

TOWN OF STOW
Lower Village Sub-Committee

Minutes of the November 14, 2007, Lower Village Sub-Committee Meeting.

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

Associate Member: Phil Moseley

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

Faxon Farm Fence Donation

Bill Roop and Harry Blackey met with the Sub-Committee to discuss their offer, as accepted by the Planning Board, to install a fence, required by the Decision for Faxon Farm, in a location elsewhere in Lower Village.

Bill Roop said they are supportive of efforts to improve the Lower Village and feel they made a substantial contribution by restoring the Faxon House. Although the restoration cost was more than they thought and they still have not sold the second floor unit, they would do it again. He explained that they ended up putting a picket fence in front of the original house, and a privacy fence and plantings from Elm Ridge Road to the Picket Fence. It is their recollection that they were to donate funds, not install the fence. He said they are not in the fence business and don't want to install fencing on private property, but are willing to contribute funds.

Don McPherson explained the proposed locations for granite post and wood rail fencing on the common and on Town Land in front of the Shoemaker house.

Bill Roop said he is very supportive of the proposed roundabouts. He has driven the one at the Laconia/Meridith, New Hampshire Town Line near Route 3 and another in Southern New Hampshire that work very well. He also recommended the need to widen Red Acre Road to accommodate right turning traffic and questioned whether the fence location would interfere with future plans for the roundabout. Don McPherson said the Sub-Committee chose location set back far enough so as not to interfere with future plans.

Don McPherson said he thought the agreement was that they would install the fence. Harry Blackey said they would only be responsible for a portion of the fence and it would not make sense to have two people installing the fence. Harry Blackey and Bill Roop said they thought the requirement is for 120 linear feet of fence. Karen Kelleher noted the Planning Board discussed it at their meeting last night and measured it at 160'. Don McPherson noted that the Sub-Committee does not have a budget. Bill Roop noted that they budgeted \$6,000.00 and suggested that might be for purchase of materials and the Town could have the Highway Department install the fence. Harry Blackey noted the original specification was for a wood post and rail fence, which would have cost approximately \$2,000.00. They feel they are part of the Lower Village Center and are, therefore, willing to offer \$6,000.00 to purchase materials for the new fence granite post and wood rail specifications.

The Sub-Committee estimates the need for 20 8-foot sections for a total of 160 linear feet at approximately \$265.00 per section. Don McPherson suggested that Bill Roop and Harry Blackey make a proposal to the Planning Board. Bill Roop said the Planning Board would most likely look for input from the Lower Village Sub-Committee. Laura Spear said, if the Planning Board determined the requirement to be 160 linear feet and the Lower Village Sub-Committee's plan is for 160 linear feet, why not have Faxon Farm install the fence. She thought the

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requirement was for them to install the fence elsewhere in Town. Harry Blackey noted that the Special Permit was for a wood post and rail fence, which would have cost approximately \$2,000.00. He also noted that he doesn't think the 160' measurement is accurate.

Russ Willis moved to recommend that the Planning Board accept the offer of \$6,000.00 for purchase of materials and/or installation of the fence based on a plan and specifications, as determined by the Planning Board and Lower Village Sub-Committee. The motion carried by a vote of five in favor (Bruce Fletcher, Karen Kelleher, Lucille King, Russ Willis and Barbara Sipler) and two abstentions (Laura Spear and Don McPherson).

Streetscape Specifications

Phil Moseley agreed to update the Streetscape Specifications to change the post height to 7 feet and to specify the type of rail for the Sub-Committee to review and vote to recommend adoption by the Planning Board at the next meeting.

Reclaim Public Land in front of Shoemaker Property - Memo to Board of Selectmen

Members reviewed and approved with minor amendments, a draft memo to the Board of Selectmen. Don McPherson prepared a sketch plan to be attached to the memo.

Sidewalks

Members discussed plans for a sidewalk along Pompositticut Street to the Maynard town line and along Route 117 from the cemetery to Red Acre Road.

Don McPherson reported that Mike Clayton came up with a cost estimate of approximately \$10,000.00 (for materials) for the sidewalk along Pompositticut Street. In reviewing the survey plans from Linear Retail, it appears that there will be no need for easements. Bruce Fletcher noted that Mike mentioned there may be an issue with the retaining wall at the corner of the Shoemaker property.

Laura Spear said the Planning Board will need a formal proposal before approving funds from the Town's sidewalk fund. Karen Kelleher will ask Mike Clayton to prepare a cost estimate. Susan McLaughlin, Administrative Assistant to the Board of Selectmen, noted that the Cemetery Committee recently met with the Historical Commission concerning the stonewall along the Cemetery and suggested that the Lower Village Sub-Committee talk to the Cemetery Committee. Members noted that they met with G. H. Gledhill of the Cemetery Department about plans for the sidewalk and he asked that we be sure to make accommodations for parking.

Bruce Fletcher suggested reminding Steve Steinberg of his offer to construct a sidewalk along the frontage of the Beef and Ale property. It was agreed that it would be best to wait to see plans for water lines in that area.

Water

Bob Maynard of Assabet Water Company, will be meeting on November 27, 2007 with Lower Village property owners at the Stow Town Building.

Pedestrian Refuge Islands

Don McPherson reported on the October 31, 2007, Lower Village Site Meeting where it was determined that the location of the proposed pedestrian refuge islands are okay; however, the materials to be used was changed from jersey barriers to recycled plastic/rubber curbing.

Minutes

Barbara Sipler moved to approve minutes of the September 12, 2007, September 26, 2007, October 24, 2007, October 10, 2007 and October 31, 2007 meetings, as amended. The motion was seconded by Bruce Fletcher and carried by a vote of six in favor (Don McPherson, Russ Willis, Laura Spear, Lucille King, Barbra Sipler and Karen Kelleher) and one abstention (Bruce Fletcher).

Upcoming Meetings

Members agreed on agenda items for the November 28, 2007 meeting.

- Blacksmith Shop – Respond to email from the Historical Commission
- Fence Specifications Amendment – Recommendation to Planning Board
- Abandonment / Discontinuance of Public Ways

Adjournment

The Meeting adjourned at 10:17 a.m.

Respectfully submitted,

Karen Kelleher
Member