



# Town of Carlisle

MASSACHUSETTS 01741

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

Office of  
PLANNING BOARD

MINUTES

Meeting - June 14, 1976

**MEMBERS PRESENT:** Pugmire, Sauer, Hannaford, Kulmala, Bridges, Zielinski, and Cutter; Building Committee - Schreiner, Borghesani, and Liffiton; Architects Advisory Committee - Soforenko; CVP - Holland; Guests - Anderegg, Charbonneau, Evans, Fohl, Griecci, McBee, Mr. & Mrs. Turley, St. Amour, Chaput.

In the minutes of the May 24, 1976 on page 1, first sentence of the last paragraph, the phrase "representing Ammendolia" should be deleted. The minutes were approved as amended.

Mr. Fohl of South Street showed a contour map of his property which shows that the water level is 144' and the ground level is 7' above that. He wrote a letter describing the situation. Mr. McBee of Evergreen Lane feels he is on the edge of the Flood Hazard line. He did his own survey and superimposed it on his plot plan. He indicated his basement is at the 9' level and the water has never been above the 2' contour since 1959 when the house was built. He also wrote a letter describing his situation. Mr. Sherr and Mr. Evans of Curve Street feel the Flood Hazard line should not go out to the road. The area originally mapped by wetlands extended to the road, but a correction was made. Mrs. Kulmala will draft a letter to HUD explaining the correction.

Mr. Pugmire will forward these three letters to the mapping people in Pennsylvania.

Arthur P. Charbonneau, representing Capital Realty Trust, again presented his plan of land on Concord Road with a note added as requested by the Planning Board saying "Lot 2 is not to be used as a building lot until dispute as to bounds as shown provide 105.77 feet of frontage on Concord Road has been resolved in favor of applicant or its assigns." Also the easements were defined as to what they might involve. Easements A, D, E, F, & G may be utility easements

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and easements B, C, & H may be right of way and utility easements. Mr. Bridges wondered who the easements would be granted to. The definition of who an easement goes to is done by deed. It was explained that the easements were put on this plan so that Mr. Charbonneau would not have to come back to the Planning Board with another plan for easements. Mr. Hannaford will notify the building inspector so that no building permit be issued until the boundaries of Lot 2 are more defined. The plan was signed.

Mike Hollard of CVP presented reports of engineering on the Transfer Station site and on the Fire/DPW site. The Transfer Station was discussed first. The report located the DPW building along the back boundary near Morse Road. Considering ground conditions, they feel the building could be constructed there most inexpensively. He explained how buildings are built on refuse. If the refuse is deep, the area would be excavated, refilled with gravel, and footings put in on rocks. The replacement depth of refuse in the area where CVP proposes the building averages 8'. He also explained that if refuse remains under a building an explosion could occur when gas builds up. The area near test pit 14 along Morse Road is not suitable for a building because of the stream and it appears to have been a stump-dump creating an irregularly filled area. It would not be advisable to put the building in the corner by B-2 because you would have to put filling on top of fill. In the area of B-9 the refuse is 20'-30' deep. The cost comparison for building on virgin soil vs. building on this type of soil is approximately \$15,000 difference or approximately 6% of the construction cost which is not unreasonable for a building of this size.

Board members noted the bound along Morse Road is not shown. CVP did not have sufficient data for this.

Mr. Holland and the State Sanitary Engineer were present when test pits 3 and 4, along the present road to the compactor, were done. This is where CVP suggests constructing a sewer system. It would not require a variance but would involve

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repaving some of the present pavement.

It was noted that a variance would be needed because under the by-laws a building must be 40' from the boundary. It would be an economical necessity for a variance. Board members wondered if the building could be moved 30', but it would then be on deep fill. There was concern about the 20% grade for backing trucks into the building. Mr. Holland replied that this is normal for industrial buildings. He also explained how tests were done using a 300 pound weight. Their report locates a well near Lowell and Morse Roads using a submersive tank and an oversized pump to pump water to the DPW building. He feels the water may have a high chloride content but would be acceptable. The compactor would stay in its present location assuming a variance is granted.

Mr. Soforenko feels CVP has not properly located the building. He feels the building should go with the contours and not against them.

The present Fire/DPW site was discussed next. Mr. Holland stated a well was driven near Heald's bound which was high in chloride. They feel a well could be put near the cemetery with no bacterial problems. A leaching field would have to go on the Conant Land. He feels the existing buildings would be suitable with some renovation. The present Fire Station has homosote panelling which has no fireproof or insullation value but the building basically is sound. By renovating the interior of the first floor and renovating the second floor at approximately \$30 per square foot, the building could be usable. They feel it would not be economical to rebuild the second floor of the DPW garage. The garage is concrete with a wood roof on steal beams. A cost comparison of rebuilding vs. renovating would determine what should be done.

There being no further work any Board members thought should be done at this time, Mr. Holland was thanked. Mr. Pugmire will forward this report to the Selectmen, the Building Committee, and the Architects Advisory Committee.

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Paul St. Amour, representing Joseph Griecci, came before the Board regarding Hemlock Hill Estates subdivision. Mr. Pugmire asked of some of the history of the subdivision. In 1972 10 lots were tested for percolation and 7 were approved. In April of 1976, all except one lot were tested. They presented a map showing test pits. They would like to bring what they have done so far up to date without starting all over again and asked what the Planning Board suggests. Mr. St. Amour asked if the bicycle path provision could be waived. Board members stated that their road has a 40' right of way and the Town by-law now requires a 50' right of way for a public way. Mr. Griecci was told he could continue with a 40' right of way but the road would be a private way. It was strongly suggested that even though he would have to redraw lot lines and may lose some lots, he should go for a public way and make the right of way 50' wide.

Mr. Pugmire read a letter from Town Counsel which quoted Chapter 41, section 81q and says that 7 months after a preliminary plan is submitted a definitive plan must be submitted. Mr. Hannaford questioned whether Mr. Griecci's plan was definitive or preliminary.

Mrs. Vivian Chaput of Milne Cove Road was concerned about the drainage system presently crossing Nuckols drive and dumping on their property; about what effect this could have on wetlands; about the fill and loam dumped on the lot abutting the road; and about the road becoming a private way because of maintenance of it.

Mr. Sam Nuckols was concerned about the length of the cul-de-sac.

Mr. Pugmire suggested that Mr. St. Amour find how they comply with Planning Board Rules and Regulations and if it is a definitive plan.

After they left there was considerable discussion of whether it is a definitive plan. If it is, they can proceed under 1969 Rules and Regulations. The plan, dated February 2, 1969 and revised July 15, 1969, has one Planning Board signature and appears that it could be definitive. Mr. Hannaford will contact Town Counsel

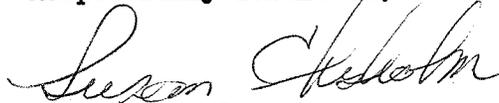
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to see if he has checked whether the plan is preliminary or definitive. He will also check 1969 Planning Board minutes.

Mr. Soforenko reported that members of the Architects Advisory Committee have lost interest. He was assured there will be other tasks for them and was told a group of that type is valuable to the Planning Board.

The meeting adjourned at 11:15 p.m.

Respectfully submitted,



Susan Chisholm  
Secretary