

TOWN OF STOW

Lower Village Sub-Committee

Minutes of the June 9, 2010 Lower Village Sub-Committee Meeting.

Present: Lower Village Committee Members: Don McPherson, Karen Kelleher, Phil Moseley, Russ Willis, Lori Clark and Brian Martinson

Absent: Lucille King, Bruce Fletcher, Barbara Sipler

Also Present: Laura Spear, Selectman
Mike Clayton, Supt. of Streets

The meeting was called to order at 8 AM.

Request for Consulting Services

Members reviewed the Planning Board's draft document for consulting services for a Lower Village Master Plan. Karen reported that the Planning Board discussed the draft at their meeting of June 8, 2010 and designed to limit the request to preparation of an existing conditions plan and a feasibility study on preferred alternatives as outlined in the Fay, Spoffard and Thorndike Traffic Study. Final plans will be requested as a second phase of this project. Phil Moseley noted that it makes sense to have a phased plan.

Roundabout Informational Guide

Don McPherson suggested holding off on the Informational guide on roundabouts until the feasibility study is done. Members agreed.

Stow Shopping Center Sign

Karen Kelleher updated the committee on the Planning Board's meeting with Linear Retail. When the Planning Board included a condition in the Special Permit modification requiring that Linear Retail work with the Board on signage for the site, it was the Board's expectation that the proposed signage would not exceed the size of the existing non-conforming signage. The Board feels the proposed signage is excessive and not in keeping with the character of the Lower Village or the intent of the Bylaw. The Planning Board agreed to send a letter to Linear Retail indicating that they would support a variance request for new signage under the following conditions:

1. The proposed pylon sign at the east access way shall not exceed the overall height and width of the existing sign and shall be moved further into the sight so that the outside post will begin in the location where the existing sign's inside post exists. Relocation of this sign will eliminate the sight line hazard and therefore, there will be no need for the sign to have a 6'± clearance.
2. The sign at the west entrance shall not exceed the size of the existing (Shaw's) sign. This sign need not be limited to Shaw's as long as the overall dimension does not change.
3. The Citizens Bank sign, which has no permit, shall be removed.

Presti Property

Karen Kelleher reported that the Planning Board met with Mr. Presti concerning non-compliance issues on his sight. Mr. Presti agreed to correct all of the items that are clear violations, however he did ask for time to work with the Board on some of the uses that he feels

are grandfathered. He also argued that some of the special permits were never recorded or acted upon, and therefore the conditions related to those permits do not apply. Mr. Presti also noted that he has plans to redevelop the property in the future, however he cannot do so until a public water supply is available. Mr. Presti also advised the Planning Board that even though he had two 21E investigations done, which indicated no problem, DEP still requires ongoing testing of the water and he was required to sign a consent order relative to uses on the site.

Brian Martinson suggested that the Planning Board request a copy of the 21E Reports.

Lower Village Water

Laura Spear said that water for Lower Village is still a priority for the Board of Selectmen and that the Town Administrator is revisiting all options at this time.

Lori Clark left the meeting at this point in the meeting.

Minutes

May 26, 2010 – Phil Moseley moved to approve minutes of the May 26, 2010 meeting, as amended. The motion was seconded by Russ Willis and carried by a unanimous vote of five members present (Don McPherson, Karen Kelleher, Phil Moseley, Russ Willis and Brian Martinson).

Traffic Islands

Members discussed plans for traffic islands with Mike Clayton. Mike said that he likes the design prepared by Bruce Fletcher and prefers the pointed end vs. the rounded end as it is easier for snow plowing. He noted that the traffic island at DeVincent Drive has a rounded end and it typically gets caught and damaged by the snowplows.

When asked about the surface of the island, Mike responded that it should be designed to keep water from collecting in the middle and suggested that cobblestones would look nice. It is his understanding that some sort of planter would be used to serve as a bollard.

Russ Willis asked Mike Clayton if there is a need for 8 delineators as shown on the plan. Mike responded that 3 delineators on each end should be enough.

Don McPherson asked if the angled section of the traffic island would be problematic. Mike Clayton responded that it should not be an issue. They could use a backhoe to clear snow. Don asked if the angled walkway through the traffic island would create a problem with crosswalks. Mike said he doesn't think it would make much difference in terms of curb cuts.

When asked if he has a long-term plan for walkway snow removal. Mike noted that he did ask for multi-use equipment in the past, that could be used for clearing road brush as well as plowing sidewalks, however due to the cost (\$100,000.00±). The request was denied.

Mike is in agreement with the use of slope granite curbs on the outside and straight granite curb on the inside, as shown on the plan.

Mike suggested there is a need to improve signage to warn drivers that traffic islands are ahead.

Mike said he talked to Sergeant Lima (Police Department Safety Officer) about the idea of installing an island at Stow House of Pizza, who was supportive of the idea.

It was suggested that stop lines be provided before the crosswalks. Mike agreed.

Russ Willis noted that truck traffic from Samuel Prescott Drive is problematic. Mike said he would like to widen the curb cut for Samuel Prescott drive this year.

SAFETEA-LU Federal Grant Program

Karen Kelleher reported that Mike Clayton is working with Coler & Colentonio on a proposal for them to submit an application for the SAFETEA-LU Grant Program. Mike said the cost would be \$2,000.00 for the application, however those grant funds could be used for roadway infrastructure improvements in Lower Village.

Respectfully Submitted,

Karen Kelleher
Administrative Assistant