

Memo

To: Travis Snell, Chair, Carlisle Zoning Board of Appeals
From: George Mansfield, Planning Administrator
CC: Town Administrator, Board of Health, Conservation Commission, Planning Board
Date: July 20, 2015

Re: Lifetime Green Homes 40B hearing for 100 Long Ridge Road

At their meeting on 7/18/16, the Planning Board reviewed the plan you distributed on 7/14/16 entitled "The Birches – Plan P – Public Water Supply," dated February 2, 2016. They also had available the Housing Appeals Committee's "Ruling on Appellant's Request for Project Change, As Amended," dated June 30, 2016 ("Remand Order"), the Appellant's "Request for Project Change," dated April 18, 2016, and "Town of Carlisle Zoning Board of Appeals' and the Interveners' Opposition to the Appellant's Amended Request for Project Change," dated May 10, 2016.

The Board believes, and I subsequently confirmed from the Town Clerk's office and from Peggy Wang, that these are the only documents that have been submitted to support the application for the ZBA's public hearing on the changes in the approved Comprehensive Permit for this project.

Therefore, the Planning Board has the following initial comments and questions prior to the opening of the hearing:

1. The Appellant has requested a project change specifically to provide a public water supply for the project, consisting of 7 wells, and to move septic system #2 to a new location on the site. The Remand Order requires that "only the changes in the proposal identified in the Request for Project Change, *or aspects of the proposal affected thereby*, shall be at issue in the ZBA's hearing.
2. It appears that many aspects of the proposal are affected by the location of the newly proposed wells and the relocation of septic system #2, including
 - the relocation of the turnaround circle
 - the total length of the proposed roadway
 - the addition of multiple access roadways to service the well heads
 - a new wetlands crossing for one of these access roadways

- the re-siting and/or reconfiguration of most of the proposed one-family dwelling units
 - the degree of separation of the units and setbacks from the outer property lines
 - the elimination of the proposed fire cistern
 - the elimination of the proposed rain gardens comprising part of the storm water management system
 - the relocation of the proposed bio-retention facility
 - the overall regrading of the site, including the establishment of new detention/infiltration basins
3. The above-referenced Plan P and the other documents that have been provided are insufficient to evaluate the effects of the above changes. The Planning Board believes that the ZBA needs a complete list of the proposed changes provided by the Appellant, as well as a narrative explaining the reasons for all the changes that are not directly related to moving development out of the combined radii of Zone 1 around the public water supply wells.
 4. The originally approved plans comprise 11 sheets. Many, if not most, of these sheets contain information that will be revised as a result of the above changes. The ZBA should request that these changes be depicted on those sheets.
 5. The proposed dead end roadway no longer provides adequate turnaround space for emergency access for the portion of the roadway serving units 13-18. Why was the turnaround moved from the end of the cul-de-sac?
 6. What surfacing is proposed for the well access roadways?
 7. In the originally-approved plan, the separation between units was at least 31 feet. A minimum of 30 ft. of separation was required by the Fire Department. That minimum is now not met in the case of at least 9 units (many separations are not labelled). In some cases, the separation is as little as 20 ft.
 8. The underground Cul-Tech roof infiltration systems serving each unit are not shown on the plans. Will the revised building locations allow these all to be appropriately sited?
 9. Similarly, the underground 500-gallon individual propane tanks are not shown and may not fit safely into the site where the buildings have less separation.
 10. No fire cistern is shown on the plan. What is the proposed source of water for firefighting? Are the units proposed to be sprinklered?
 11. The setback of unit #1 from the public way, Long Ridge Road, has been reduced from 40 ft. to 20 ft. Can this reduction be approved as part of the Comprehensive Permit, or would it require a variance?
 12. Has the proposed roadway been changed in either width or total length? This cannot be determined from the plan provided. Any reduction of total impervious surface could benefit nitrogen loading calculations, and any change--increase or decrease--would change storm water management calculations.
 13. Does the change in the location of the soil adsorption (septic) system also change its size? Is there any change in the total capacity of these systems?

14. Is the septic effluent proposed to be pumped to the leach fields? This is not shown on the plan.
15. Does the Appellant propose pump tests at the proposed well locations? If these tests do not provide sufficient yield, will that not require further changes in the plans?
16. The bio-retention facility has been relocated to the southeast corner of the site, but there is no storm water collection system shown to bring roadway runoff to this facility except that entering catch basins near the roadway entrance.
17. The Comprehensive Permit approved by the ZBA in August 2015 included 135 conditions of approval. Does the current Remand Order application eliminate or change any of these conditions? If so, details of the specific changes should be provided.

The Planning Board will not meet again before the 8/08/16 hearing date. But if you can obtain any answers to the above questions and/or any additional plans and details are provided to the ZBA, please forward these to the Planning Board office no later than Monday, August 1, and the Board's Chair, Vice Chair and I will collaborate to provide any further comments for the hearing.

The Planning Board has cancelled its own previously scheduled August 8 meeting and both the members and I hope to be available to attend the ZBA hearing.