

Carlisle Planning Board Minutes

July 8, 1968

Present were: H. Hosmer D. Spaulding T. Herndon
 F. Smith J. Macone
 C. Evans R. McAllister

Mr. Ralph Sanford of Fiske St. asked for the Board's views on a preliminary plan for two lots. The plan involved a right of way from Fiske Street back next to Mr. Sanford's home, and thence on to the lots. The plan called for a 20 foot right of way, and the Board informed Mr. Sanford that he would have to have 40 feet to comply with its regulations. Mr. Sanford said that he would attempt to acquire additional footage in order to comply. The Board suggested that, if possible, Mr. Sanford try to acquire sufficient property to straighten out the rather crooked path of the proposed access road.

The Clerk then reported on his latest telephone conversation with Mr. O'Malley, of the Post Office Department. He again extended the Board's invitation to meet with Mr. O'Malley, and was told that perhaps such a meeting could be arranged, "When the Department's plans had firmed up a little more." The Clerk then read a letter had had sent to the P.O. Dept., in which the Board's recommendations for possible sites were outlined, and shown on a map. Mr. Evans commented that the Post Office problem might well indicate that it was a proper time to consider re-zoning of the Center, with an eye to guiding the development of the business district. Mr. Smith commented that the Post Office Department might encounter some problems in obtaining a site, since only that land next to the Foss Texaco station belonging to Mr. Ryan, was presently zoned for business. Mr. Smith also doubted if Mr. Ryan would be interested in constructing a Post Office, considering the size and value of his property.

Mr. Hosmer noted that the Board should not, and was not in a position to select and provide a site to the Post Office Department. He felt that it was the Board's job *was* to effect long range planning, and that all the Board could do in this case would be to keep the Post Office informed of the Board's interest and willingness to cooperate with the Post Office Department in site selection.

The Clerk reported on the status of the Ogden-North Road, Nielsen-East Street subdivisions. Following the hearing on June 19, Ogden's final plan was to have been submitted to Mr. Perley for engineering approval, before the 7 day extension requested by Ogden ran out on June 26. Mr. Perley did not receive the final plan until Tues. the 25th, and was unable to review the plan in the day remaining, so a letter of disapproval was sent to Mr. Ogden. On Monday morning July 1st the Clerk received Mr. Perley's letter on the Ogden and Nielsen subdivisions, in which he suggested several changes. Mr. Moore, the surveyor for both developers was immediately notified, and informed that if he wished to have the plans approved, before Mr. Perley left on vacation on July 3, the engineering changes would have to be made and returned to Mr. Perley by Tuesday noon. Mr. Moore was told that he could pick up copies of the suggested changes from Mr. Perley's office. He said that he would, but Mr. Perley did not receive the modified plans, so his approval of both subdivisions would have to wait until he returned late in July.

Mr. Evans noted that if extensions were granted, they should be mandatory 30 day extensions, as 7 or 14 days was often too short a time to take care of engineering modifications. The Board generally agreed. The Clerk then reported on Mr. T. William Lambe's letter to the Selectmen, which noted that the gravel on the DeBonis road was not sufficiently compacted and that the cuts through a bank were too steep. The Clerk noted that Mr. Bickford had been queried about what the Selectmen's position on this was, and had replied that the Selectmen had merely asked

Mr. Lambe, since he is a noted soil engineering authority, to comment on such construction for their own benefit, and that Mr. Lambe's comments were not intended to override or modify Mr. Perley's supervision of the road construction. The Board discussed this situation, and the sense of the meeting was that it should follow Mr. Perley's advice, but keep him informed of whatever data Mr. Lambe might provide. The Clerk suggested that perhaps the Board should consider submitting its Rules and Regulations and the proposed modifications to Mr. Lambe for his comments and suggestions. Mr. Hosmer felt that this would be useful, as Mr. Lambe's expertise could be valuable to the Town. However, he suggested that Mr. Lambe be asked not to be overly technical in such suggestions, since the Board's regulations were designed to be guidelines, and not lists of minute details. Mr. Smith observed that specifics such as excessive restrictions on use of gravel pits in Carlisle, for minor technical reasons, would only add to construction costs both to the developer and the Town.

On the item of the "Tricorn Homes" subdivision, the Clerk reported that no final plans had been received, and thus no action could be taken.

The "Roads in Carlisle" letter was discussed. There being no further editorial modifications, the Board decided to have a public hearing on the matter on Aug. 1, at 8:00p.m. in the Speaking Auditorium. The Clerk was instructed to have the letter reproduced on the Board's stationery, and sent to all residents of Carlisle. (Later the hearing date was rescheduled for July 30 at the same time and place.) It was also decided not to have the regular August meeting, (Aug. 12) unless gross of business required it. Finally the Board decided to schedule a joint Selection-Planning Board meeting for an early date, possibly early September.

The Board began an item by item discussion of Mr. Perley's suggested modifications to the Rules and Regulations. The following changes were decided on:

Section 4A -- Design Standards

- 2b Minimum centerline radius on all roads to be increased to 300'
- 2c Right of way width to remain at 40'
- 3b Change the existing grade requirements to 6% for through streets, and 3% for secondary streets.
- 3c Require that the grade of any street at the approach to an intersection should not exceed 2% for a distance of 50 feet from the intersection.

3 ADDITION

The Board agreed with the principle of requiring curbing on grades to prevent water damage, but were unsure as to what grades should be included, and what types of curbing should be specified. It was decided to further clarify this point with Mr. Perley.

- 4 Defer action on increasing turnaround diameter requirements until members of the Board had viewed existing 120' turnarounds, to get a better idea of size and adequacy of such circles.

Section 4b - Easements

- 1 Increase the required width of drainage easements to 20'

2 ADDITION

Require 20' wide easements from the developer for the discharge of water on to development land or development waterways.

Section 5A - Street Grading

- 1 Mr. Perley's suggestion here is redundant, since such a requirement already exists. Mr. Hosmer noted that the wording should be clarified.

Section 5B - Roadways

- 2 The Board decided to take up the street width regulation later, after its hearing on Roads in Carlisle.
- 3 Defer the turnaround diameter change until later. However, after some confusion arising from a discussion of this topic, it became clear that that the Board should clearly define "street" and "roadway" in its Rules.
- 4 Increase the requirements for gravel foundation to a minimum of 12".
5. Defer action on requiring paving until relative costs of paving versus oiled surfaces could be obtained.

Discussion on possible changes to the Rules and Regulations stopped at this point, to be taken up at the next meeting.

Before adjourning, the Board decided to sign the release sought by A. Frizzell on the lots previously owned by Thorne on East Riding Drive. Since the release clearly spelled out the necessity of having test pits dug for establishing the water table before a building permit could be granted, as required by the Board of Health, the Planning Board felt that its conditional approval requirements had been met.

Respectfully submitted,

Terry Herndon

Agenda

Carlisle Planning Board

July 8, 1968

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

1. Preliminary plan of Sanford for lots on Fisk St.
2. Post Office problem
3. Discuss "Roads in Carlisle" letter and hearing.
4. Set hearing date for subdivision of "Tricon Homes, Inc."
5. Rules and Regulations changes.