



Town of Carlisle

MASSACHUSETTS 01741

FRANK E. HANNAFORD, Clerk
201 Prospect St.
CARLISLE, MASS. 01741

Office of
PLANNING BOARD

MINUTES

Meeting - April 26, 1976

MEMBERS PRESENT: Pugmire, Hannaford, Kulmala, Santomena, Sauer, and Bridges; Architects Advisory Committee - Freiberg; Guests - Piper, Anderegg, Hollis, Wallerstein, and Wolff

The Wetlands Hearing opened at 8:00 p.m. After discussion of the by-law, the hearing closed at 8:55 p.m. and the regular Planning Board meeting convened.

A plan was presented by Mr. Piper of Burlington. The plan had been signed at the February 23 meeting but the lot is now land court land. All dimensions are the same. The plan was signed.

Mr. Hannaford reported results of the inspection of trees on River Road. Five out of the original 12 plus one additional tree were recommended by five Board members to come down. The first two marked trees should come down, leave the third, and remove the next two. It was felt the hollow tree opposite Hosmers could be repaired, but the tree past Hosmers should come down. Also one tree nearer the town line opposite the marked tree should come down.

Mr. Sauer doesn't want any tree down unless it is diseased. He feels "Slow Down" or "Dangerous Curve" signs could be put up for safety. Mr. Freiberg, who also inspected the trees, stated that three of the five are old or diseased and two pose engineering problems. The five chosen were on the inside of curves. Cars would swerve wide of the trees. The trees on the straight away will remain. He feels the Planning Board has come to the logical conclusion.

Mr. Peter Wolff of Nowell Farme Road travels the road daily and said there are other roads in other towns which are worse.

Mr. Wallerstein said that the oak, the second tree, is automatically set

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back approximately one foot when the ash tree, first tree, is taken down. If the second tree came down, it would improve visibility but it would also increase speed. He agrees that diseased trees should come down.

Mr. Hollis of River Road has had many near accidents coming out of his driveway. He doesn't want anything done that will speed up traffic but would like the brush on the banking by his driveway cleaned out.

Mrs. Anderegg spoke to Chief Hersey who feels that taking down trees will speed up traffic as would resurfacing.

The Board decided to vote on the trees individually with Mr. Bridges not participating. Tree A, 24" ash, is old and the top decayed and was voted unanimously to be removed. Tree B, 27" oak, is a sight problem and was voted 2-3 to keep with Mr. Pugmire participating. Tree C, 3" oak, goes over the road and was voted 3-1 to be removed. Tree D, 23" oak, is dead and was voted unanimously to be removed. Tree E, 34" maple, is diseased and was voted unanimously to be removed. The DPW would like the last marked tree, #12, a 34" oak, down because the roots are in the pavement and the plows hit them. The Planning Board thought an 8" tree, Tree F, on the opposite side of the road which is leaning over the road could come down allowing room to widen the road on that side. The tree was voted unanimously to be removed. The Board also voted to clean the brush by Mr. Hollis' driveway.

The trees on Acton Street were discussed. Mr. Santomena stated that both he and Mr. Zielinski didn't want any and all trees within one foot of the pavement on a curve taken down. They would like it done on an individual basis. More trees have been marked making a total of 20 or more trees. Mr. Santomena talked to Mrs. Paine who doesn't object to taking the new marked trees. It was unanimously voted to remove all marked trees. Mr. Hannaford will write a letter to the Selectmen confirming the Board's action.

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There will be a hearing on May 6, 1976, for Mr. David G. Willard of Long Ridge Road to construct a garage. The Board does not have enough information to make any recommendations to the Board of Appeals.

Mr. Pugmire announced that Mrs. Cutter has been elected to the Planning Board.

Mr. Freiberg asked if the Board has heard from CVP regarding the Transfer Station. Mr. Pugmire replied that two weeks ago he was told by CVP that there were two places that would perc that could be used for leaching fields. Mr. Freiberg reported that the Architects Advisory Committee has met and looked at various possibilities for use of the present Fire/DPW site. They have a solution which includes a 10 foot-wide access to the Conant land. They will make a presentation at the next Planning Board meeting.

The minutes of the April 12, 1976, meeting and hearing were approved.

Mr. Pugmire asked what steps at town meeting would take place regarding proposal of the wetlands by-law. Mr. Santomenna replied that he would read the by-law and make the motion, Mrs. Kulmala will explain the by-law, Mr. Draker will explain the process of mapping, and Mr. Freiberg will speak on the value of wetlands. This should take 20 minutes.

The hearing held earlier was discussed. The Board felt the wording on page 5, section (5)i should be changed. Mrs. Kulmala explained the reason for the wording was to prevent developers of large parcels from draining the wetlands and making an ornamental pond as has happened in other towns and states.

A motion was made that section (5)i, page 5, read " - are intended for the private use of the owner or owners of the land on which located;". The motion was voted unanimously.

Mr. Sauer suggested that the words "in the aggregate on contiguous land in one ownership" be deleted from section (5)ii, page 5.

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A motion was made that section (5)ii, page 5 read " - do not comprise more than 0.5 acre." The motion was voted unanimously.

A motion was made that section 4b(1), page 4, be by itself and become b; b could then become c, b(2) would become c(1), b(3) would become c(2), b(4) would become c(3), b(5) would become c(4), b(6) would become c(5), and c would become d. The motion was voted unanimously.

It was suggested that the words "or bulk storage of sand" be deleted from section 4a, page 3.

A motion was made that section 4a, page 3 read "Outdoor agricultural uses as permitted by Section 2.B.1.g., including drainage and ponding for strictly agricultural purposes as regulated under Chapter 131 of the General Laws, but excluding dumping or filling, or the covering of earth with impervious materials such as, but not limited to, permanent structures or pavement." The motion was voted unanimously.

There was a discussion regarding the Planning Board as special permit granting authority. The Board feels they should give a yes or no decision on special permits. If the property owner is not satisfied, he may then apply for a hardship variance or go to Superior Court. Mr. Bridges asked how the Board will determine the town's reaction to the issue. Mr. Sauer was asked to address the question about an amendment which he agreed to.

The article regarding paving of Tophet Road was discussed. Board members are not in favor of paving unnecessary lengths of road. Mr. Pugmire will report on this issue.

The article for accepting as a foot path a 16.5 foot width at the end of Prospect Street on Blood Farm Trail was discussed. Mr. Bridges will talk to Mr. Bishop and find out the intent of the article. Members do not want Nowell Farm Road blocked.

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Mr. Pugmire and other members of the Board expressed their appreciation for Mr. Santomenna's term on the Board.

The meeting adjourned at 11:10 p.m.

Respectfully submitted

A handwritten signature in cursive script that reads "Susan Chisholm".

Susan Chisholm
Secretary