

TOWN OF STOW
Lower Village Sub-Committee

Minutes of the July 19 2006, Lower Village Sub-Committee Meeting.

Present: Committee Members: Don McPherson, Bruce Fletcher, Russ Willis, Laura Spear, Lucille King and Karen Kelleher

Associate Member: Phil Moseley

Also Present: Mark Conley, Linear Retail
Jack Wallace, Stow Health Agent
Bill Roop, Bridgestone Associates
Rick Sherman, Pompositticut Street Residents

The meeting was called to order at 9:00 AM.

SEWER

Shopping Center

Mark Conley of Linear Retail updated the Committee on the Shopping Center's plans for a sewer connection to the Town of Maynard. They are finalizing survey work on the site and street to the Maynard sewer line. They started the permit process for a sewer connection permit from DEP and a Wetlands filing with the Stow Conservation Commission. In response to the most recent news articles, Mark noted that the project is not being stalled. They are working on an operating permit with the Town of Maynard Town Administrator and Town Counsel. They will follow the same guidelines as the Maynard plant has. Mark Conley said they are not concerned about the question of needing legislature approval. As far as they know, they only need Town approval and the former Town Counsel agreed with them. The new Town Counsel is now investigating the issue. They should know by September 25, 2006. He also said that this issue is very common and noted there are actually several properties tied into Maynard's sewer system. One of the properties is Beacon Publishing.

Mark Conley also noted that there will be work going on at the shopping center for upgrading the pump stations and changing plumbing to the individual shops. They will try to stay off of the Town's Right-of-Way.

Don McPherson asked if they have a mechanism in place to integrate the Lower Village streetscape improvement plans while they are working in the public way. Mark Conley said they will need to go the Highway Department for a road-opening permit. Don McPherson advised him that it would be prudent for them to provide a plan to the Lower Village Committee and asked that a copy of the plan to be submitted to the Highway Department also be submitted to the Lower Village Committee. Laura Spear suggested that the Lower Village Committee should have a conversation with Mike Clayton about the possibility of coordinating the Lower Village Streetscape into the plan.

Meeting House at Stow

Bill Roop of Bridgestone Associates, developer and owner of one of the units at Meeting House at Stow, explained that they are currently working with DEP concerning the Sewer System for Meeting House. He explained that they have a fast system, which is being plugged or clogged up and therefore, they are not meeting the design flow. They are working with an engineer to undertake reconstruction or whatever measures need to be taken to correct the problem. Bill Roop explained that although they were the developer and the original owner, the system is now owned by the Condominium Association. They will be meeting with the Trustees of the Association this afternoon. He noted they have a report from the Engineering Company Dufresne-Henry and will be reviewing the report with DEP and the Board of Health.

Bill Roop said they have no desire to interfere with Linear Retail's plans; however, he thinks it is important for the Town to look into utilities for the entire village. He also noted that it seems that the Town ought to look at the fact that the sewer line will be in a Town road and that there should not be a prohibition from anyone to tie into the system. The opportunity should be left open for future connections. He advised that the Town should look into whether or not the agreement should be with Linear Retail or between two municipalities (Maynard and Stow).

Russ Willis asked Mark Conley if they are under a deadline from DEP. Mark Conley responded that they have until next April. Linear Retail had two alternatives: install a treatment system or connect to Maynard. They opted to connect to Maynard. They have until October to prepare a set of plans. That is why they are doing the survey before they have the final agreement in place with Maynard.

Lower Village

Mark Conley said that Stow should analyze both options, a municipal water supply for the Village or connection to Maynard. In their case, the cost was almost the same. The biggest expense with Maynard is the \$1 million for the pipeline. They did a concept plan for a treatment system on-site, which is a workable solution and would have been easier as far as the permitting process, but they do not want to be in the sewer treatment business.

Jack Wallace said an on-site treatment plants are the way of the future and noted that the one at the Villages at Stow is a good example. He thinks Maynard is a dream that won't happen.

Mark Conley said, in their case, they hit on a dream. He did note that Linear Retail is getting more and more comfortable with treatment systems, based on other properties they own. The treatment systems are getting better. It is at least a 2-year planning process. The plans are improving, and the pricing is becoming stabilized.

Phil Moseley suggested the possibility of siting a treatment system off of White Pond Road. Karen Kelleher asked how much land area would be necessary. Jack Wallace said you would need a 100' x 100' area for the plant, plus a reserve area.

Phil Moseley asked if there is any study on economics. Bill Roop said they talked to the Engineer who did the study for Lake Boon and suggested that the Committee could refer to that study for Lower Village and possibly get the property owners to pay for it now. Mark Conley said the pipe lines are the major cost.

WATER

Jack Wallace advised that the Town needs to think about water for the entire village before wastewater. He also noted that the Local Board of Health has little input on these types of systems because they are permitted by DEP. He said that developing a public water supply is difficult and expanding a system is also difficult. He noted that the Stow House of Pizza is having trouble expanding their system because of the required well offsets. DEP is also looking at the daycare centers and the gymnastics club is also on DEP's list. DEP was happy to hear that the Lower Village Committee is looking at the village as a whole. He said that Paul Anderson of DEP is willing to meet with the Committee.

Jack Wallace noted that the Board of Health sent a letter to DEP concerning the daycare centers. He doesn't think that Kids-a-Lot will need a new well. Stepping Stones may be different because of the past use on the site and setback requirements. Hopefully, they will be able to use the existing well and do testing. A new well will be a financial burden to the daycare centers.

Laura Spear noted that the Town needs to keep in mind plans for the long term, such as clustered village development, which cannot happen without providing the infrastructure. She also noted that we need to recognize existing issues with the daycare centers and Stow House of Pizza.

Bill Roop advised that Meeting House at Stow has an approved gravel pack well. They initially wanted a separate well for landscaping and then they dropped a 400' well that yielded 200 gallons per minute and therefore they determined they didn't need the gravel pack well. The gravel pack well would have to be treated. He said there is an aquifer in the middle of the swamp with access from Red Acre Road, where the Town could consider dropping a well. Meeting House at Stow has an agreement with Tad Bird of Red Acre Farm and the Stow Conservation Trust for the wellhead protection area, which is not that far away from the Town Land and that could be used. He also noted that Skillings Co. could share the well information with the Town.

Mark Conley said the Shopping Center's well is located behind the shopping center and is adequate for their needs. They also have a fire pond in back of the shopping center.

Laura Spear noted that White Water presented results of a study and found it would be cheaper to connect to Maynard rather than developing a community water supply for the village.

Jack Wallace said he thinks Stow House of Pizza can expand, if they tie into Meeting House at Stow and solve their wastewater issues on-site. He thinks the solutions should be a group effort with the property owners.

Bruce Fletcher said he thinks the impact of sewer pipes in the road is more costly than water because you need manholes and pumping stations. It would be a major impact on the road. Water would be easier and less expensive and you would also get the benefit of fire protection. He also thinks it would be easier to get permits for water. Jack Wallace asked if the site on Red Acre Road is doable. Bruce said there is a site behind Meeting House at Stow on Town Land. Don asked if it is possible to purchase the well at Meeting House. Jack Wallace said it might be possible; you would need to get new permits and would have to change from Zone 1 to Zone 2. Bill Roop said he doesn't think they have the area for Zone 2. Jack Wallace said the DEP regulations are good for wells, however; the downside is that the permitting process is lengthy. Don McPherson said Lower Village will need storage for the Fire Department, which requires land, a building, piping, and the zone of influence would change. Jack Wallace suggested speaking with Phil Pitterino of Wedgewood Country Club. He ran into the problem of DEP changing its regs after his well was approved. He ended up using water from Harvard Acres.

NEXT MEETING

It was agreed to invite Mike Clayton, Superintendent of Streets and someone from DEP to attend the next Lower Village Committee Meeting. Don McPherson asked that Jack Wallace consider attending Lower Village Committee Meetings on a regular basis.

ADJOURNMENT

The meeting adjourned at 10:05 AM.

Respectfully submitted,

Karen Kelleher
Member