

TOWN OF STOW
Lower Village Sub-Committee

Minutes of the August 2, 2006, Lower Village Sub-Committee Meeting.

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

Also Present: Mike Clayton, Stow Superintendent of Streets
Jim Basford, Family Federal Savings Bank
Mark Conley, Linear Retail

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

MINUTES

June 21, 2006 - ***Laura Spear moved to approve minutes of the June 21, 2006 meeting, as amended. The motion was seconded by Russ Willis and carried by a unanimous vote of five members present (Don McPherson, Russ Willis, Laura Spear, Lucille King and Karen Kelleher).***

July 19, 2006 - ***Laura Spear moved to approve minutes of the July 19, 2008 meeting, as amended. The motion was seconded by Russ Willis and carried by a unanimous vote of five members present (Don McPherson, Russ Willis, Laura Spear, Lucille King and Karen Kelleher).***

CORRESPONDENCE

Don McPherson noted receipt of a letter from Tom Maher of 30 Whitney Road to Selectman Janet Wheeler, dated July 15, 2006, voicing his objection to any plans relative to Stow's use of Maynard's water and sewerage resources.

STOW HOUSE OF PIZZA

Mike Clayton, Supt. of Streets, reported that he observed a delivery truck for the Stow House of Pizza having a problem entering the easterly access way. He also noted that the access way on the west end of the site is problematic due to the tight turn.

Jim Basford of Family Federal Savings Bank asked if there is a timetable to address water and sewer issues, noting that the Stow House of Pizza's plans to address the curb cut are on hold pending a resolution on the water issue. Members responded that there is no timetable. Karen Kelleher noted that the curb cut issues should not have anything to do with the water issue. Jim Basford agreed, but noted that the property owner is hesitant to tear up the pavement for the curb cut, if it will be disturbed again for a water line from Meeting House at Stow.

Mike Clayton said he has an interest, if Stow House of Pizza will tie into the Meeting House at Stow well because it will cross the public way.

STREET BOUNDS

Mike Clayton reported that he is waiting to hear from Bruce Fletcher to place the bounds in front of the Shoemaker's property. He understands that Bruce is still waiting to hear from the Shoemakers before installing the bounds.

POMPOSITTICUT PLANTATION SIGN

Mike Clayton reported that he recently spoke with Phil Moseley, who confirmed that he is working on the Pompositticut Plantation Sign and will be correcting the date.

MOBIL STATION

Lucille King reported that the Mobil Station property is on the market for \$900,000.00.

STOW SHOPPING CENTER

Mark Conley reported that Linear Retail's Engineer (VHB) completed their survey and is trying to set up an informal meeting with the Highway Department. Mike Clayton confirmed that he received a call from VHB and will be meeting with them. Don McPherson asked Mike Clayton if he could work with Linear Retail in order to integrate the Lower Village Streetscape into the plans for the sewer lines, so they could be installed simultaneously. Mike Clayton said he would not have a problem with integrating the Streetscape Plans, depending on where the lines will run.

LOWER VILLAGE TRAFFIC STUDY

Members asked Mike Clayton about his thoughts on the Lower Village Traffic Study. Mike Clayton said he doesn't know enough about the Traffic Study to comment. Karen will provide Mike Clayton with a copy of the Study and Don will meet with him on Thursday, August 10, 2006 at 9:00 AM to discuss the study.

LETTER TO THE BOARD OF SELECTMEN - Discussions with Maynard – sewer connections

It was agreed to forward a memo to the Board of Selectmen requesting that they enter into municipal discussion with the Town of Maynard considering the plans for Linear Retail to connect to Maynard's sewer system. Although the Lower Village Committee understands that it is a private relationship, it seems timely for municipal discussions considering issues that the Department of Environmental Protection (DEP) is already involved with several Lower Village businesses and has indicated that it will be investigating the entire Lower Village, based on the problems that the Lower Village has been experiencing with water and sewage, and in light of the ongoing efforts of the Planning Board, Lower Village Committee and the Master Plan Committee to establish a Mixed-Use Village Overlay District in this area; it seems timely that the Board of Selectmen become involved in discussions with the Town of Maynard.

JOINT BOARDS MEETING

The Lower Village Committee agreed to sponsor a Joint Boards meeting on September 7, 2006 to present results of the Traffic Study and Planning efforts for Lower Village.

COMMUNICATIONS

Don McPherson noted that it is important that tenants in the Lower Village are kept informed of the Lower Village Committee's efforts. He recently found that a Dr. Klepocz (Dentist) was not aware of the Traffic Study. Don McPherson agreed to forward her email address to Karen Kelleher so that she can be added to the Lower Village Committee's distribution list.

MEETING SCHEDULE

Members agreed to the following Meeting Schedule:

August 10, 2006 - (Traffic Study Discussion with Superintendent of Streets Mike Clayton)

August 16, 2006 - NO MEETING .

September 6, 2006 - (Meeting with representatives from DEP)

September 7, 2006 - (Joint Boards)

September 20, 2006 - (Agenda to be determined)

ADJOURNMENT

The meeting adjourned at 9:35 AM.

Respectfully submitted,
Karen Kelleher, Member

*Lower Village Sub-Committee Minutes - August 2, 2006
Approved – October 4, 2006*