

TOWN OF STOW
Lower Village Sub-Committee

Minutes of the June 21, 2006, Lower Village Sub-Committee Meeting.

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

Associate Member: Phil Moseley

Also Present: Malcolm FitzPatrick, Planning Board Member
Ross Perry
Mark Conley
Pomposittuct Street Residents

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

TRAFFIC STUDY BUDGET

Karen Kelleher reported that the Planning Board approved additional funding in the amount of \$4,450.00 for the Lower Village Traffic Study, as outlined in the proposal from Fay Spofford and Thorndike (FST) for participation in three additional meetings (Joint Boards, Public Forum and Town Meeting). The proposal received is for \$4, 450.00. (Three additional meetings with preparation entailing approximately 24 hours of labor including preparation time, with slightly more to the Town Meeting component.) The estimated cost of this including direct expenses is approximately \$3,500.00 including \$140.00 in direct expenses. If the May, 2006 meeting is included in the fee, approximately \$600 would be added for a total increase of approximately \$4,450 over and above the original \$30,142.00 authorized last year.)

Malcolm FitzPatrick suggested that the Library be provided with a copy of the Traffic Study.

JOINT BOARDS and TOWN MEETING

It was suggested that a Joint Boards Meeting be scheduled to discuss the Traffic Study and water and sewer issues for Lower Village. The Joint Boards meeting should be scheduled in advance of Special Town Meeting. It was noted that, if the Committee is not prepared to ask for funding for the Traffic Study at the Special Town Meeting, the meeting should be used as an educational forum.

Malcolm FitzPatrick said he reviewed the wellhead protection areas on the Department of Environmental Management (DEM) Website and it appears that it covers all of Lower Village. He further noted that the Kunelius property is a known well site. He suggested that the Town consider purchase of the property for a well to serve Lower Village. Karen Kelleher suggested that the Committee have some discussions with the Town Administrator and/or Board of Selectmen as a first step, as Kunelius property is currently the subject of litigation.

Members tentatively scheduled a date of September 7, 2006, for a Joint Boards Meeting.

Members discussed educational materials needed for future presentations on the traffic study. It was noted there is a need for a better video and the traffic simulation that FST used at one of the initial meetings would be helpful. It was also suggested that something be put on Stow TV.

STREET BOUNDS

Bruce Fletcher reported that he is waiting to hear from the Shoemakers before installing the bounds. He confirmed that granite bounds will be placed.

POMPOSITTICUT PLANTATION SIGN

Phil Moseley confirmed that he is repainting the Pompositticut Plantation Sign.

WATER / SEWER FOR LOWER VILLAGE

Don McPherson reported that Bill Roop of Meeting House at Stow LLC, as the Developer of Meeting House at Stow and a unit owner, submitted a letter of support in the Committee's efforts in considering municipal utilities for the Lower Village.

Ross Perry asked if the Committee has given any consideration to the possibility of a hookup to the Town of Maynard for water or sewer. Mark Conley of Linear Retail noted that the Town of Maynard recently changed its zoning for a new business district, so it would be unlikely that Maynard would be willing to consider providing water or sewer to Stow. Don McPherson noted that one or the other (water or sewer) would be a benefit. He noted that Stow House of Pizza's proposed addition is being held up by DEP because of water issues. Ross Perry noted that Steppingstone's license requires DEP approval and they are currently waiting to hear from DEP. It was also noted that the Shopping Center's septic system has failed.

Malcolm FitzPatrick said the Town should seriously consider the Kunelius property as a solution because it is a known site for water and if Lower Village has a municipal water supply, there would be more flexibility to property owners for placement of septic systems. He also noted that the Kunelius property also provides other opportunities, such as a good link to open space and a house lot. He noted that the Town needs sites for affordable housing and the Town is in court on this property. He suggested that the Town consider offering a settlement. It could be good for both the Town and the property owner. The property owner would get cash and the Town would get a good well site and a site for affordable housing.

Bruce Fletcher said the sewer problem would be solved if we solve the water problem. He feels the biggest issue is water.

Ross Perry noted that he and Greg Jones, at one time, looked into the possibility of municipal water as a revenue source and found that the State prevents the Town from selling water for a profit. He also noted that many abutters may be opposed to a Town Well because it may impact their private well.

Don McPherson noted that sewer is currently a hot issue because of the Shopping Center. He noted that we talked about getting information from the Board of Health and DEP as to cost. Laura Spear said she is skeptical that DEP would be willing to delay the Shopping Center's plans long enough for the Town to come up with a solution for the Village.

Russ Willis said he feels the Town should focus on Water.

A Lower Village resident said he disagrees. The Town has an opportunity to solve the sewer problem and it is worth acting on. He feels it is important enough to enter into a discussion with Maynard. He also noted there are number of homes on Pompositticut Street that are on the verge of a septic problem. Karen Kelleher said she agrees, noting the Town should be taking a more proactive role in talking to the Town of Maynard with regard to both water an sewer.

Ross Perry noted that he had a meeting with the Maynard Board of Selectmen who are willing to talk. He suggested that the Chairman of the Board of Selectmen contact the Maynard Board of Selectmen and then maybe delegate the issue to a working group.

Don McPherson said that he needs to understand the need and suggested a sewer survey similar to the water survey. Laura Spear asked if the Board of Health might have some information. Don McPherson agreed to talk to the Board of Health. Malcolm FitzPatrick said part of the failure is that people use garbage grinders and said, if that is so, maybe a massive sewer system is not the solution.

A Lower Village resident noted that the Village has small residential lots and less opportunities for septic systems because of wetlands. He feels their systems were underbuilt and they have less capacity to expand. Don McPherson noted that the Business Zoned area of the Lower Village is in good shape in terms of soils.

Don McPherson reviewed the study done for a Sewer System on the Dawes property and told members that the report is on file with the Town Administrator.

NEXT MEETING

The next meeting is scheduled for July 19, 2006. Jack Wallace, Stow Health Agent, and Bill Roop of Meeting House LLC will be invited to attend.

ADJOURNMENT

The meeting adjourned at 10:00 AM.

Respectfully submitted,

Karen Kelleher
Member