

TOWN OF STOW

Lower Village Sub-Committee

Minutes of the February 23, 2011, Lower Village Sub-Committee (LVC) Meeting.

Present: Members: Don McPherson, Phil Moseley, Lori Clark, Barbara Sipler and Karen Kelleher

Absent: Russ Willis and Brian Martinson

Also Present: Laura Spear, Selectman

The Meeting was called to order at 8:00 a.m.

Work Plan

Members reviewed and amended the work plan.

Fence Installation on South Side of 117 – Site walk to be scheduled with the Planning Board and Highway Department

Town Property east of Red Acre Road – Stone dust path location determined. Memo sent to Highway department.

Gateway Sign – Working on specification for cost estimates

Draft Final Report

Members reviewed the draft final report. Don McPherson suggested including a recommendation to reference the standard streetscape in the Zoning Bylaw. Karen Kelleher noted that she doesn't think it is appropriate to be in the Zoning Bylaw because most of the sites are already developed and the Planning Board should have some flexibility in applying the streetscape standard, depending on the property. Karen noted that she did include a recommendation that the report be appended to the Planning Board handbook. Don is concerned that an applicant may not know about the streetscape standard until after they file an application. Karen noted that 99% of the time, especially for a business zoned properties; the applicant or engineer will seek input from the Planning Department before designing a plan. The specifications could be distributed by the Planning Department and the Building Department and also be posted on the Website.

It was agreed that there is no need for a Zoning Bylaw Amendment.

It was also agreed to postpone review of the draft document to the next meeting in order for members to have time to review the document.

Gateway Sign

Barbara Sipler noted that she drove by the Cemetery to view the location identified for the gateway sign. She is concerned that it will not be visible in the winter, as it will be buried in snow banks.

Adjournment

The meeting adjourned at 8:30 a.m.

Respectfully submitted,
Karen Kelleher, Member