

**TOWN OF STOW**  
**Lower Village Sub-Committee and Planning Board**

Minutes of the March 1, 2006, Lower Village Sub-Committee Meeting.

Present: Committee Members: Bruce Fletcher, Laura Spear, Russ Willis, Karen Kelleher and Barbara Sipler

Also Present: Phil Moseley  
Jim Basford, Family Federal Bank

Russ Willis, called the meeting was called to order at 9:07 AM.

**Updated on Street Bounds**

Karen Kelleher reported that Zanca Land Surveyors will stake the bounds at the Lower Village Common and the Shoemaker property. Bruce Fletcher advised that the Highway Department will place the bounds.

**May 13, 2006 Event**

Jim, Basford, of Family Federal Savings Bank, reported that the Business owners will hold a brown bag lunch tomorrow to discuss plans for the May 13<sup>th</sup> event.

**TRAFFIC STUDY – Technical Memorandum 4**

Recommendation 1 – Create East Gateway – Members noted that the plan does not include a crosswalk at the median on the westbound approach to White Pond Road. Members all agreed that there will be a need for a sidewalk in this location in the future, especially if the rail trail is constructed, and therefore it should be included in the Plan.

All agreed with this recommendation with the addition of a crosswalk at the median on the westbound approach to White Pond Road.

**Recommendation 2 – Create a modern roundabout at Great Road, Pomositticut Road, Red Acre Road (one-way away from the roundabout).**

Barbara Sipler noted it will be difficult to explain the difference between a rotary and a roundabout. Karen Kelleher said it will be important to have visuals. Laura Spear is concerned about access to the Presti (former Erkkinen) property. Barbara questioned if there is a need for a crosswalk near the roundabout. Karen Kelleher responded yes, because that is where all the activity is. Russ Willis noted the cost sounds high. Bruce Fletcher said the cost sounds reasonable to him. Laura Spear asked how long it would take to construct the roundabout. Bruce Fletcher said it would probably take about a month. Laura Spear said she likes the roundabout because it slows traffic down, addresses the Red Acre Road conflict, provides a gateway, and is not intrusive.

All agreed with this recommendation.

**Recommendation 3 – Modify Red Acre and Gardner Road Alignments.**

Barbara Sipler said she doesn't see the need for parking on Red Acre Road. Bruce Fletcher questioned the need for a stop sign at Red Acre Road. It was noted that this access might see more traffic if a traffic signal is installed at the Shopping Center entrance, because people will try to avoid the light. Barbara Sipler suggested a yield sign. Bruce agreed that a yield sign for the south bound traffic on Red Acre Road would be better.

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All agreed with this recommendation, except that a yield sign on the south bound approach should replace the stop sign.

#### Recommendation 4 – Relocate and Signalize Stow Plaza East.

Members do not support the cul-de-sac option. Barbara Sipler doesn't like the idea of a traffic light. Jim Basford said, from a business owner's perspective, it would be inconvenient to enter the Shopping Center without a traffic signal. Phil Moseley said that traffic has increased significantly since Dunkin' Donuts. Bruce Fletcher said the traffic light would allow eastbound traffic to enter the shopping center. He would expect a dedicated left turn. He also noted it would create a backup at the roundabout. Bruce said part of the problem is speed and the roundabout will reduce westbound speeds enough to make it easier to allow traffic in and out of the Shopping Center. Bruce said that traffic will have to sit and wait to turn, with or without a traffic signal. Phil Moseley said it is not a matter of time, it's a matter of accommodating the traffic flow. Bruce Fletcher doesn't think the traffic signal is necessary at this time. Jim Basford asked if the goal is to help businesses or improve traffic flow. Bruce Fletcher said that improved traffic flow will help businesses.

Members agreed that this recommendation should be considered as a potential future phase and that a short-term solution could be a dedicated left turn lane. Members are concerned about traffic backup to the roundabout.

#### Recommendation 5 – Channelize Stow Plaza West Driveway and install two short medians.

Members agreed to keep this recommendation as a potential future phase.

#### Recommendation 6 – Create a West Gateway to Stow Lower Village.

Members noted the only place that could accommodate a roundabout would be at Elm Ridge Road near the open space area in front for the first home. Karen Kelleher noted that area is part of the first lot.

#### Construction Costs and Implementation Strategy

Members noted that implementation could be done incrementally depending on costs available. Bruce Fletcher said he understands that engineering plans are required to be eligible for the Transportation Improvement Program. Laura Spear said that MAGIC is working on a Transportation Improvement Plan. Bruce Fletcher agreed to look into the Footprints Pilot Program.

Samuel Prescott Drive - Barbara Sipler asked if the Shopping Center owner would be willing to opening an access on Samuel Prescott Drive opposite the Post Office Entrance. Bruce Fletcher said the former owner agreed to providing access.

#### **FREEDOM'S WAY**

Barbara Sipler advised the Committee that Stow was awarded a Freedom's Way Reconnaissance Survey Grant and urged the Lower Village Committee to attend upcoming meetings with the consultant.

#### **MINUTES**

Laura Spear moved to accept minutes of the January 4, 2006 meeting as amended. The motion was seconded by Russ Willis can carried by a unanimous vote of five members present (Bruce Fletcher, Laura Spear, Russ Willis, Karen Kelleher and Barbara Sipler).

**STOW HOUSE OF PIZZA**

Karen Kelleher reported that the Planning Board's public hearing for a proposed addition at the Stow House of Pizza site was closed and the Board voted to approve the plan, with conditions.

**ADJOURNMENT**

The meeting adjourned at 10:25 AM.

Respectfully Submitted,

Karen Kelleher  
Member