

Minutes - Carlisle Planning Board

December 11, 1967

Present were: H. Hosmer P. Swanson
 F. Smith T. Herndon

A Public Hearing on Land of Stearns off of Sunset Road was held. Mr. Brown, lawyer from Bedford, represented Mr. and Mrs. Stearns, and outlined for the meeting the general features of the two "pork chop" lots and forty foot wide road going to them. Both lots exceed four acres, and have more than forty foot frontage on the access road. A question was asked from the audience as to whether the land could ever be subdivided further, were Morse Road opened up. Since the plan appeared to show less than 500 feet frontage along one lot on Morse Road, the Board felt that it could not, since further subdivision would require 250' frontages of any future lots as they would be less than four acres. Mr. Brown asked that the development be considered under the Small Subdivision Regulations, so that the access road would not have to be paved. The Board said that it would consider the matter and notify the owners of its action.

Mr. John F. Paulson, Carlisle Pines Drive, approached the Board seeking information as to what the Board could do in seeking the Town's acceptance of Carlisle Pines Drive. The Chairman asked the Clerk to outline the problem. The Clerk stated that he had talked with Mr. Paulson, Mr. Bickford, Mr. McAllister, and Mr. Clark, town engineer. It seems that the development and road were constructed about 1962, and complied with Planning Board regulations. The Board approved the subdivision under those regulations, which were later superceded by more strigent requirements. Mr. McAllister asked the Town Meeting for approval in 1964, after the revised regulations had gone into effect, and the Town voted against approving acceptance of the road. Arguments given at that time were that the road was inadequate, and that since no one lived in the development, approval was unnecessary. Mr. Paulson subsequently approached the Selectmen, the developer and the town engineer, asking what could be done. Mr. McAllister stated that he would be willing to put some money into repairing the road, which is alleged to be "washing away". However, the town engineer felt that the drainage was inadequate, and should be improved. Mr. McAllister did not feel that he could undertake instalation of the drainage and surfacing at this time. The Selectmen suggested that the Planning Board might have some interest in the matter, and recommended that Mr. Paulson talk with that group.

Mr. Paulson stated his problem as desiring improvement of the road, and that he has not been able to persuade Mr. Clark to clearly define what was to be done. Mr. Hosmer then pointed out that the road was accepted by the Board, and that it had no further jurisdiction in the matter. He commented that until the Town actually approves a road, anyone building on that road is running a risk of not having it accepted. It was also mentioned that Mr. Clark's reticence in being specific was undoubtedly due to his feeling that this lay outside of his prescribed Town duties, since it would involve a thorough engineering survey of a private road. It was then suggested that the Board should approach the Selectmen with the proposal that the Board underwrite the costs of having Mr. Ferley or other consultant study the problem and make specific recommendations thus relieving the property owners of such costs and providing them with a professional outline of what improvements would be needed. Then, the property owners would have to work out a satisfactory arrangement between Mr. Mc Allister and themselves for actually doing the work. The

Board agreed to contact the Selectmen about this matter, and suggested to Mr. Paulson that the landowners not submit the road to the Town for approval until improvements had been made.

The question of proposing a by-law to prohibit Sonic Booms within Carlisle was then considered. Mr. Hosmer noted that Santa Barbara Calif. had done this, and that Concord was considering similar action. The feeling of the meeting was that it was an interesting proposal, somewhat whimsical perhaps, and that it might have some legal effect in the future. The Board agreed to take the matter up at a later date.

Mr. DeBonas returned to talk again with the Board about his proposed Baldwin Road subdivision. He wanted to know what the Board wanted in the way of internal stub roads, and he desired to widen Baldwin Road to eighteen feet instead of twenty-four feet, as the Board had previously requested. Discussion of the Baldwin Road width subject centered around traffic load on the road and reasonable requirements by the Board of the developer. Generally the thought was that if the proposed Benjamin Connector were ever built, and if it came on to Baldwin Road via the development road, that Baldwin Road should be 24' wide to accommodate the traffic. It was pointed out that Stearns St. is only an average of 13' wide, and that making Baldwin Road 24' wide would not serve any immediate purpose. Also since the Benjamin Connector goes part way through a swamp, it may never be built, due to high costs through the marshy area. However, the Board did not wish to block off the possibility of making the Connector, and after looking at survey maps, decided that if a connector came in from the edge of the development through the general area of lots 7, 8, 9 or 10 to the development road, that this could give access. But, that arrangement would not provide the best traffic flow, since several corners might be necessary. Therefore, the Board felt that further easements generally along the boundary between lots 1 and 13 would be desirable. The question of stub roads came up, since the Board's regulations require that the stub road be surfaced. However, the Board felt that considering the remoteness in time for construction of the Benjamin Connector, that an easement for this purpose would be satisfactory. Thus it was agreed that if Mr. DeBonas would widen Baldwin Road to 18' and provide easements along the lines noted above, the Board would probably approve the subdivision.

The Board then considered several modifications to its Rules and Regulations, as suggested on the attached memo. It felt that requiring an "Area Plan" should be done as an assistance to the Board in locating proposed subdivisions and considering them in light of their relationship to surrounding areas. On modification of the unified scale for all plans, the Board felt that the present scale was suitable, but that it should begin enforcing it rigorously, so that such plans could be easily integrated in a town master plan. On the increase of the filing fee, the Board agreed to raise the lot fee for each lot over 1 to \$15.00 and the Subdivision Fee to \$25.00. It further decided to require the numbering of houses in new subdivisions, and that such numbering should appear on the original plan. With regard to requiring underground wiring in all new subdivisions, the Board was uncertain as to whether this was appropriate, and felt that all members should be present to discuss the topic. This item was deferred until a later meeting.

A question was asked by a member of the audience as to whether the Board was considering recommending that the Town provide for a systematic widening and improving of existing roads. It was felt that many

roads need such work, and that the Town should begin providing for consistent improvement. The Board agreed and said that it would talk with the Selectmen about this subject.

The Board then took up the matter of rewriting the By-Law wording in the lot frontage requirements, (See 2 a. on the attached sheet.) to make it more easily understood. It agreed that this should be done, and that the street width regulations should also be modified (See 2b. on the attached sheet.) The general conclusion was that a public hearing should be arranged so that all of these topics could be aired before the Town. It was noted that it was too late to do this for submission of the necessary articles in the March 1968 Town Meeting Warrant, but that a Special Town Meeting might be appropriate, considering the possible number and complexity of the proposed changes.

The Board then signed several bills and adjourned into Executive Session to discuss matters relating to the Town election. One vacancy was created by Richard Warren's death, and Mr. Swanson is up for re-election. Mr. Swanson agreed that he would run again which left the question of who the Board might consider nominating for the other spot. Mr. Hosmer and Mr. Smith agreed that a younger person, preferably not a large land owner would be appropriate, and the Clerk submitted the names of five persons whom he had knowledge of as being interested or possibilities. The members agreed that two of the names sounded interesting, and those persons should be considered. The meeting was then adjourned..

POTENTIAL CHANGES TO PLANNING BOARD RULES AND REGULATIONS AND TOWN BY-LAWS

1. Planning Board Rules and Regulations

- a. Requiring an "Area Plan" for all subdivisions, which would show the outline of the subdivision relative to the surrounding area, perhaps within a radius of $\frac{1}{2}$ to $\frac{1}{4}$ of a mile.
- b. Unified scale for all plans submitted to the Board. We have this now, but it seems that the required scale is perhaps unsatisfactory for simplified presentation and Registry recording.
- c. Increase the Filing Fee from \$5.00 per lot to \$15.00 per lot. Perhaps we should also increase the subdivision fee from \$10.00 to \$20.00 or \$25.00
- d. Require the numbering of houses in a new development.
- e. Requirement for underground wiring in all new subdivisions, where the geology would not make the cost prohibitive to the developer.

2. Town By-Laws

- a. Clear up the wording of the Lot Size Regulations by law which spells out frontage requirements. (Section 5, page 13 in the 1962 version)
- b. Modify street width regulations from 18 and 24 feet to 18 and 20 feet.

Also, we should after making whatever changes are agreeable, issue a fully revised version of the Rules and Regulations which would include all modifications to date, and have enough copies available to be given to all developers.

The Carlisle Planning Board
will meet on Monday December
11, at 8:00 p.m. at the
Selectmen's Office.

The agenda will include:

1. A public hearing on the two lots of Stearns off of Sunset Road.
2. Further discussion with Mr. DiBonas about the Baldwin Road subdivision.
3. Review of the Board's position with regard to the acceptability of Carlisle Pines Drive by *THURSON* the Town.
4. Consideration of several possible changes in the Board's Rules and Regulations.
5. Examination of a request by Mrs. F. C. Lowell of Concord, that we look into the matter of prohibiting sonic booms within the bounds of Carlisle.