



# Town of Carlisle

MASSACHUSETTS 01741

-----  
Office of

## PLANNING BOARD

66 Westford Street  
Carlisle, Massachusetts 01741  
Tel. (978) 369-9702  
Fax (978) 369-4521  
e-mail: carlplan@rcn.com

### Minutes

9/12/2005

**Minutes 8/22/05 and 8/29/05**

**Bills**

**Budget**

**Associate Member vacancy**

**Town Meeting 2006 timeline**

**Long-Term Cap. Committee**

**Wireless Bylaw Subcommittee**

**Development of additional GIS data layers and technical support [Applied Geographics]**

**Preparation of an Affordable Housing Plan [Karen Sunnarborg]**

**Continued Public Hearing on applications for four special permits for a Conservation Cluster, "Greystone Crossing,"** comprised of 15 building lots and 5 open space parcels within 47.3 acres located on **Cross Street and Bingham Road** (Map 7, Parcels 35, 36, 37, 38, 47 & 59); and **three (3) Common Driveways, "Trillium Way," "Captain Wilson Lane," and Greystone Lane,** all with access from Cross Street (Request of William Costello, Bingham Road LLC and Carriage Estates Trust)

**Request for site plan modification of approved Common Driveway Special Permit for Hobblebush Lane,** adjacent to **894 West Street,** regarding removal and replacement of stone wall on a Scenic Road (Request of Northland Residential Corp.)

**Discussion of fire protection requirements for approved Common Driveway Special Permit for Apple Grove Lane, 967 West Street** (request of Northland Residential Corp.)

**Request for alteration of approved Common Driveway Special Permit for Buttrick Lane, Concord Street** (Request of Kevin Balboni) [Subsequent public hearing may be required]

**ANR Plan: 138 East Street,** Map 22, Parcels 62B & 63D, Ted Treibick, applicant

**David Freedman** called the meeting to order at 7:32 pm in the Clark Room at Town Hall. Board members **Louise Hara, Michael Epstein, Rich Boulé, Ray Bahr,** and Planning Administrator, **George Mansfield,** were present. Board Member Peter Stewart was absent. **Kent Gonzales** joined the meeting at 7:48 pm.

Brian Larson, 242 Autumn Lane, the candidate for associate member, Gretchen Caywood, assistant to the Planning Board, Linda Fantasia (Carlisle Board of Health Agent), Margaret Szegvari, 20 Fielding Farm Drive, Verna Gilbert, 17 Pheasant Hill Lane, David Trask, 128 Log Hill Road, Peter Crabtree, 9 Jeffrey Ct, Manchester, MA, and Susan Yanofsky, Carlisle Mosquito reporter, were also present.

### **Minutes**

The board reviewed minutes from 8/22/05, and Freedman offered suggested changes. Epstein moved to accept the minutes as amended. Boulé seconded and the motion passed 6-0. The board then reviewed the minutes from the 8/29/05 goals meeting. Hara moved to accept these minutes without amendment, and Boulé seconded, with the motion carrying 6-0.

### **Associate Member vacancy**

The members discussed the joint meeting with the BOS tomorrow night, September 13<sup>th</sup>, at which the appointment of Brian Larson as Associate PB member would take place. Freedman reviewed who from the PB would be attending the meeting, and it was determined that there should be sufficient membership for a quorum.

### **Long-Term Cap. Committee**

Freedman asked for a volunteer liaison from the PB. Hara reminded him that Tom Lane had volunteered. Mansfield suggested that it may be helpful to announce the volunteer at the joint meeting with the BOS on the following evening, as the BOS would also be meeting with the Long Term Cap Committee then. It was discerned that the LTC Committee meetings would likely occur in the daytime, rendering it difficult for Lane to attend. Therefore it was suggested to appoint Hara, with Lane as an alternate. Boulé moved to accept and Epstein seconded, the motion carrying 6-0.

### **Wireless Bylaw Subcommittee**

Boulé mentioned that Dave Maxson, an RF specialist with Broadcast Signal Labs, will be attending the Wireless Bylaw Subcommittee meeting on Tuesday, September 28<sup>th</sup>, but Bill Tice will not, due to travel. The PB discussed whether John Williams was a backup for Bill Tice, and no conclusion could be made. Freedman will send Doug's email address to Boulé, so he can clarify this with him.

Boulé pointed out that Maxson is very experienced with this type of work, including computer modeling and coverage study information, and is willing to work at a reasonable price. He is also attending the meeting gratis in order to prepare a proposal for the subcommittee. Maxson's report will include an analysis of the wireless bylaw, along with details of suggested changes. Bahr expressed that he would like to see a far-field and near-field plot of RF power. Boulé inquired as to the cost of such a plot from a proposed tower over a very specific topography. Boulé, Bahr and Hara then discussed that this information may be able to be computer modeled, and that Maxson may already have some information he could provide. Bahr stated that the near field information is important to support having the tower near the school. Freedman indicated that a carrier might have to provide this information as a requirement of the bylaw. Boulé pointed out that according to the FCC, such power level data cannot be used to prevent construction of a tower. Gonzales pointed out that it can be used to discuss safety issues, but just not as the basis of a construction decision for the tower.

Boulé suggested that the wireless bylaw issue may be presented as two separate warrant articles: 1) the amendment of the current bylaw, and 2) adding a wireless overlay district at the school. Freedman pointed out that we would want an amended article by the January 10, 2006 meeting for the Open Town Meeting Warrant for Articles, and that this amended article would need to already have been reviewed by the Town Counsel. Freedman pointed out that the public hearings would need to be in November to have an amended bylaw for January 10<sup>th</sup>.

### **Budget**

Mansfield introduced the need for purchase of a surge protector and power back-up, suggesting the APC Back-UPS ES 500 with a 300W battery back-up for about \$60/ea. Boulé suggested that we should get one with greater than 300 W power capacity, and Bahr suggested that we may want to get several to protect the PB equipment. The PB did not reach consensus to authorize a specific purchase.

**GIS (Applied Geographics)**

Since the GIS software had been inoperable since mid-August, David O’Hearn and Janice Bernsee had made a recommendation to uninstall ARCVIEW and reinstall with version 9.1 of ARCVIEW. Bahr pointed out that this is not a good solution, and strongly suggested that all of the computers need to be serviced by an experienced computer professional. Hara highly recommended Norman Morin, NKC Systems, who has helped us in this area before. Freedman suggested that Mansfield arrange for authorization of 5 hours of Norm’s time for servicing our computers and the server.

Freedman asked what part of the budget would be used for computer maintenance. Mansfield suggested Office Supplies.

Boulé suggested that it is very important that “ghost” images be used to backup image data for the GIS system, and that there is software available for this (called GHOST).

At this time, Freedman suggested that this discussion be continued at a later point.

**Continued Public Hearing on applications for four special permits for a Conservation Cluster, “Greystone Crossing,” comprised of 15 building lots and 5 open space parcels within 47.3 acres located on Cross Street and Bingham Road (Map 7, Parcels 35, 36, 37, 38, 47 & 59); and three (3) Common Driveways, “Trillium Way,” “Captain Wilson Lane,” and Greystone Lane, all with access from Cross Street (Request of William Costello, Bingham Road LLC and Carriage Estates Trust)**

At 8:15 pm, Freedman reopened the public hearing for these special permits. He updated George Dimakarakos (Stamski and McNary) and William Costello on what had been discussed at the 8/22 meeting – mainly that the hearing was reopened to discuss the site walk and the issues relating to the proposed pathway and to raise any possible questions that may have needed discussion at a then upcoming BOS meeting. Dimakarakos then presented detailed information on the site. Dimakarakos mentioned that he has received a letter from LandTech dated 8/23 raising some concerns, and that he has met with Mark Sleger (LandTech) and addressed most of the issues that had arisen concerning the Conservation Cluster. Dimakarakos stated that since the LandTech comments of 8/23 must be addressed, a new iteration of the plans will be necessary.

Mansfield spoke with Sleger this date (9/12), who is awaiting the revisions of the plans. Hara stated that there have been 2 subsequent site visits, and that the finish coat of the pathway and subsequent maintenance issues are the overriding concerns. The Trails Committee is interested in maintaining trails but not a pathway. Hara reported that ConsComm expressed concerns about the proximity of a vernal pool to the trail.

Freedman asked about the next lot to the south, and the possibility of using it to get further away from the vernal pool for the return of the pathway to Cross Street, and whether an easement can be worked out on this land of Costello’s. Costello indicated that this could work. Hara suggested one more discussion with ConsComm, as it is clear that more issues need to be resolved. Freedman alerted Costello that the construction of the path will influence maintenance issues, and that the decision about which method to use will depend on input from the BOS and ConsComm.

Dimakarakos began his presentation concerning Greystone Crossing, Greystone Lane, Captain Wilson Lane, and Trillium Way. He met with ConsComm a few days prior to this meeting, and he mentioned that a sitewalk with them is scheduled for 9/20, followed by a hearing on 9/22. Mansfield pointed out that Sleger will not get the modified plans until after the 22<sup>nd</sup>. Freedman reminded that in the next meeting of the PB (9/26), there will not be the 5 members present who are eligible to vote on these permits, and also since Sleger will not get his revised plans until after the 22<sup>nd</sup> it is likely that the hearing will need to be continued to October.

Freedman reported that he and Mansfield had met with Deputy Fire Chief White regarding the cisterns and the teardrop cull de sac configuration. Freedman asked if the Trillium Way cistern could be on the other side of the road. Dimakarakos stated that he will meet with Jonathan White on this issue, and that he did not expect it would be a problem. Dimakarakos reviewed his site plans for the cul de sac, and explained that it is appropriate for the dimensions of all fire trucks to get around. Freedman pointed out that when White had attended the 7/18/05 hearing, he had agreed with this design. When Bahr asked if Dimakarakos chose a “worst case scenario” for the

common driveway design and dimension, Dimakarakos replied that he used an industry standard and that Town's equipment should be able to get around the teardrop design, reiterating that it is 18 feet wide with 2 foot shoulders all around. Freedman reiterated that he had verified that White is satisfied with this design, although he would prefer a 5-foot increase in the radius of the circle or 20-foot wide pavement.

Dimakarakos stated that an easement plan showing open spaces and restrictive easements, with his suggested stone boundaries, was submitted to the PB and ConsComm, but has not heard back from ConsComm yet. When Freedman asked if there had been any feedback on the open space configuration, Dimakarakos stated that ConsComm primary concern was the delineation between the private yards and the open space.

Margaret Szegvari of Fielding Farm Drive expressed concern as to whether all possible fire precautions are being taken to protect homes. She is not convinced this is the case. Freedman restated that the fire trucks will be able to get around the common drive, that this design is as safe or safer than similar common drives in Carlisle.

At this point, Mansfield pointed out that Stamski and McNary had designed Fielding Farm Drive. Freedman stated that regarding Costello's properties across the street, a common drive for 2 properties was under consideration. Freedman stated that when that common drive application is put forward, another cistern may be requested by the Fire Department. Mansfield pointed out that because the Fire Chief abuts the land for which the cluster is proposed, the Deputy has sole jurisdiction, while on the other side of the street this is not the case. Freedman mentioned that the PB is still "getting its bearings" with the Fire Department. When Costello asked if the PB has considered forming a policy on cistern placement, Freedman stated that this is under discussion.

Freedman reminded the PB that in a cluster, a common driveway can serve no more than 7 houses. For the Buttrick Woods property, where multiple common driveways were used to serve 13 houses, Town Counsel advised two separate maintenance agreements to be consistent with trust requirements and bylaws. Epstein expressed that it is possible to be true to the bylaw and have one maintenance agreement with two common driveways. He suggested that Costello's Counsel come up with wording on this issue. Buttrick Woods has two maintenance agreements and two trusts. Boulé asked if in this case there will be 3 maintenance agreements. Costello expressed that it would likely be the case. Mansfield pointed out that Costello's original submission only had one maintenance agreement.

Freedman mentioned that there are still some issues on which the PB has not deliberated, such as the closeness of the beginning of Trillium Way to the property line. Freedman asked Dimakarakos if the cistern location could be changed slightly if beneficial, and Dimakarakos agreed that it could somewhat. Hara asked the distance between the common driveway and property line. Dimakarakos stated that it is 24 feet and 27 feet at the two ends of the drive. Mansfield stated that the common driveway requirement is a 40-foot setback between the property line and the common driveway. Epstein pointed out that the goal is to create as much buffer as possible to prevent runoff from discharging on neighboring property. Epstein expressed interest in the PB seeing the restrictive easements after we get some feedback from ConsComm. Hara expressed concerns about water runoff due to the proximity of the road to boundaries. Dimakarakos mentioned that the design provides for that by using detention basins on either side to collect runoff. Hara pointed out that we should ensure that runoff issues do not occur for the adjacent properties.

Freedman stated that to grant a conservation cluster special permit, the PB must find that the open space set aside has benefits. He pointed out that, during the trail walk, he felt that the Trails Committee was quite excited about the open space, the new trails it would allow, and that it enabled getting through to Bingham Road. He also pointed out that this is the first time that the Town will have a cistern without an associated well. When Epstein asked why this is an issue, Costello pointed out that if a cistern doesn't hold water, it doesn't matter whether there is a well or not. But wells associated with a cistern are automatic, i.e. a well will fill the cistern automatically when the water level drops below a certain point. Dimakarakos pointed out that there is also a mechanical indicator on the cistern, and Freedman added that there should also a flashing light, both of which are used to indicate low water levels in the cistern. Dimakarakos said that it would cost about \$12,000 - \$15,000 to put in a well. Freedman suggested that the plans should be set up with an easement in case a well is desired there at a later point.

Epstein said that he was not happy with the “no well” cistern situation, and felt it would be sub-par fire protection for the 9 homes that are there. Costello pointed out that the cistern undergoes pressure testing on a regular basis, including when first installed. Freedman pointed out that this neighborhood will be “as well protected” as other developments in Town. At this point, Epstein reiterated his dissatisfaction, and expressed deferring to whether the Fire Chief is comfortable with the situation.

Bahr asked what the “average” fire requires in water volume for extinguishing. Dimakarakos stated approximately 25,000 gallons. The presence of a well does not make much difference in the fighting of a fire; it serves to refill the cistern, often over the course of several days.

At this point, Epstein moved to continue the hearing to the PB meeting at 7:45 pm on October 24<sup>th</sup>. Hara seconded and the motion carried 6-0.

Epstein left the meeting at this point (9:20 pm)

**Request for site plan modification of approved Common Driveway Special Permit for Hobblebush Lane, adjacent to 894 West Street, regarding removal and replacement of stone wall on a Scenic Road (Request of Northland Residential Corp.)**

Crabtree presented the photographs of the area under consideration, and proposed a change to the plans for the entrance off of West Street. The change would involve adding a 4-foot granite pillar at the cut, and continuing the stone wall as a retaining wall 20 feet up Hobblebush Lane. Freedman asked about fire truck turning issues. Boulé asked why these changes are being made, and Crabtree explained that it was to preserve the aesthetics of the entrance. Hara and Freedman expressed concerns as to whether the sides of the road are wide enough. Mansfield stated that the requirements are a 15-foot wide pavement, with 2.5 feet wide shoulders cleared on both sides. Crabtree pointed out that the initial part of the pavement is 20 feet wide. Freedman reminded Crabtree that the retaining wall must have the same farmer’s stone wall quality. Crabtree stated that they will be preserving that quality with a loose stone front wall with a stone pillar corner finish, and a fieldstone and mortar side wall, as it is the retaining wall. Freedman pointed out that the stone wall is at the edge of a scenic road, and therefore must be consistent with the quality of the remaining wall. Also, the retaining wall must be outside of the 2.5-foot shoulder, i.e. set back at least 2.5 feet from the pavement. Gonzales inquired about the grade of the land, and Crabtree stated that the design and approach will preserve the original grade as much as possible. Freedman reiterated that the stone pillar finish off must be consistent with the farmer’s wall. Mansfield asked if there is a pillar on the other side as well, and Crabtree stated that there is, but that there is no retaining wall on the other side, as there is no need for one.

The PB expressed its agreement with the proposed changes to terminate the stone wall on both sides of the entrance to Hobblebush Lane with rough stone pillars, as long as the pillars were outside the shoulders.

**Discussion of fire protection requirements for approved Common Driveway Special Permit for Apple Grove Lane, 967 West Street (request of Northland Residential Corp.)**

Crabtree referred to his email to the PB in which he expressed concerns about the Fire Department’s potential issues with the dry hydrant. Crabtree stated that he plans to go forward with the construction, since the design was approved by his fire protection engineer, then test that the system meets the Fire Department’s requirements. Freedman stated that he and Mansfield had met with White last week. Chief Flannery was not available at that time. The Fire Department’s concern is with the length of the dry line, the volume of air within it and with the Department’s primer pump’s ability to prime the line, as the pump can only be operated safely for 45 seconds. They may therefore not be able to get the draw with their primer. Freedman stated that White had said that they did not believe the system would work and felt it was important to make this point before construction of the dry line began. Freedman reported that if it was built, the Fire Department indicated they would test it in good faith and if it primed properly and produced the stipulated 1000 gallons per minute that the Fire Department would not hold up an occupancy permit. Freedman then asked Crabtree if, based on this information, he was comfortable with moving forward, and Crabtree stated that he was. He had just been trying to clarify a potential disconnect, and thanked Freedman and Mansfield for their assistance in this matter.

Gonzales reminded Crabtree that he should have Maurice Pilette or another engineer present for the testing. Boulé expressed concern that in the notes he saw, the pumping capacity calculations did not exceed the required amount by much. Crabtree confirmed that this was so. Bahr suggested that, once the testing is complete, a copy of the detailed test data should be provided to the Fire Chief in support of future use of such a design. Freedman stated that the Fire Department has reportedly sent a memo asking if Mr. Pilette knows of one dry hydrant of similar design that has already been used. Freedman also said that it is important that this system works as it will set a precedent for this type of situation one way or the other. Crabtree stated that they have used this design in New Hampshire and Maine.

At this point, Hara left the meeting (9:45 pm).

**ANR Plan: 138 East Street, Map 22, Parcels 62B & 63D, Ted Treibick, applicant**

Mansfield detailed the request to the PB, describing the applicant's goal of removing one access strip for lot E1D and trading it for part of another parcel in the rear. Neither lot changes in dimension, and both strips being interchanged are exactly the same area. Bahr asked if there are any conservation issues with this request. Freedman reminded him that, if so, these would not be the concern of the PB. Mansfield noted that since the common driveway is not yet completed, changing the lots will not affect the easement, because it covers the entire area required for the common drive.

At this time Bahr moved to endorse as ANR the plan of land on East Street in Carlisle, MA drawn for Theodore and Carol Treibick by R. Wilson and Associates dated 5/24/05 for lots E1C and E1D. Boulé seconded, and the motion passed 4-0.

**Budget/ Computers (continued):**

Returning to the computer issue, Freedman suggested that Mansfield ask the Town Administrator if she will provide funds for 5 hours of Norm's time to address immediate computer problems. Bahr offered to draft a letter for the BOS and McKenzie that a Technology Committee needs to be formed. Freedman pointed out that, in the BOS goals, Technology is goal #9 and is not listed as high priority. Freedman polled the board and determined that the PB authorized Mansfield to arrange for Norm to service the PB computers and server if he deemed it was necessary.

Bahr moved to adjourn the meeting, Boulé seconded, and the board voted unanimously to adjourn the meeting at 10:15 pm.

Respectfully submitted,

Gretchen Caywood  
Administrative Assistant