



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

Meeting - September 27, 1976

Members present: Hannaford, Sauer, Kulmala, Cutter, Bridges and Zielinski: Judy Holloway from HUD, Roger Chandler and Ellen Knight from Frederic Harris Engineering, and Rick Sanford and John Bierin from Deck House

Mr. Sauer presided in the Chairman's absence. Mrs. Kulmala asked that the minutes of the September 13 meeting, page 2, paragraph 3, read, "The Conservation Commission and Conservation Foundation are exploring various ways of preserving the Cranberry Bog." The minutes were approved as amended.

Mr. Bridges reported that the Long Term Capital Requirements Committee does not see their job as determining how much money the Town can afford, but given the expenses, they will do a projection.

Judy Holloway from HUD appeared for an informal meeting on flood insurance along with Roger Chandler and Ellen Knight from Frederic Harris Engineering, Inc. of Boston. Miss Holloway stated that an update of the curvilinear map should arrive shortly from Michael Baker Firm. The Flood Hazard Boundary Map will be in force until a Flood Insurance Rate Map is published. The Flood Insurance Rate Study should be completed in January 1978. Six months after that the map will be published.

She explained that in April areas which needed detailed studies were laid out. These are developed areas or those to be developed in five years with more than one square mile of drainage. A field survey team then takes aerial photos and does cross sections to determine the 10-50-100 and 500 year flood line. At this point, HUD would like any changes as all photography will be done this fall.

Minutes - September 27, 1976

The purpose of the study is:

1. to establish and insurance program and insurance rates
2. to set minimum Flood Plain Management Regulations (to prevent future loss).

Areas with existing structures can receive insurance at a subsidized rate. The next meeting, an intermediate meeting, will be in the early spring. A rough map will be ready in the fall of 1977 and then there will be a final meeting. Before that meeting a narrative on the map will be released. After the meeting, they will go over the narrative but there should be no further changes. Ten days prior to the meeting a proposed elevation map will be published in two newspapers. There is a 90 day appeal period from the date of the second publication during which individuals can dispute an area. The elevation map will then be printed. There is then a six-month period in which the community is required to adopt minimum Flood Plain Management Regulations. (Minimum Flood Plain Management Regulation means that buildings within the 100 year flood line must be built above the level of the flood). Miss Holloway recognizes the annual town meeting problem and is trying to change the period of time in which this must be done. She also said that the map will be up-dated every five years and if the physical situation changes, anyone can ask to be out of the flood district.

The maximum insurance in the regular program is now \$35,000, but it will be increased to \$70,000. The rate for insurance on existing structures will be \$.25 per \$100 of insurance for the first \$35,000. The second \$35,000 will be no more than \$.50 per \$100 of insurance. The nearer the brook, the higher the insurance. A new building in the same area will have a higher rate.

Miss Holloway explained that the 500 year line is because a flood could go beyond the 100 year line. Insurance is not required between the 100 and 500 year lines. It is merely a useful planning tool.

Minutes - September 27, 1976

In cases where there is a question of whether a building is in the district or not, a determination is made by lending institutions and by the town for Minimum Flood Plain Management purposes. There is also a refund process. Miss Holloway noted the insurance is required by Federally regulated banks and there are approximately 280 savings banks in Massachusetts that do not have Federal Regulations. She also stated that HUD is trying to remove this loophole.

Mr. Chandler showed a location map. A detailed study will be done of the Concord River, Pages Brook, Greenough Pond, Meadow Brook, and Spencer Brook and branches. An approximate study on the amount of flow coming out of a particular area will be done on a portion of Meadow Brook (2.6 miles of branches), Spencer Brook (4.1 miles of branches), School Street Brook (1.1 miles of branches), and the swamp area off Curve Street. The State land is not being studied.

Mr. Chandler asked for confirmation that these are areas the Town was concerned about. He would like any additional information available of historical nature, i.e. pictures, documents, or by memory of the older townspeople.

Miss Holloway stated that to have a map amended, if a person's grievance is not included in the updated curvilinear map, he must file for an appeal and the applicant is responsible for getting engineering to justify his appeal.

A 100 year flood line is defined as a one percent chance of occurring in any year. Based on a standard 24-hour storm, approximately 5.6" of rain would fall.

Miss Holloway explained that the Flood Hazard Boundary Map done by Michael Baker, Jr. Company is being updated so that we can use it while the rate map is being published.

Minutes - September 27, 1976

John Bierin, representing Deck House, presented a plan of 23 acres on River Road to get the Board's reaction to the subdivision. They propose to divide the land into three lots, one being a pork-chop lot. They would like to increase the size of Lot 43C on Newell Farme Road, also belonging to Deck House and abutting this larger parcel, so that they can put the house on the back of the lot. There is an existing easement through Lot 43C to this parcel which they would like to use as an access for the pork-chop lot, Lot 2, and Lot 43C. The Board expressed their concern with this type of an access, but stated there was no reason that they could not go ahead with the plan.

Mr. Zielinski reported that the Master Planning Subcommittee is preparing changes in the zoning bylaws and will come forth with technical changes at Town Meeting. Any changes after Town Meeting will be brought to Annual Town Meetings.

Mr. Hannaford reported that the Building Committee has asked John Carr Association to do a price appraisal of the three plans being considered for their October 20 meeting. They are:

1. everything on the Conant land
2. Police on Lowell Road on the present Fire/DPW site, Department of Public Works on the Transfer Station and Fire Department on the Conant land
3. Department of Public Works on the Transer Station site and Fire and Police on the Conant land.

Mr. Hannaford suggested that the Planning Board members attend the next Selectmen's meeting. Board members were concerned that the estimates of the buildings on various sites be based on the same style building. Also, they were concerned that the Department of Public Works on the Conant land include screening in the estimate. There was a question of why the Fire Station was being estimated at this time as it was not included in any immediate building plans.

The meeting adjourned at 10:25 p.m.

Respectfully submitted,
Susan Chisholm
Susan Chisholm, Secretary