

TOWN OF STOW
Lower Village Sub-Committee

Minutes of the August 10, 2006, Lower Village Sub-Committee Meeting.

Present: Committee Members: Don McPherson, Russ Willis, Laura Spear,
Karen Kelleher, and Associate Member Phil Moseley

Planning Board Members: Kathleen Willis
Malcolm FitzPatrick
Ernie Dodd

Also Present: Mike Clayton, Stow Superintendent of Streets

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

Members met with Mike Clayton, Superintendent of Streets, in order to update him on the Lower Village Traffic Study.

Mike Clayton said he reviewed the Traffic Report and based on literature he has read, he understands that roundabouts typically result in a reduction in accidents.

Don McPherson explained that the plan is intended to provide for easy access to businesses and safer access for traffic from Elm Ridge Road, Red Acre Road and Pompositticut Street entering onto Route 117. It can also accommodate reverse turns on either end of Lower Village. Russ Willis noted that the Sub-Committee explored the option of a traffic signal and decided to go with the roundabout option. Don McPherson noted that an important priority is to keep the area looking like a village.

Don McPherson also noted that the Committee talked about moving the traffic island at White Pond Road. Mike Clayton suggested making the island more perpendicular and removing a portion of the west end of the island.

Mike Clayton noted that the pedestrian refuge island near Stow House of Pizza looks difficult. He also noted that the curb cut for Stow House of Pizza should be widened. He also noted that the vegetation blocks the view from the Domino's Pizza access. It was also noted that the Stow Shopping Center sign obstructs sightlines, making it difficult coming out of the Shopping Center.

Mike Clayton said that the Highway Department will want to consider re-doing all of the drainage at the same time as the roundabouts are installed. The drainage now goes from Bradley Lane to Melone's Driveway. He said this will be costly and won't be an easy project.

Malcolm suggested a narrow road with all right turns. Mike Clayton said the middle lane keeps traffic going smooth and allows for turns.

Malcolm FitzPatrick is concerned that the roundabout will slow traffic during peak hours because through traffic will fill up the roundabout. He questions what the roundabout will accomplish. Mike Clayton said it will accommodate traffic from Pompositticut and Red Acre Road. Malcolm FitzPatrick disagrees. He said that Red Acre Road and Pompositticut traffic won't get into the roundabout because of the steady flow from Route 117. He said traffic can get out now because there are breaks and there will be no breaks with the roundabout because it will cause more back up traffic. Phil Moseley said, if the traffic is slower, drivers will be more inclined to let Red Acre Road and Pompositticut Street traffic in.

Kathleen Will said she was recently in Vermont and observed a roundabout with the traffic moving well. Malcolm said that Vermont doesn't have the peak traffic that we do. He is concerned about what we will really get for the cost. He is concerned that the roundabout won't change how Red Acre Road and Pompositticut Street traffic can pull out. Members noted that they won't get out any faster, but it will be safer.

Laura Spear arrived at this time.

Laura Spear said that she has observed crosswalks in other towns; some are painted solid colors. She asked if Mike Clayton thinks that would make them more visible. Mike Clayton said he thinks the white stripes are more visible and noted that the solid color tends to make the road slippery when wet.

Phil Moseley noted that the Sub-Committee talked to residents of Pompositticut Street who noted they would like sidewalks and asked if the Highway Department could put in sidewalks when the sewer line is installed. Mike Clayton said he would be glad to coordinate installation of sidewalks with the sewer lines and noted there is room on the north side of the Road.

Malcolm FitzPatrick also noted concern about the proposed curb cut at the roundabout for the Presti property. Karen Kelleher noted that the curb cut will be for one-way traffic.

Malcolm FitzPatrick said we should consider how the plan meets peak hour objectives and determine if it is worth the cost. He also said the Town should determine if this is what we want for the Lower Village and does it meet the vision in terms of Mixed Use Development.

Phil Moseley said the Plan supports the vision for Lower Village and gives Lower Village an identity so it won't look like Route 2A in Acton. Ernie Dodd said mixed-use development will limit curb cuts and the road will be more defined with green space. The roundabouts will define the village. Malcolm FitzPatrick said he sees towns in Vermont with vertical curbs, noting that it defines the road and does not necessarily look like a site.

Mike Clayton said he will be meeting with Linear Retail and their engineer at 2:00 this afternoon at Gardner Road to discuss the sewer line.

Malcolm FitzPatrick suggested that the Town consider purchasing the Kunelius Property for a well site, noting if we can have a well to serve the area, the Shopping Center could have sewer on-site. Karen Kelleher noted that Linear Retail said they do have the ability to have sewer on-site, but opted to tie into the Town of Maynard's system.

ADJOURNMENT

The meeting adjourned at 10:10 AM.

Respectfully submitted,
Karen Kelleher, Member