

TOWN OF STOW
Lower Village Sub-Committee

Minutes of the September 12, 2007, Lower Village Sub-Committee Meeting.

Present: Committee Members: Don McPherson, Bruce Fletcher, Laura Spear and Lucille King
Associate Member: Phil Moseley
Board of Selectmen: Steve Dungan
Resident: Andrea Harris

The meeting was called to order at 9:00 a.m.

Reviewed Action Items

Town of Maynard Parker Street proposed development

Steve Dungan reported that he had an informal conversation with the former Chairman of the Maynard Board of Selectmen, who advised it will be long time before a formal plan is filed.

Gardner Road

The Fire Chief forwarded a letter to Board of Selectmen, indicating his support for closing the Gardner Road intersection with Great Road. Bruce Fletcher noted there is a formal process for discontinuing a public way and will look into Massachusetts General Laws for the proper procedure.

Granite Posts

Phil Moseley met with a Maine company representative on granite posts. They can provide rough-cut posts and connectors for the posts. They can also drill 8 holes for \$10.00. The posts are 6-7 feet (4' exposed). They buy rough slabs and hand split them. Stow would have to provide transportation. They will most likely be in business for five years so the Town could get additional posts, as needed. The cost for posts with holes would not exceed \$110.00. Brackets would need to be added.

It was agreed that the Committee should choose a supplier so that Faxon Farm will know where to purchase the posts.

Members discussed whether an RFP is required and determined it is not necessary because the property owners will purchase the fence.

It was agreed that the fence specs should be refined:

- Change length of post from 8' to 6'
- Hand split instead of thermal split
- Type of wood and finish (ash or cedar?)
 - Need to determine finish cut (rough, planed sanded, rounded)
- Specify vendor (this vendor or equal?)

Phil Moseley agreed to update the specs.

Temporary Refuge Islands

Don McPherson reported that he spoke with Mike Clayton, Supt. of Streets and will meet with him and Bruce Fletcher at 10:30 a.m. on Monday, September 17th to identify placement locations, signage, reflectors, etc. Don also reported that Fred of ET&L confirmed that the jersey barriers are available.

Press Release

Laura Spear reported that she submitted a press release and photos concerning plans to install temporary pedestrian refuge islands to The Stow Independent and will also submit it to the Bolton Common and the Beacon Villager.

Update on Water

Steve Dungan reported that Bill Wrigley is working with Assabet Water Company on a budget. Assabet Water Company applied to DEP for a loan. Bill Wrigley sent a message to Linear Retail letting them know their participation is important and it would provide them with the potential for future growth and support the Lower Village Mixed Use Overlay District. The water proposal will not work without Linear Retail because they have such a big presence in the Lower Village. It is not known if there will be up-front contributions from the business owners. If Linear Retail is not interested, Assabet Water Company doesn't know if they would be willing to be the water supplier for Lower Village.

Reclaim Public Land in front of Shoemaker/Town Property

Members agreed that Don and Bruce would discuss the town-owned property in front of Shoemaker's on Monday morning. It was noted that 2" x 2" wooded stakes were set and that installing bounds is not a priority. The Shoemakers did acknowledge installation of the stakes and did not dispute the location. Members discussed why we need to do anything at this time and noted that action would prevent the potential "adverse possession" response from the abutters if the Town tries to do anything. Also, the highway bounds could be important for future construction.

Minutes

Laura Spear moved to approve the Minutes of the May 2, 2007 meeting, as amended. The motion was seconded by Bruce Fletcher and carried by a unanimous vote of four members present (Don McPherson, Bruce Fletcher, Laura Spear and Lucille King).

Lower Village Permits/Happenings

AARP Article

Don McPherson reported on a Kirkland, WA article in AARP about being street smart – a national movement to share streets with motorists, pedestrians' bicyclists and public transportation.

Roundabouts and Pedestrian Refuge Islands

Laura Spear informed the Committee of different photos of roundabouts and pedestrian refuge islands that she found on the Internet. Among them are schematic plans, including one for a design that the Lower Village committee had discussed previously.

Phil Moseley reported that he is working with Skip Warren, who wants to share information on roundabouts in Arizona.

Mobil Station Site

Mobil is still working on cleaning up the gas station site in lower village. Members discussed whether the Town might be interested in the site. The station and adjacent property is about 1.5 acres.

Cemetery

The Stonewall restoration project at the Lower Village Cemetery commenced.

Adjournment

The Meeting adjourned at 9:50 a.m.

Respectfully Submitted,

Laura Spear
Member