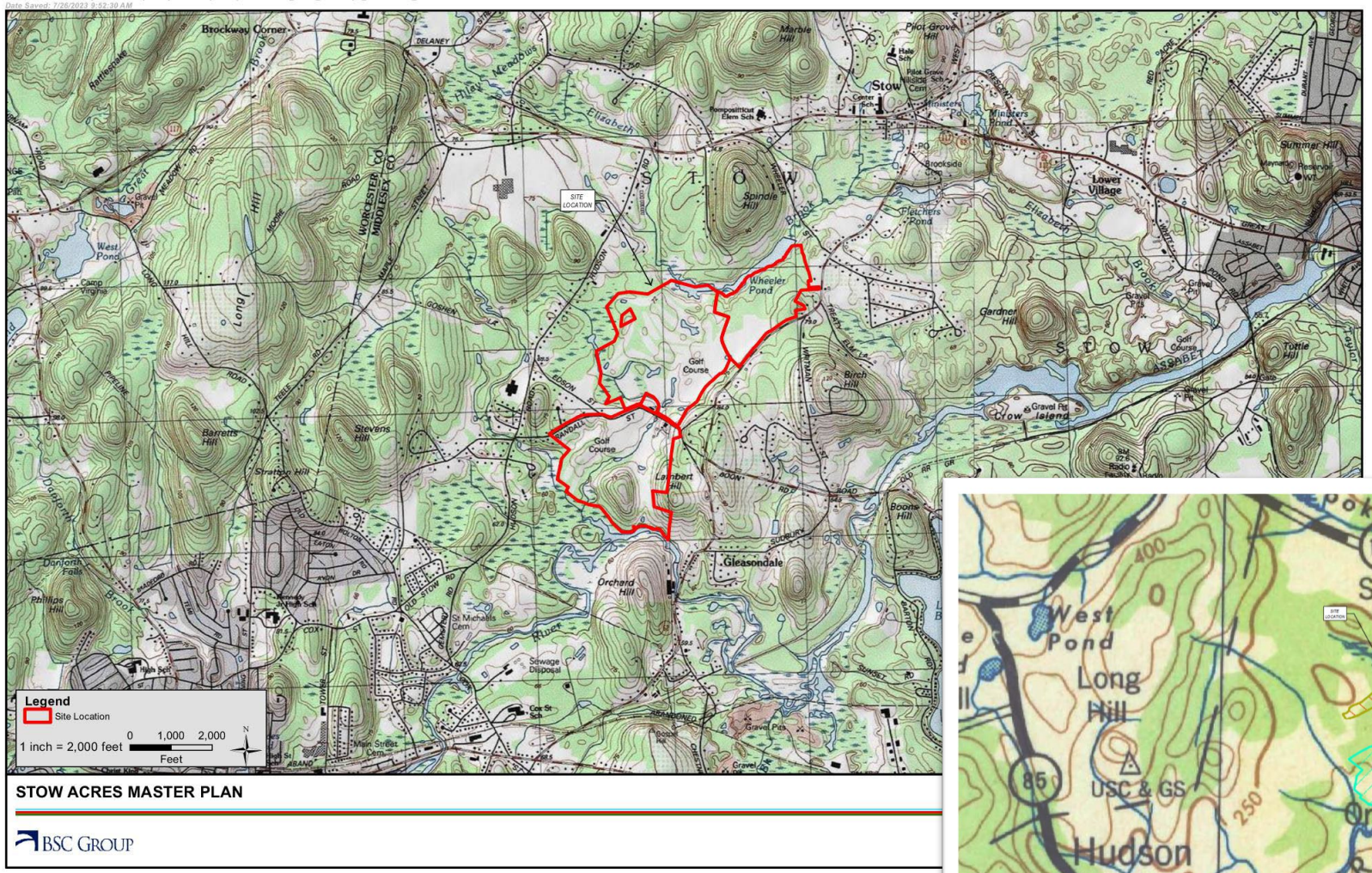
Natural Resources Inventory

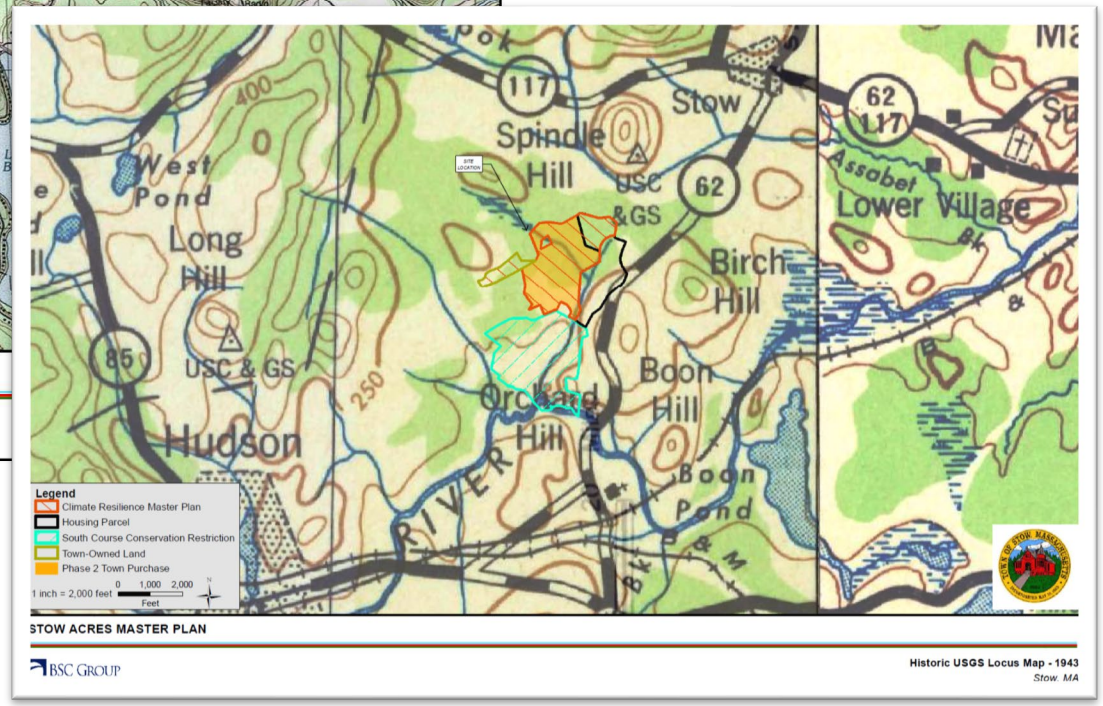
Mapping & Documenting Existing Conditions

- **Desktop Review**
  - Material provided by the Town of Stow & Partners
  - Publicly-available Geographic Information Systems (GIS) data
- **On-the-ground surveys**
  - Field work conducted during this project
  - Additional field-collected data

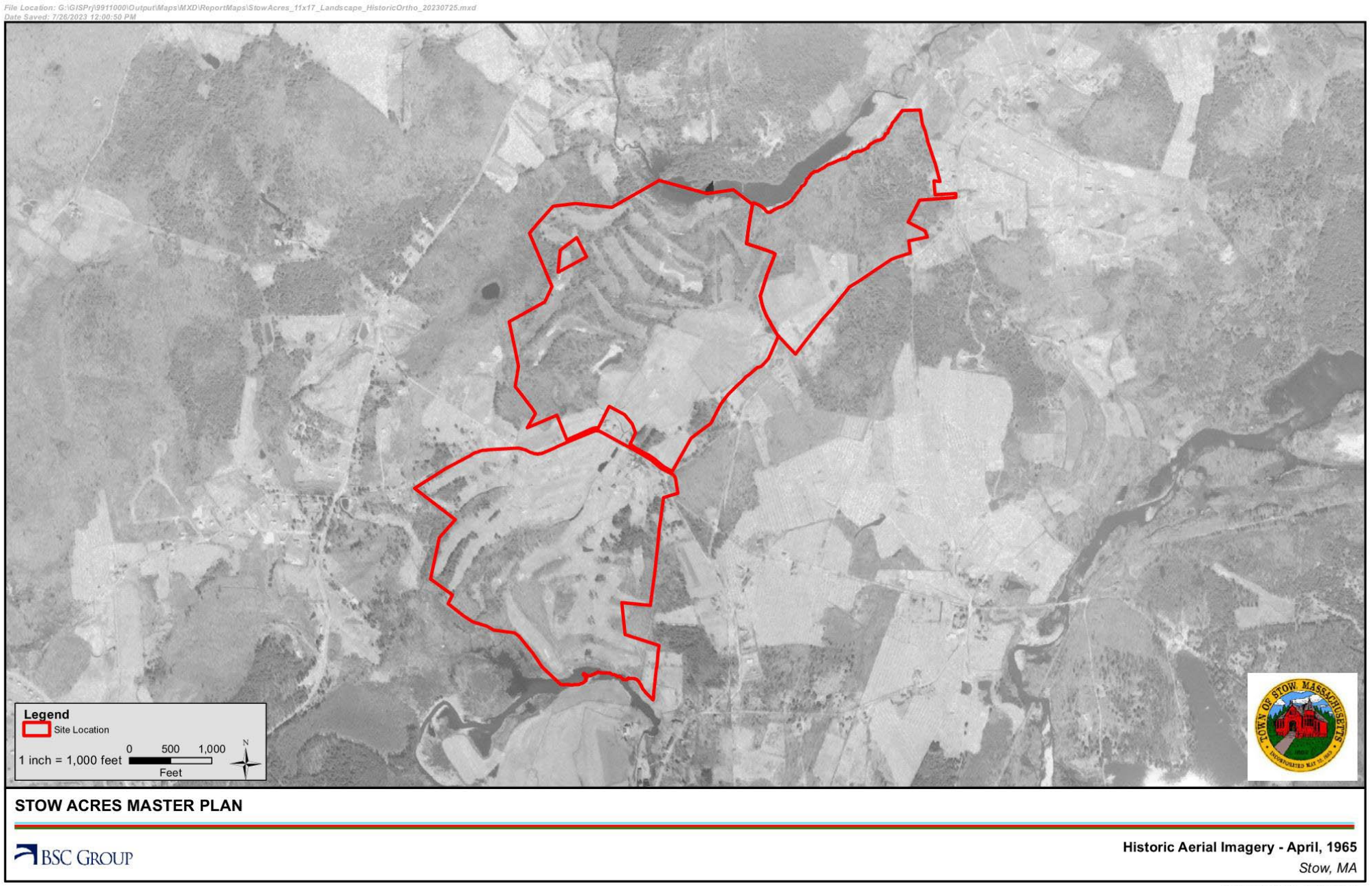
Identifying Opportunities for Restoration/Resilience

Natural Resources Inventory: Desktop Review

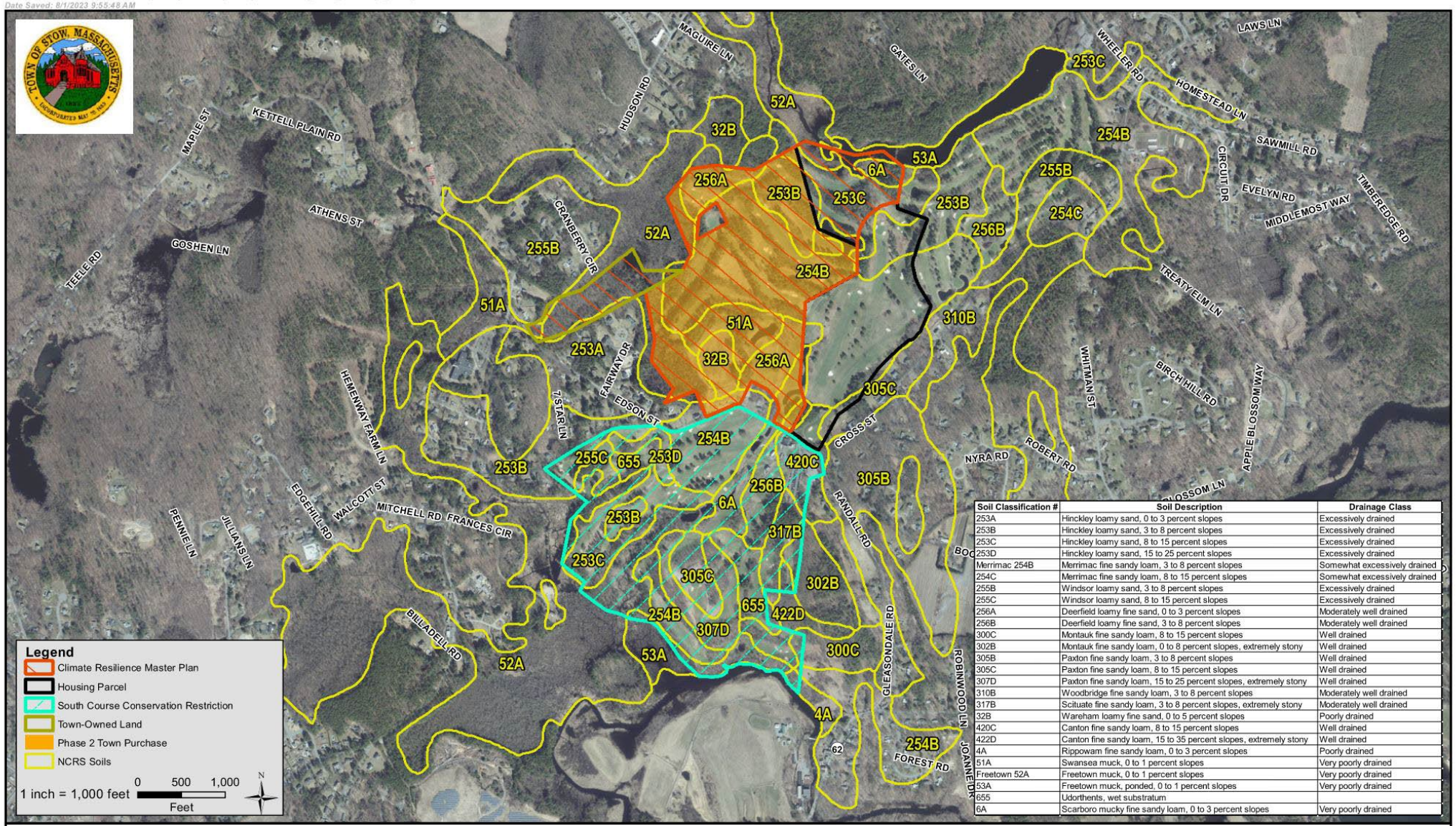




Natural Resources Inventory: Desktop Review



Natural Resources Inventory: Desktop Review



Soil Classification #	Soil Description	Drainage Class
253A	Hinckley loamy sand, 0 to 3 percent slopes	Excessively drained
253B	Hinckley loamy sand, 3 to 8 percent slopes	Excessively drained
253C	Hinckley loamy sand, 8 to 15 percent slopes	Excessively drained
253D	Hinckley loamy sand, 15 to 25 percent slopes	Excessively drained
Merrimac 254B	Merrimac fine sandy loam, 3 to 8 percent slopes	Somewhat excessively drained
254C	Merrimac fine sandy loam, 8 to 15 percent slopes	Somewhat excessively drained
255B	Windsor loamy sand, 3 to 8 percent slopes	Excessively drained
255C	Windsor loamy sand, 8 to 15 percent slopes	Excessively drained
256A	Deerfield loamy fine sand, 0 to 3 percent slopes	Moderately well drained
256B	Deerfield loamy fine sand, 3 to 8 percent slopes	Moderately well drained
300C	Montauk fine sandy loam, 8 to 15 percent slopes	Well drained
302B	Montauk fine sandy loam, 0 to 8 percent slopes, extremely stony	Well drained
305B	Paxton fine sandy loam, 3 to 8 percent slopes	Well drained
305C	Paxton fine sandy loam, 8 to 15 percent slopes	Well drained
307D	Paxton fine sandy loam, 15 to 25 percent slopes, extremely stony	Well drained
310B	Woodbridge fine sandy loam, 3 to 8 percent slopes	Moderately well drained
317B	Scituate fine sandy loam, 3 to 8 percent slopes, extremely stony	Moderately well drained
32B	Wareham loamy fine sand, 0 to 5 percent slopes	Poorly drained
420C	Canton fine sandy loam, 8 to 15 percent slopes	Well drained
422D	Canton fine sandy loam, 15 to 35 percent slopes, extremely stony	Well drained
4A	Rippowam fine sandy loam, 0 to 3 percent slopes	Poorly drained
51A	Swansea muck, 0 to 1 percent slopes	Very poorly drained
Freetown 52A	Freetown muck, 0 to 1 percent slopes	Very poorly drained
53A	Freetown muck, ponded, 0 to 1 percent slopes	Very poorly drained
655	Udorthents, wet substratum	
6A	Scarboro mucky fine sandy loam, 0 to 3 percent slopes	Very poorly drained

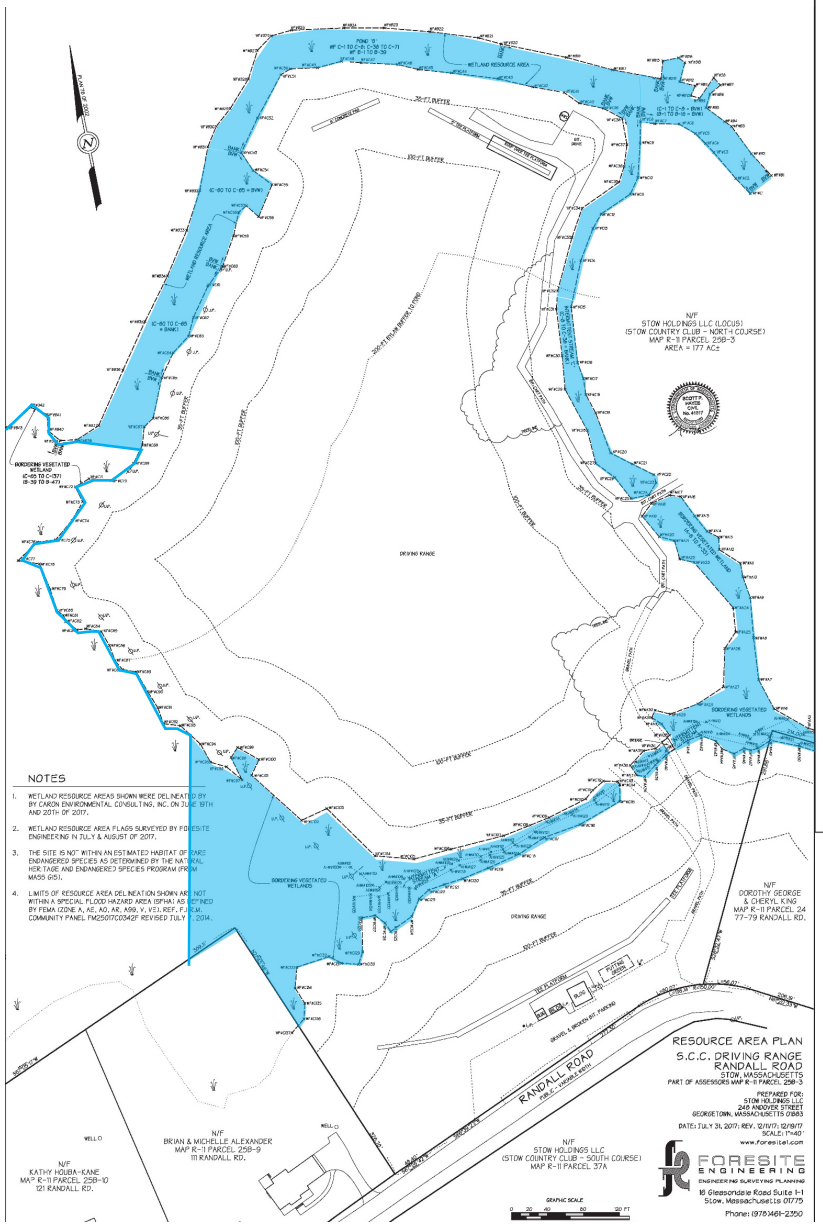
STOW ACRES MASTER PLAN

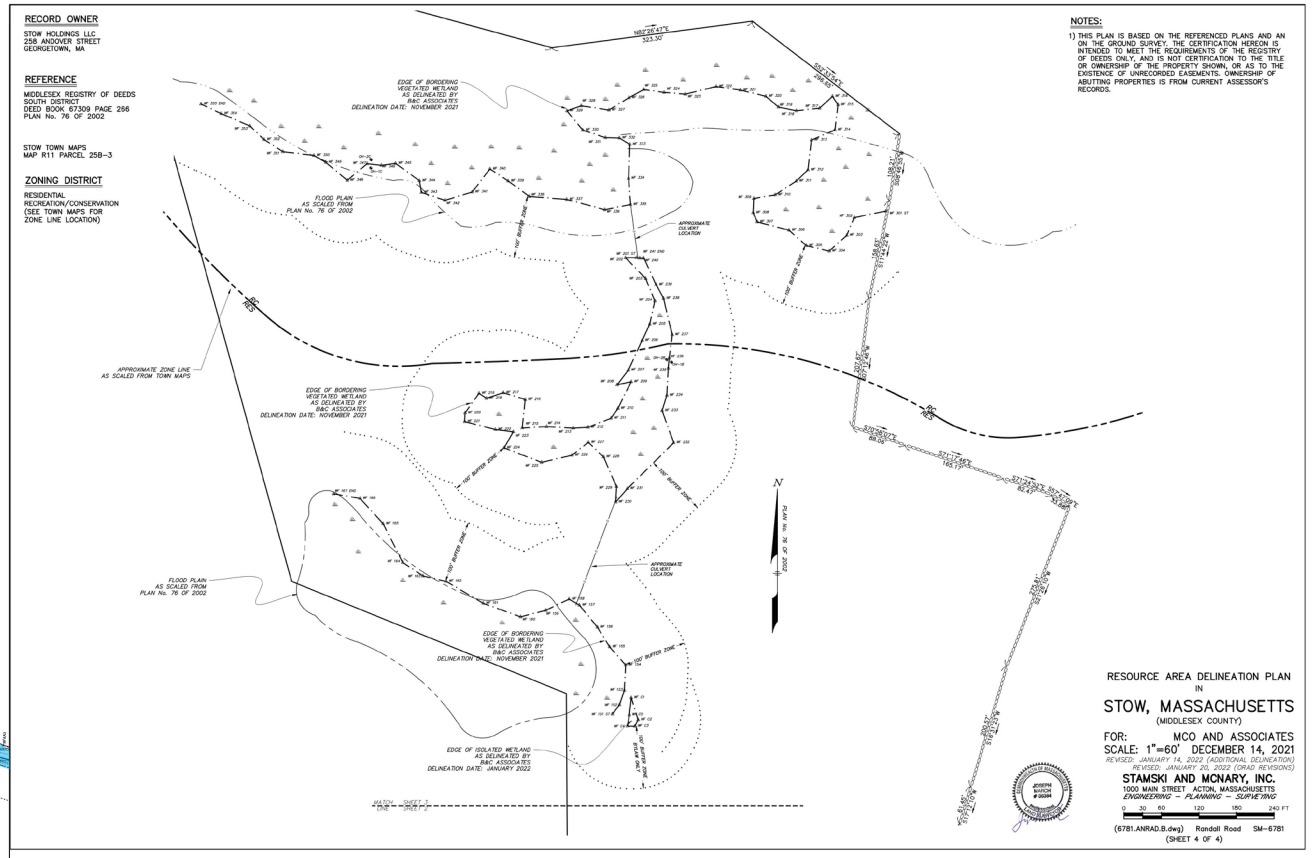
BSC GROUP

Soil Map
Stow, MA

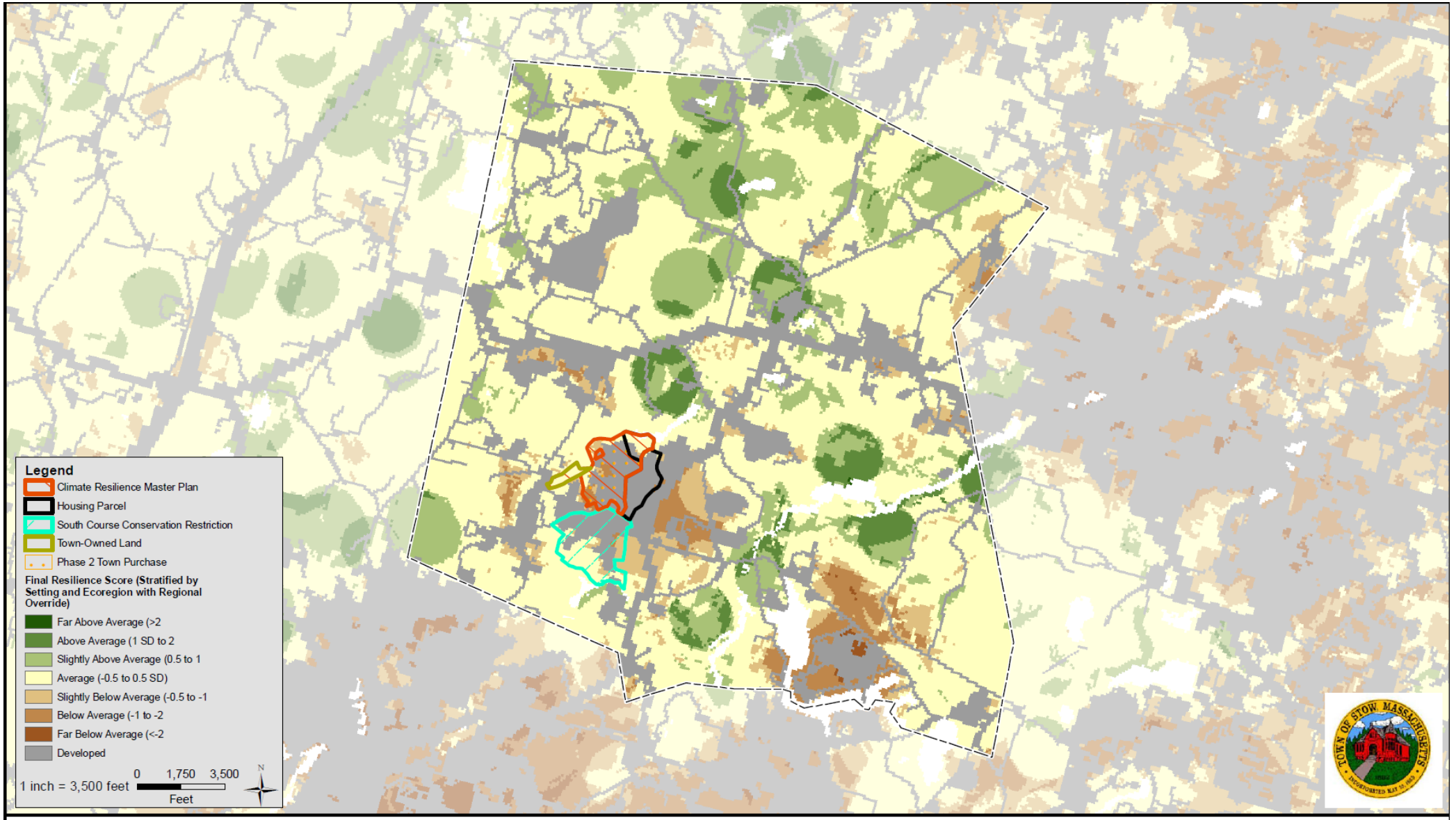
Sources: MassGIS, Town of Stow

Natural Resources Inventory: Desktop Review





Natural Resources Inventory: Desktop Review

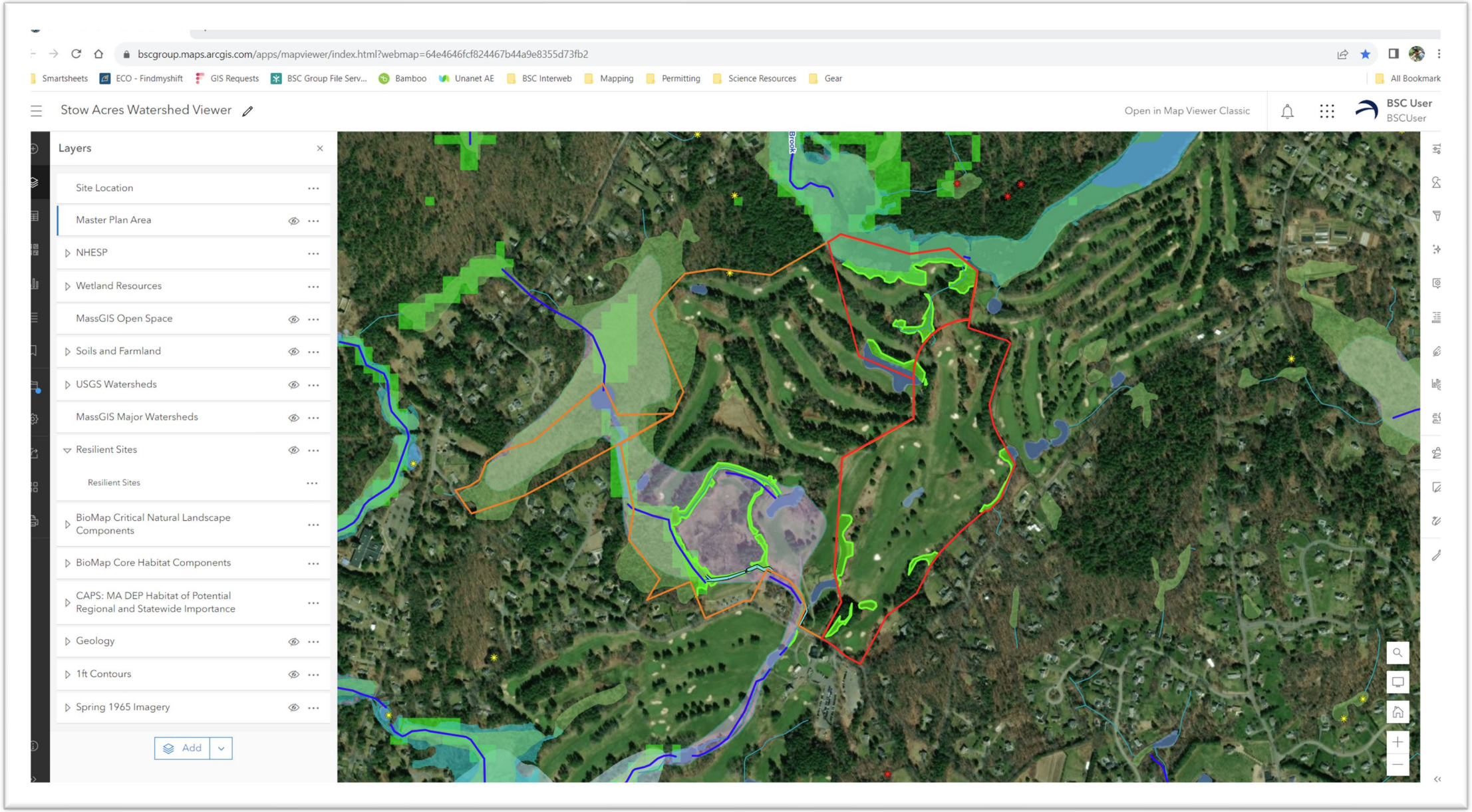


Natural Resources Inventory: On-the-ground Surveys

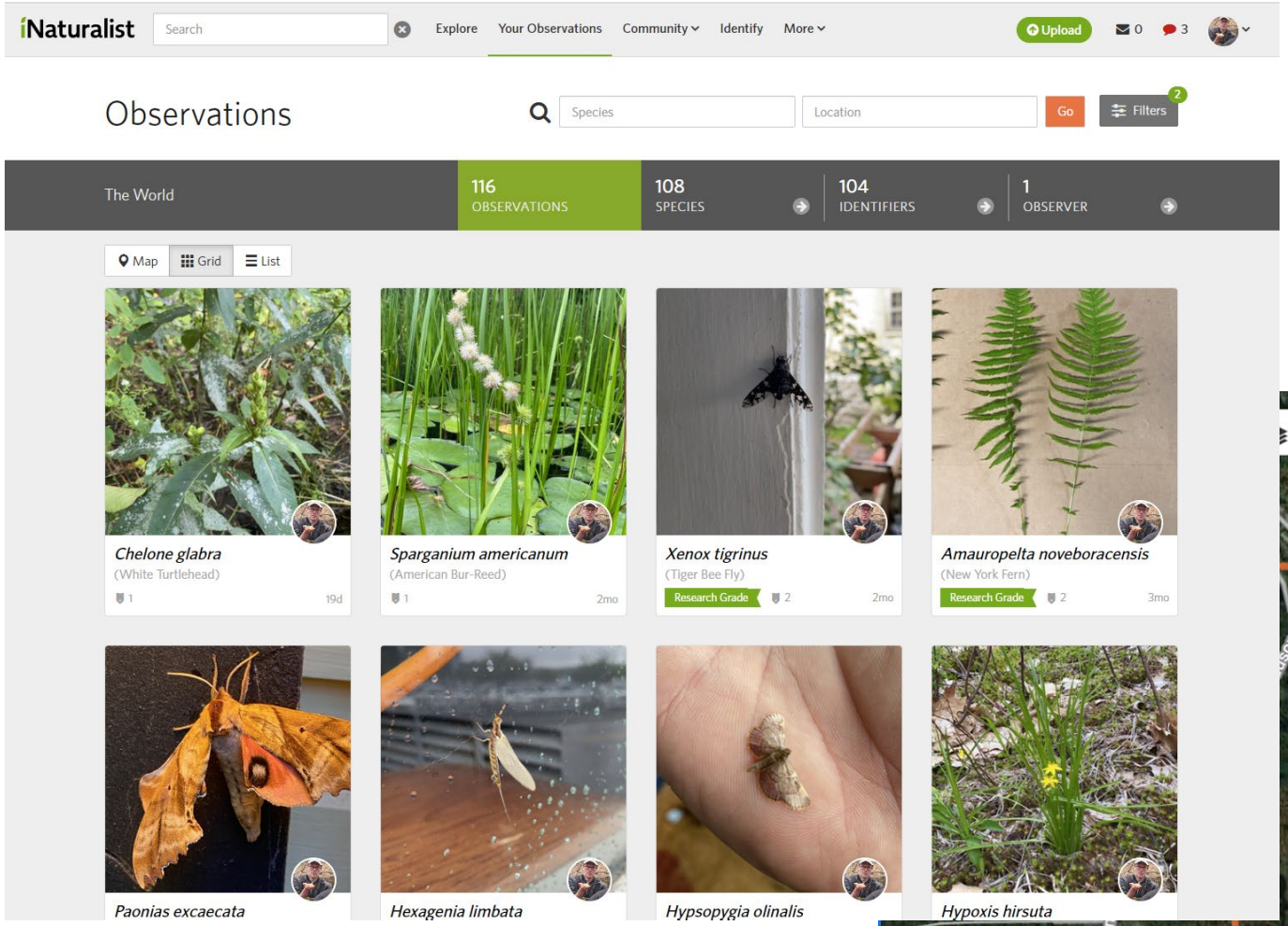
Natural Resources Inventory: On-the-ground Surveys

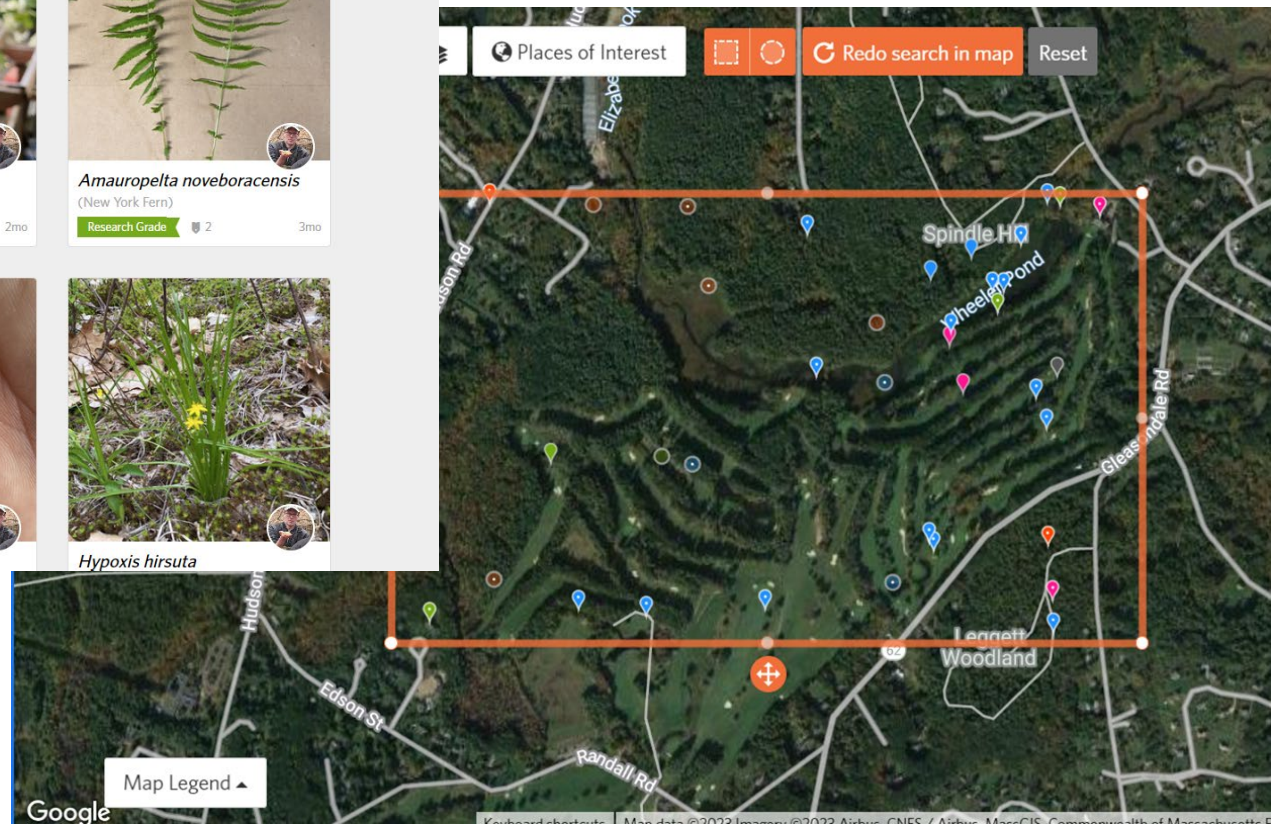
Natural Resources Inventory: On-the-ground Surveys

Natural Resources Inventory: Project Data Viewer



Natural Resources Inventory: On-the-ground Surveys





Natural Resources Inventory: On-the-ground Surveys

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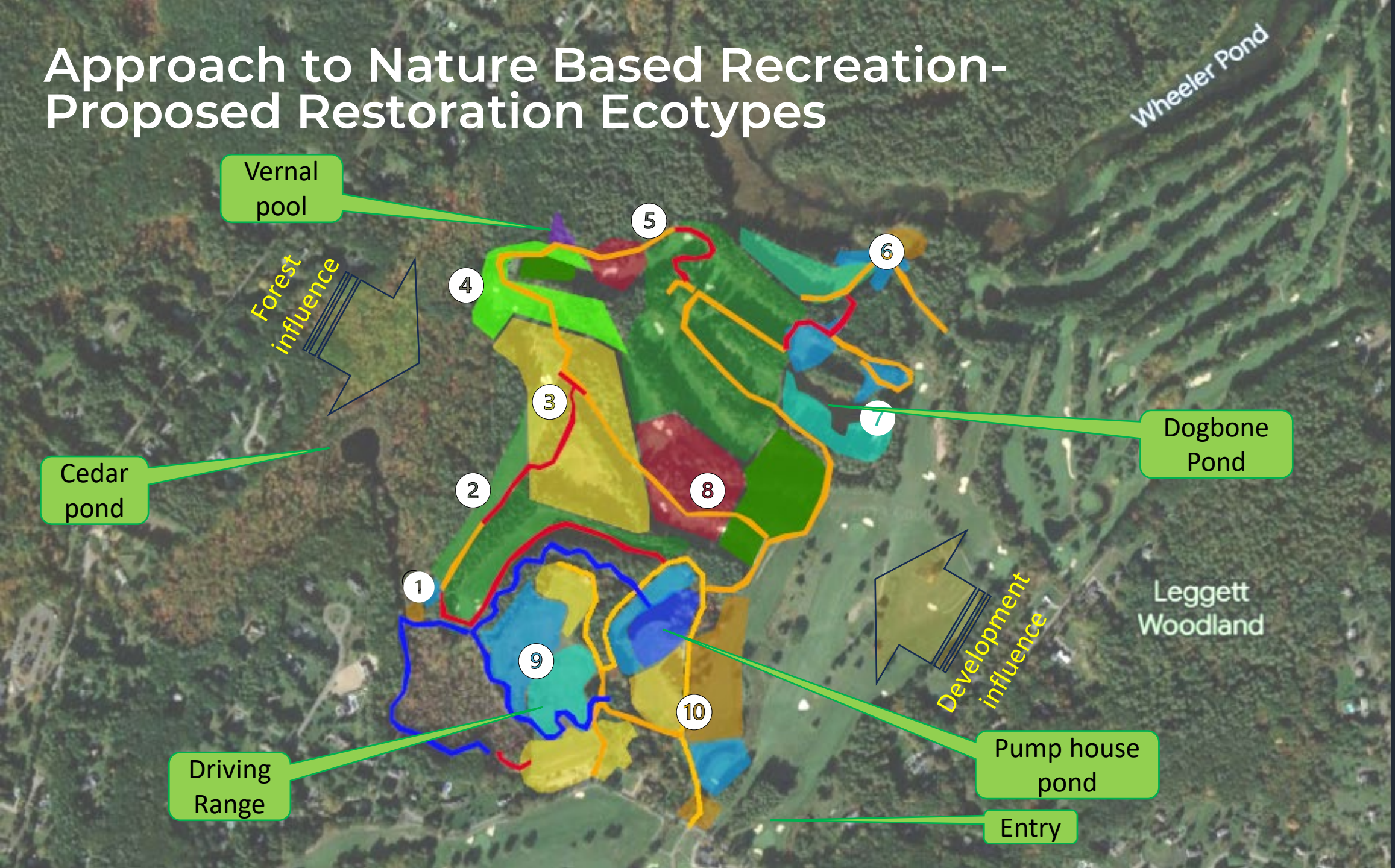
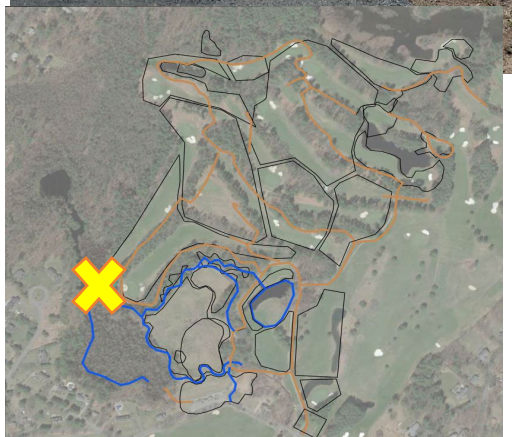
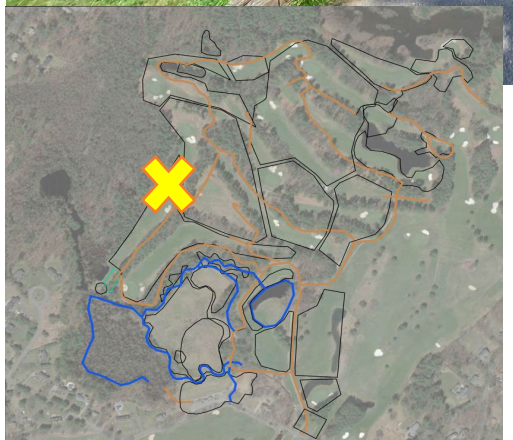
Approach to Nature Based Recreation- Proposed Restoration Ecotypes

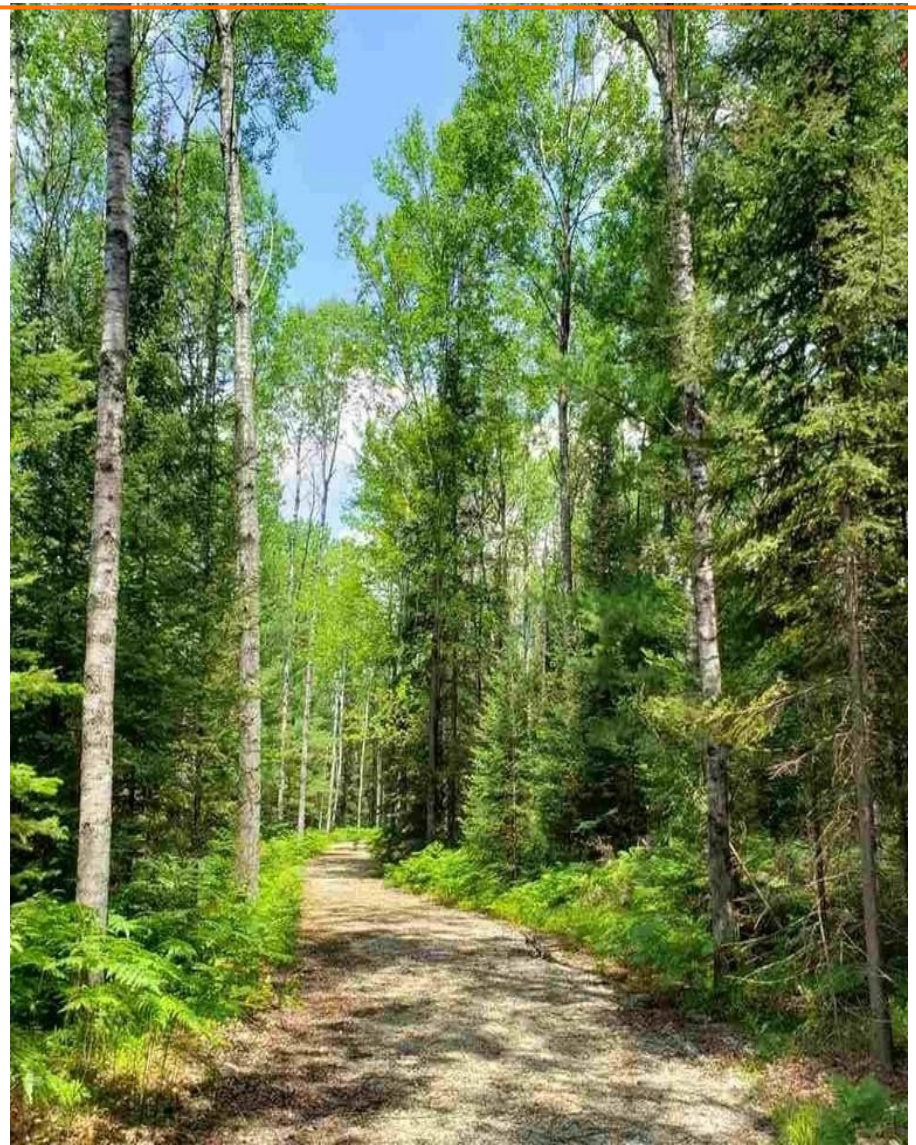


Proposed Restoration Ecotypes- Roockery

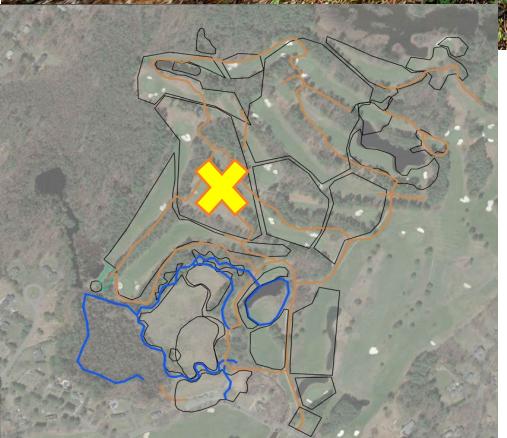


Proposed Restoration Ecotypes- Spruce Bog

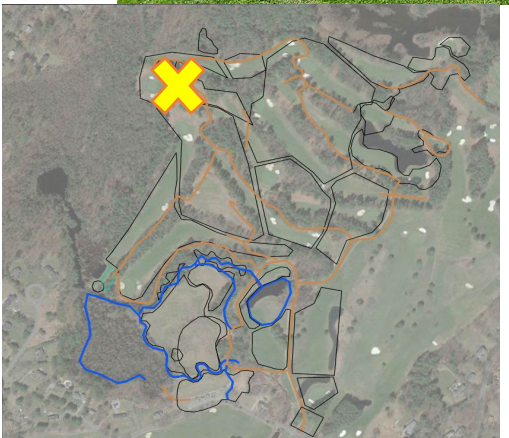




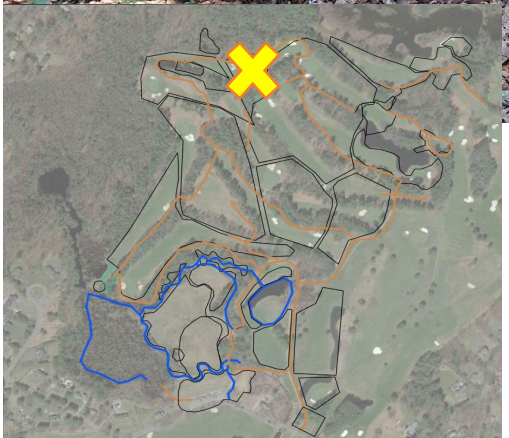
Proposed Restoration Ecotypes- Upland Meadow



Proposed Restoration Ecotypes- Cedar Swamp



Proposed Restoration Eco-Recreation Nature-Play/ Education



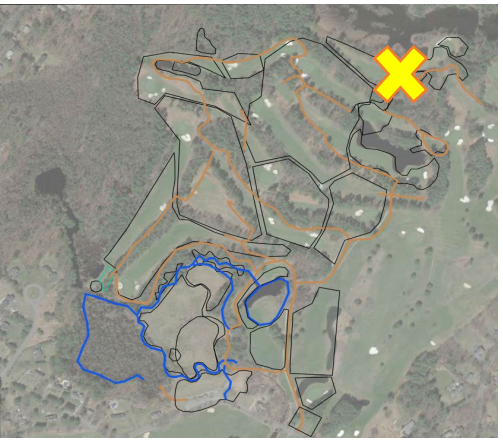
Proposed Restoration Ecotypes- Habitat Integration & Drainage

Existing site area that could provide stormwater treatment of residential neighborhood

Sand traps for turtle nesting

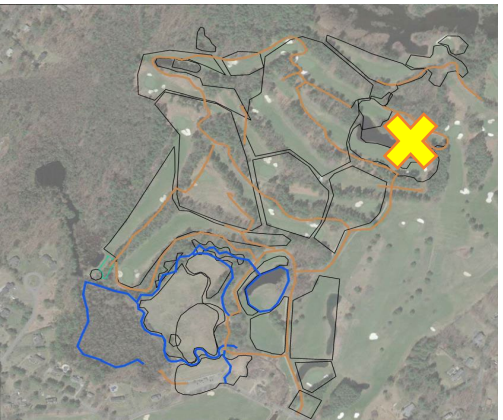
Beaver Dam at Elizabeth Brook

Stormwater Wetland



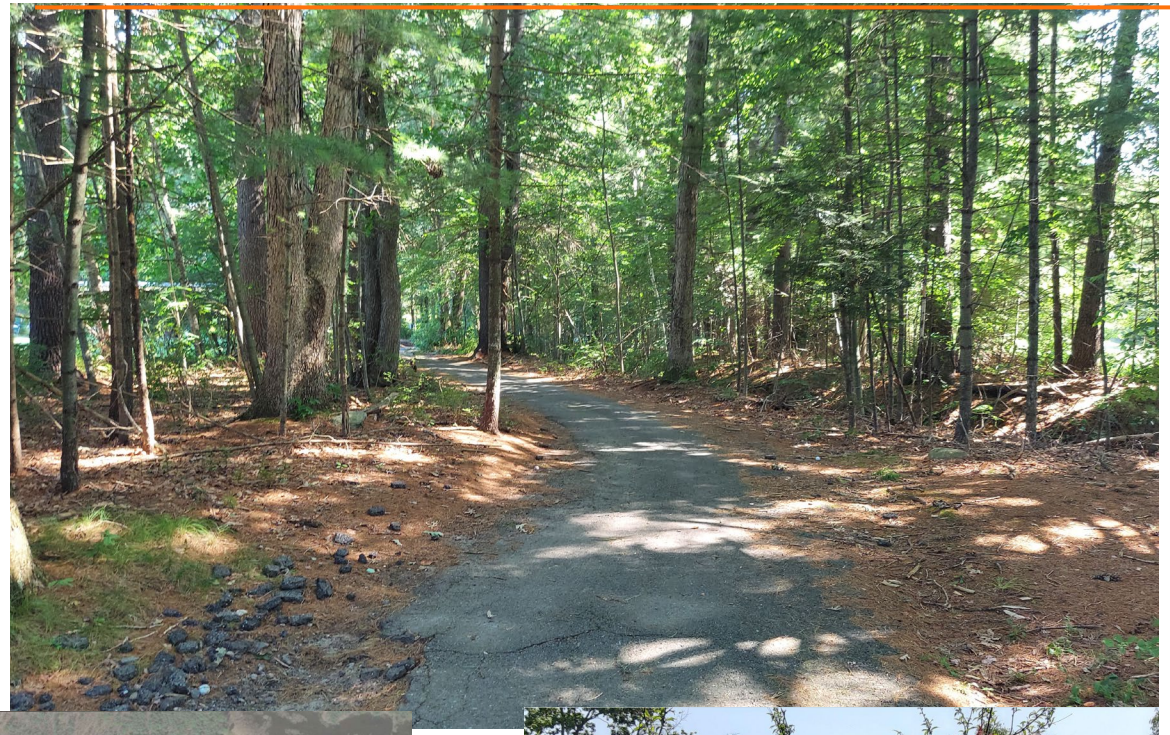
Proposed Restoration – Pond Restoration/ Recreation

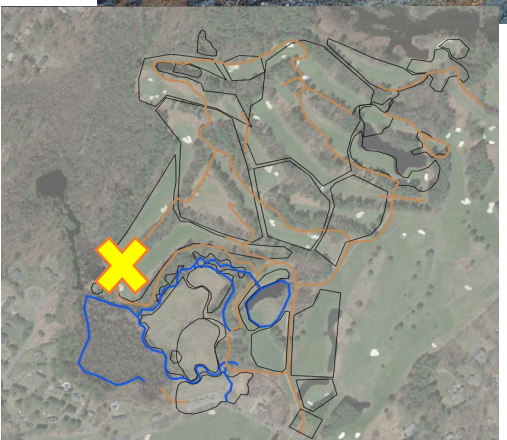
Existing Dogbone Pond on Site



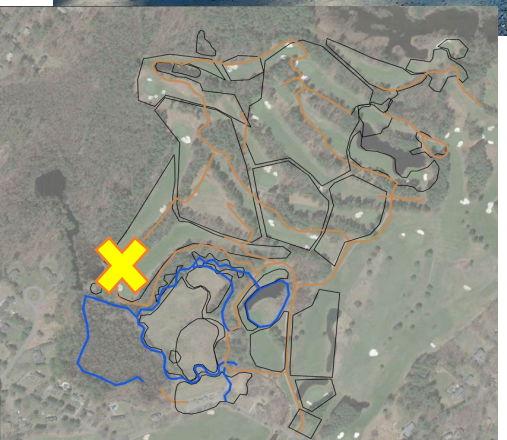
Proposed Stocked Fishing Pond and Estuary

Proposed Restoration
Eco-interpretive forest trails

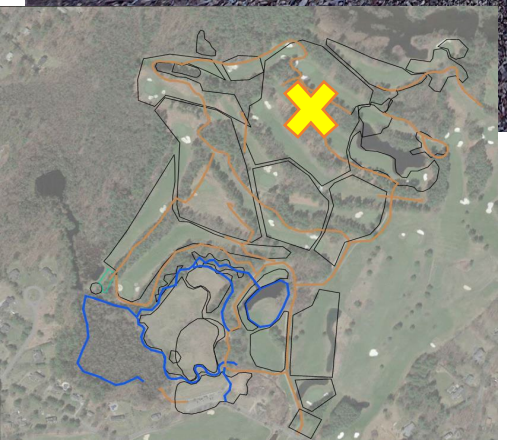




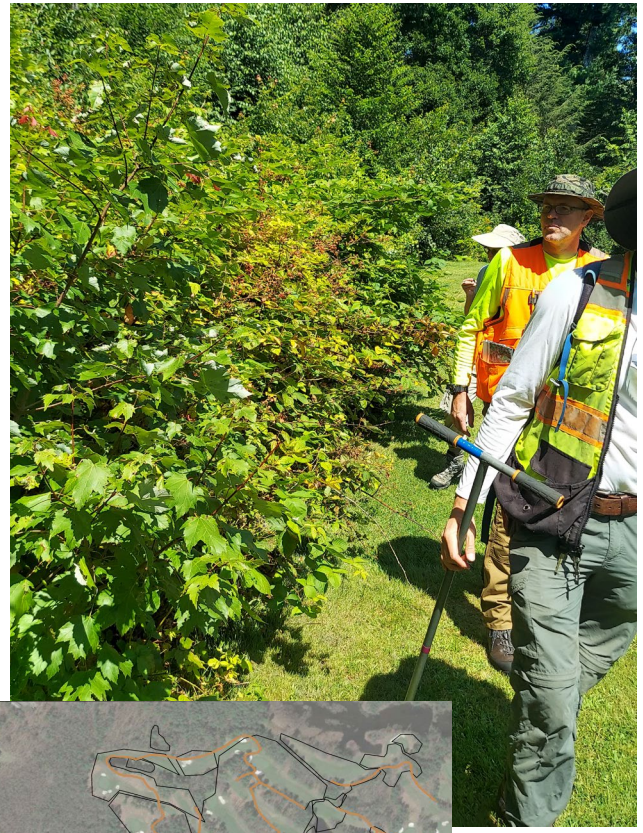
Proposed Restoration Trail Based Recreation

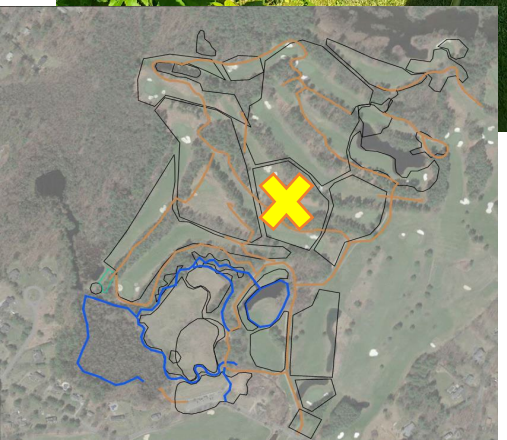


Proposed Restoration Eco-Recreation

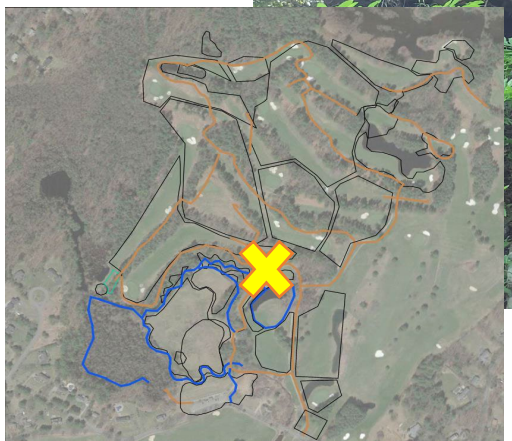


Proposed Restoration Ecotypes- Food Forest

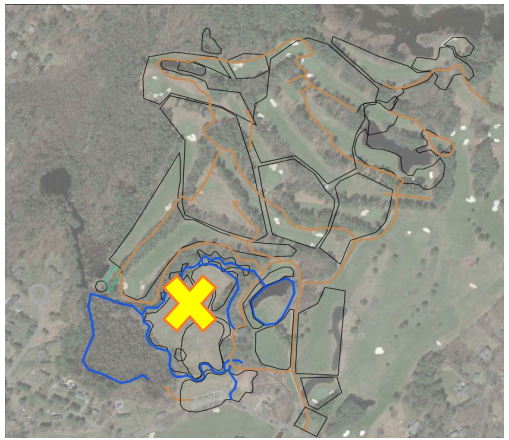




Proposed Restoration - Riverbank Restructure



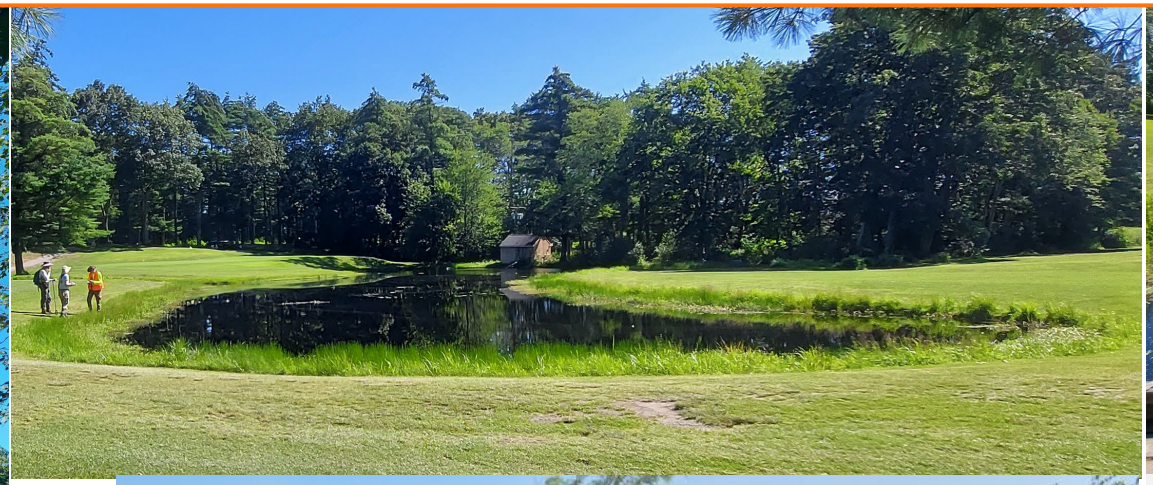
Proposed Restoration Ecotypes- Vegetative Wetland



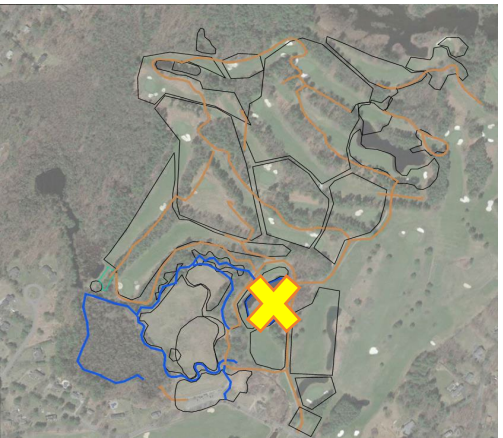
Maple-Swamp West Edge

Proposed Restoration Eco-Recreation Swimming Hole

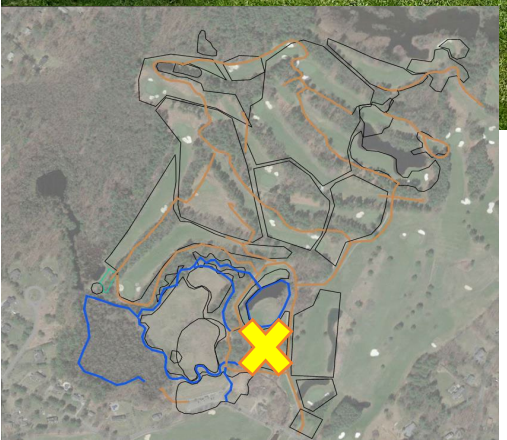
Re-purpose Existing Pump house



Bio-filtration Wetland for Structured Natural Swimming Hole



Proposed Restoration Eco-Recreation Picnic & Pollinate



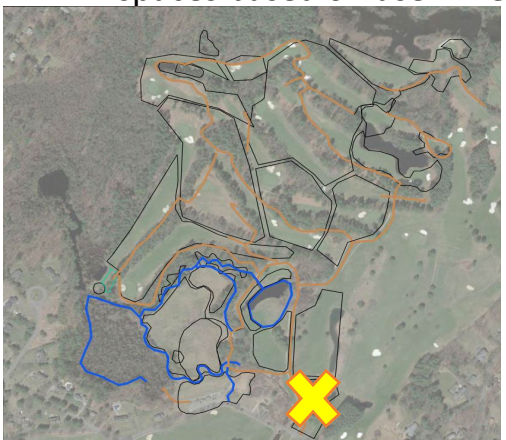
Proposed Restoration
Passive recreation fields

3 acres of existing level irrigated lawn

Stow Recreation Dept. Camp Stow at Pine Bluffs Field
Retain a portion of existing green for informal rec.

Proposed Restoration – Interpretation Center/Site Office

Space for a future Interpretive center.
Formalize existing parking area and integrate other discrete spaces based on use. Direct parking to paths.



Proposed Stow Acres Interpretation Center

Breakout Group Discussion & Report Out

Online Survey Link and QR Code

https://tinyurl.com/StowAcresSurvey

Stow Acres Climate Resilience Master Plan Survey | Stow MA (stow-ma.gov)