

Minutes Carlisle Planning Board

Public Hearing June 19, 1968

Present were: H. Hosmer C. Evans T. Herndon
R. W. McAllister D. Spaulding

I. SUBDIVISION OF MR. JOHN OGDEN, CONSISTING OF 12 LOTS, LYING OFF OF NORTH ROAD, NEAR RUTLAND STREET.

The Clerk reported the findings of Mr. D. Perley, the Board's Engineering Consultant. Mr. Perley had suggested an adequate culvert beneath the road at Station 8, plus catch basins at Stations 4 and 8. He also recommended curbing between Stations 4 and 8, and had requested the surveyor's calculations for runoff in the areas of Station 11 and 14, as he thought there might be drainage problems in those areas. Mr. Moore, the surveyor for this subdivision, said that he had talked with Mr. Perley, and that they had agreed on all points, except that he had requested, and Mr. Perley had approved the use of "Cape Cod Berm" in place of curbing between Stations 4 and 8. Mr. Hosmer asked if the culvert were properly located and of adequate size to drain the low area, and Mr. Moore said that it was. Mr. Spaulding wondered what the size of the "pond or wet area" would be once the road and culvert were installed. Mr. Ogden replied that he did not feel that the wet area would not be reduced appreciably in size, by the culvert, but that the culvert was so placed to ensure no blockage of existing water flow. Mr. Ogden went on to say that he did plan to do some cleaning out of the lowest parts of the wet area, and that this might result in faster outflow, which would then reduce the wetland area. Mr. Richard C. Smith of North Road, commented from the audience that he felt the marsh was standing water, and did not drain appreciably. Mr. Ogden and Mr. Moore explained that the marshy area did, at least during wet times, drain to a man made ditch which transversed the property. The runoff then flowed in a northward direction, through a culvert beneath North Road, and on toward Chelmsford. Mr. Smith was unsure as to whether the culvert under North Road was satisfactory, since he thought it might be blocked up, and also that it was perhaps at about the same elevation as the proposed culvert. Mr. Hosmer noted that the Planning Board was not requiring that all marshy areas in town be drained. Mr. Smith said that he had no objection to the plan but desired that the area not be flooded by the installation of a road.

There being no further discussion, the Clerk stated that the 60 day time limit would expire within a few days, and that Mr. Perley had not yet received copies of the final plans for approval. Mr. Hosmer asked Mr. Ogden if he desired an extension, and Mr. Ogden said that he would request a seven day extension, which should give adequate time for Mr. Perley to review the engineering details of the plan. Mr. Hosmer advised Mr. Ogden that the Board would require a written approval of the engineering aspects from Mr. Perley before it would approve the plan, and that if this were not forthcoming before the expiration of the statutory time limit, the Board would disapprove the plan.

II SUBDIVISION OF MR. INGEMANN NIELSEN - CONSISTING OF 4 LOTS, LYING OFF OF EAST STREET, NEAR THE TOWN FOREST.

The Clerk reported that Mr. Perley had looked at the lot plan and land, but that since no road profile was available, had made only one tentative suggestion regarding drainage. This was that some sort of ditching or drainage easements along the 1000' long road should be done to provide drainage for the road. Mr. Nielsen and Mr. Moore, his surveyor, both stated that they were certain that they had supplied profile maps to the Clerk. However, the Clerk had no recollection of seeing the profile maps, and had been unable to find such plans in the Board's files. Mr. Moore said that he had drawn a profile, and would make it available to Mr. Perley immediately. Mr. Hosmer asked if

there were any question or comments on this subdivision from members of the audience. Mr. Borden, of East St. noted that Lot "A" contained a large marshy, or low area, and wondered if this would dictate the location of the house on that lot to be near the rear of the lot, since that would be close to his property line. Mr. Nielsen explained that the house would be located near the front of the lot, close to the proposed road, and that the Board of Health had tested for a septic system in that area and had approved that location. Mr. McAllister inquired about the easement shown near the turn around of the proposed road. He wondered if this could possibly be used for a road easement at some future date. Mr. Nielsen said that it was purely a easement for drainage purposes, and being 20' wide, would never comply for a road. Mr. Hosmer asked Mr. Nielsen what width he had decided on for the pavement, and Mr. Nielsen said that a 18' wide pavement was planned.

There being no further discussion, the Clerk mentioned that the Board would require a document from Mr. Neilsen granting access rights to the Town for the drainage easement shown on the plan. The Clerk then asked the Board whether the legend "Private Way" should be put on the road plan, since the pavement width would not be acceptable as a Town Way under existing by-laws. The matter was discussed, and the majority of the Board felt that since such by-law requirements might be modified in the near future and since this was a paved way, a "Private Way" legend would not be necessary. The Board then told Mr. Neilsen that it would approve his plan once it had received a written approval of the engineering details from Mr. Perley, as well as drainage easement document. Mr. Evans commented that he felt that it would be good if pavement widths could be specified on such plans.

III SMALL SUBDIVISION OF DECK HOUSE - CONSISTING OF 5 LOTS, LYING OFF OF BERRY CORNER ROAD.

The Clerk reported that Mr. Perley had looked at the plans and the actual site, and had verbally approved the drainage arrangements. Mr. Hosmer asked Mr. John Berin, the Deck House representative, what the road surface and width would be. Mr. Berin said that they planned a 16' wide gravel road, with a 40' right of way. Mr. Evans noted that it would be better to have a 18' wide gravel surface, since that would be identical with the other Town road width requirements. Mr. Berin noted that the subgrade was usually 4' wider than the gravel surfacing, and that if the Town ever desired to widen the surface, it would only require the installation of the additional gravel. Mr. Evans then wondered if there were any road easements out of the subdivision, which might put additional traffic on the road were they ever constructed. Mr. Berin said that there were not. The Clerk asked if the Board wished to require that a "Private Way" legend be put on the plan of the road. The Board felt that since this was an unpaved, narrow road that such a legend should be put on the plan, and told the Deck House representative that once such a legend was placed on the plan, the Board would approve the subdivision.

Following the conclusion of the hearings, the Board then went into an Executive Session. Mr. Hosmer gave each member a copy of his second revision of the "Roads in Carlisle" draft letter. He noted that he had shortened it further, and requested that the rest of the Board have whatever revisions they desired ready by the next regular meeting, since he hoped that the hearing on roads could be held in July, which would necessitate sending the letter out to the town shortly after the July 8 meeting.

A general discussion of roads ensued, during which Mr. Evans noted that it would be good to consider requiring 18' wide gravel surfaces on Small Subdivision roads, so that the town would thereby have only two roadwidth standards. The Clerk suggested that, regarding the town pavement widths proposal for inclusion in the by-laws, the pavement width might be keyed to the road length. For instance,

a short, dead end road having no access easements might properly be 18' wide. However, a road serving many houses and being longer than 1500 - 1800 feet should probably be 24' wide -- especially if a road easement which could cause it to be lengthened in the future -- were involved.

Mr. Hosmer showed the Board a plan of land on Bedford Road, owned by David Pickman, of Bedford, which was submitted for Approval Not Required signature. The Board saw no problems, and instructed the Clerk to sign the plan.

David Spaulding asked if the Board was interested in seeking funds, available from the State, for revision of the Long Range Plan which the Board had authored in 1960 (The Benjamin Plan). Mr. Hosmer thought that it was a good idea, but doubted that such funds would be available for purposes of revision of an existing plan. Mr. Spaulding said that he had talked with Mr. Fallon, who indicated that funds were available for such purposes. He went on to say that formal application would need to be made, and meeting between State officials and Town officers would be necessary. The Clerk mentioned that he was unsure whether Carlisle qualified for such aid, since it was not in a State Planning Region, such as the Lowell or Middlesex Planning Areas. Mr. Hosmer felt that this was a minor matter, and that the Board should join an appropriate Planning Region, as Mr. Evans had suggested earlier. The Board felt that Carlisle probably fit in with the Middlesex Region, since that Region included Concord and Bedford, towns which have more in common with Carlisle than do Chelmsford or Lowell. The Board asked Mr. Spaulding to acquaint himself fully with the ramifications of the proposal, so that it could begin taking appropriate steps to apply for funds.

The Clerk reported that he had written Mr. O'Malley, of the Post Office Dep't. suggesting a meeting at Mr. O'Malley convenience, but had not received a reply. Mr. McAllister had sent the Board a copy of a letter he had received from the Post Office Dep't. relative to his offer to lease some land for the construction of a building. Basically the Department is interested in a deal where the lessor provided the land and building, which Mr. McAllister said that he did not wish to do.

The Board also briefly discussed the proposed Rules and Regulations changes, deferring a full analysis of Mr. Perley's suggestions until the next regular meeting.

Respectfully submitted,

Terry Herndon

Agenda for Planning Board Meeting

Monday, June 10

Selectmen's Office - 8:00 p.m.

1. Discussion of some changes in State Statutes.
2. In an Executive Session it is hoped that the Board can discuss Mr. Perley's recommendations for changes in our Rules and Regulations.
3. Draft letter to Town on Roads.
4. Discuss David Spaulding's findings on underground wiring.

Agenda for Public Hearing - June 19 at 8:00 p.m.

Room 18, Timothy Wilkins School

1. Subdivision of Ingemann Nielsen. (East St.)
2. Subdivision of John Ogden. (North Road)
3. Subdivision of Deck House. (Berry Corner Rd.)