



Town of Carlisle

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Office of

PLANNING BOARD

MINUTES

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MINUTES

September 27, 2004

Minutes

Budget

Open Space & Recreation Plan – request for input

Continued Public Hearing for requests for two Common Driveway Special Permits at 967 West Street (Benfield Parcel B: "Apple Grove Lane,") Map 5, Parcels 47, 47A, 47B, 48, & 51) and parcels adjacent to 894 West Street Benfield Parcel C: "Hobblebush Lane," Map 5, Parcels 17, 17-1, 17-2, 17-3, & 17-4), Northland Residential Corp., applicant

Continued Public Hearing for request for Common Driveway Special Permit, 186 Rutland Street, Richard Blanchard, applicant

ANR Plan, 100 Long Ridge Road, Map 1, Lot 72, Thomas Kilfoyle, applicant

Benfield properties, Parcel A

Pine Meadow Lot 15, Davis Road

Wilkins Lane

Wireless Bylaw Subcommittee

Board of Appeals' decision on Westford Road property (applicant Ira Gould)

PB Vice Chair **David Freedman** called the meeting to order at 7:30 p.m. in the Clark Room at Town Hall. PB Chair **Louise Hara** and Board members **Ray Bahr**, **Kent Gonzales**, **Rich Boulé**, **Peter Stuart** and **Phyllis Zinicola** were present, along with Planning Administrator **George Mansfield**. Associate Board Member **Tom Lane** and Temporary Administrative Assistant **Helen Boos** were also present.

Minutes

The minutes of 9/13/04 were reviewed. Boulé moved to **accept as amended the minutes of September 13, 2004**. Bahr seconded the motion and it carried 6-0-1 with one abstention.

Budget

Hara moved to **extend Janice Bernsee's contract until October 31, 2004**. Zinicola seconded, and the motion carried 7-0.

Open Space & Recreation Plan – request for input

Freedman asked members for input on OS&R questionnaire within the next week.

Gonzales moved to **authorize the PA, the PB Chair and the Vice PB Chair to answer the OS&R questionnaire**. Stuart seconded the motion, and it carried 6-0-1 with one abstention.

Continued Public Hearing for requests for two Common Driveway Special Permits at 967 West Street (Benfield Parcel B: "Apple Grove Lane," Map 5, Parcels 47, 47A, 47B, 48, & 51) and parcels adjacent to 894 West Street (Benfield Parcel C: "Hobblebush Lane," Map 5, Parcels 17, 17-1, 17-2, 17-3, & 17-4), Northland Residential Corp., applicant

The applicant **Frank Stewart** of Northland Residential Corporation was present with his associate of Metro West Engineering, **Rob Gemma** to present their revised plans.

Stewart reported a successful site visit on August 24th. He also thanked the Fire Chief for his cooperation.

Gemma has been working with Sandra Brock and Bill Doyle of Nitsch Engineering to revise the plans for Parcel C ("Hobblebush Lane"). **Bill Doyle** reported that most issues have been addressed except those involving the Fire Department. He recommended that the PB make it a condition of approval that the soil at the site of the infiltration trenches be tested at the time of construction.

Gemma outlined changes in the plan since the last public hearing date (8/16/04), including a change in the width of the driveway; the location of the cistern at around the 240-foot point (so that there is less clearing on West Street, while still keeping within 300 feet of West Street, as per the Fire Chief's request); and the radius of the cul-de-sac (also according to the Fire Chief's recommendation). Specifically, the driveway is re-designed with a 15'-foot pavement width and 2½-foot shoulders, which Gemma believed were more appropriate for the 8% grade. The width of the driveway at West Street is 20 feet tapering to 15 feet, and at the cistern, it widens to 24 feet for a length of approximately 60 feet.

Freedman recounted points touched on in the meetings with the Fire Chief, Hara, Mansfield, and himself. The Fire Chief still prefers the cul-de-sac, but is becoming more comfortable with a Y turnaround, especially now that the NFPA has changed their cul-de-sac standards. Another alternative is a smaller cul-de-sac. Originally the NFPA had recommended a cul-de-sac with a 50-foot inside radius, and now they say that different conditions call for different road designs, and have eliminated the cul-de-sac as a specific recommendation. Board members noted that a cul-de-sac is at least 50% more pavement than a Y-turnaround, and 75% more pavement if you consider that the Y incorporates the driveways. They commented that the turnaround is mainly for the fire trucks to leave the area after taking care of the fire; it is not related to response time for reaching the fire, although there is the possibility that a truck will need to leave the scene and return quickly in the middle of the crisis.

The Board also discussed the need for a change in plan revision processes. For the plans now before the Board, engineers went to the Fire Chief directly for his recommendations in order to save time. Then they incorporated the Fire Chief's comments before discussing it with the PB. However, it has become clear that this procedure is no longer the most efficient course of action and that the PB needs to direct communications throughout the planning process. In order to streamline the process, the PB agreed that they will present plans and rationale for both the Y-turnaround and a smaller cul-de-sac to the Fire Chief for his review and comments.

Stewart commented that the properties could nicely accommodate either a Y-turnaround or a cul-de-sac, and that he is happy to work with whichever the Fire Chief prefers. He reiterated his personal recommendation, based on his experience, that it is a good idea to have a wider driveway with shoulders to accommodate snow in the winter.

The PA noted that another piece of the discussion with the Fire Chief was his desire for a provision in the Maintenance Agreement that the shoulders, as well as roadway, be plowed in the winter and maintained free from obstruction year round. The PA recommended that the PB ask that a revised maintenance agreement be drafted to include this provision, if it is not already in there. It was commented that plowing shoulders may not be a good idea, and it was decided to discuss the issue at a later date.

Gemma outlined changes to the plans for Parcel C ("Apple Grove Lane"). Changes include getting rid of the kidney turnaround and making the road wider (24 feet wide), with a 100-foot-long pull-off next to the pond (where a fire truck would be able to pull off to fill up with water from the pond while allowing another truck to drive past it), and then narrower on the rest of the road (12 feet wide). This reduced the amount of clearing and disruption of wetlands required. The PB questioned whether the pull off needs to be so long, and the engineers agreed to examine various options.

The Fire Chief had questioned whether a dry hydrant connection to the pond in excess of 30 feet is a good idea and had requested that a fire protection engineer review the plan. Gemma said he has contacted a fire protection engineer and is waiting to hear back from him. He said that, as there are only 30 fire protection engineers in the State, it may take some time for his report to be completed. In the meantime, the engineers feel they could also keep the plan as it was revised with a cistern if necessary, although it would be more expensive, would require slightly more clearing, and would not provide as much water.

The PA reminded the Board that the Benfield Board of Trustees would need to grant an access easement for the previous design and have stated in a letter that they would not do so.

Ken Harte of 64 Estabrook Road expressed concern that the trail easement needs a separate wetland crossing in order for the trail to be usable. He suggested that the trail easement follow a portion of the driveway, similar to the layout of the Rockstrom driveway on School Street, but Stewart expressed concern with having the public walk on the private driveway. Stewart offered that the engineers could work with the Conservation Commission to add a small, raised walkway. This would bring the trail fully around Parcel C, and connect to Parcel B across West Street. Hara agreed that it would be desirable to keep traffic separate.

Greg Peterson of Indian Hill Road discussed the steep dropoff from West Street within the trail easement that needs to be creatively addressed in order to avoid an erosion or a safety issue.

Board members also expressed parking concerns, but Peterson said the trails are meant more as a network of local trails for local users, which connect to other trails such as Spencer Brook area, where there is room to park on the shoulder.

The Board discussed whether or not there are safety and site line issues about where the trails meet West Street, and it was noted that there is a Trails Committee meeting on Friday, October 8, 2004.

Boulé moved to **continue the public hearing on October 25, 2004 at 7:45 p.m.** Bahr seconded, and the motion carried 7-0.

Continued Public Hearing for request for Common Driveway Special Permit, 186 Rutland Street, Richard Blanchard, applicant

The applicant **Dick Blanchard** was present. **George Dimakarakos** of Stamski and McNary presented his revised plan.

After the Fire Chief agreed to the Y-turnaround and pavement widths (after seeing how much blasting would be required for a cul-de-sac), the plan was revised to incorporate the Y-turnaround. As of this PB meeting, Dimakarakos was still waiting for the peer review from Landtech.

In addition, the Fire Chief had just faxed some pump information to Dimakarakos to apply to the proposed dryline calculations.

The PA explained that Police Chief Galvin commented that the site distances are good, but the Board is still waiting for something on record.

The Board had also received a memo from June 25 from the Conservation Commission requesting that the PB keep the hearing open until the Commission has had a chance to review the impact to wetlands. Dimakarakos has arranged time during the Commissions next hearing (October 14, 2004). This would be the third meeting with them including the site walk, and so far there have been no changes requested.

Zinicola suggested that the applicant might want to add a few words to the maintenance agreement for the common driveway: where it says "to provide funds needed for the maintenance of the common drive," add the words, "and the dryline."

Zinicola moved to **continue the public hearing for the common driveway at 186 Rutland Street on October 25, 2004 at 9:00pm.** The motion was seconded by Boulé, and it carried 7-0.

At 9:28 p.m., Associate PB Member Tom Lane left the meeting.

ANR Plan, 100 Long Ridge Road, Map 1, Lot 72, Thomas Kilfoyle, applicant

The PB briefly discussed details of the property (location of driveway, absence of streams or brooks, etc.).

Zinicola moved to **endorse as Approval Not Required the Plan of Land in Carlisle, Massachusetts for Thomas Kilfoyle at 100 Long Ridge Road.** The move was seconded by Hara and carried 7-0.

At 10:00 p.m., Louise Hara left the meeting.

Benfield properties, Parcel A

Zinicola reported a very well-attended meeting on the first Community Input Day on September 18, despite the bad weather, and thanked Stuart for facilitating that meeting. She reported a nice cross-section of interested parties who contributed very valuable input. She informed the Board that another Community Input Day for the Benfield properties will be held October 3, 2004 at 10:00 a.m. at the Carlisle Town Hall.

Zinicola noted that the Town needs a Planned Production agreement for affordable housing approved and in place before commencing permitting for the Benfield property, so that the community housing will count towards the 40B requirements. She said that proposals in response to the RFQ's are due Friday, 10/1/04 for a housing consultant who will help to identify sources of subsidies, an architectural and planning consultant to assist with the site planning, and a traffic consultant to analyze impacts of potential development. When asked whether the housing consultant could also help prepare the Certified Housing Plan for State approval, Zinicola replied that he/she could.

Zinicola also discussed the Parcel A Task Force's consideration of designating the Benfield parcel as a "Smart Growth District" under the newly adopted State statute, Chapter 40R. Such a designation would require a 2/3 vote of Town Meeting and DHCD approval. She noted that minimum density requirements (20 units per acre) for such districts are generally incompatible with Carlisle's development pattern or lack of water/sewer infrastructure, but that there is a provision in the statute allowing towns with less than 10,000 population to apply for exemptions from such density requirements. She also mentioned that the regulations for applying this statute have not yet been written. Bole, who had attended a discussion of 40R at a MAGIC meeting, said that he felt the annual recertification required was a heavy burden. This has to be weighed against the benefits, a one-time subsidy to the Town of \$3,000-5,000 per housing unit, and a potential recurring benefit of a long term contract with the State supporting the marginal educational costs that families occupying housing in such a district might generate. The Board agreed that this issue was worth further discussion. Finally, Zinicola added that the Task force is also submitting an application to the State for a grant of up to \$50,000 under the Priority Development Fund (PDF).

Pine Meadow Lot 15, Davis Road

The brick pillars discussed at the last PB meeting (9/13/04) appear to have been relocated so that they are no longer in the town right-of-way. Members will visit the site and report at the next meeting. Members will also look at the wetland area that had been filled in with stones.

The PA reported that, according to the Conservation Administrator, the DEP Certificate of Compliance for Davis Road has not been issued.

Wilkins Lane

As of the time of this meeting the Board was waiting for Stamski and McNary's response to Nitsch's site review.

Wireless Bylaw Subcommittee

Members Bahr, Gonzales and Boulé (Chair) agreed to serve on Wireless Bylaw Subcommittee.

Board of Appeals' decision on Westford Road property (applicant Ira Gould)

PB discussed the Board of Appeals special permit granted to Ira Gould, who had gone to the BOA for a variance to demolish the current house and erect a house of indeterminate size within a 65' x 65' footprint. In the end, the applicant was granted a special permit to erect the house as an extension of a non-conforming use. Board members expressed opinions that this violates many regulations, including the fact that a special permit has to be advertised through an official notice, that the applicant had not applied for a special permit in the first place, that proper plans were not submitted, and that the proposed structure may be a violation of zoning bylaws. Members expressed concern for the precedent this might set, the decision process, and the potential size of the planned structure.

Bahr moved to **authorize Planning Administrator to send a letter to the Selectmen as soon as possible in regard to the Board of Appeals special permit grant to Ira Gould. The letter should outline the concerns of the Planning Board and ask that they the Board of Selectmen appeal the decision.** Stuart seconded the motion, and it carried 6-0.

At 11:24 p.m., the Board unanimously adjourned the meeting.

Respectfully submitted,

Helen Boos
Administrative Assistant