



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

July 23, 1979

Present: Raftery, Hannaford, Kulmala, Sauer, Courant, Chaput, Coulter

Minutes of the July 9 meeting were accepted as read.

Mr. Lawson appeared to inform the Board of his proposal to relocate the planned windmill for the recording studio on Bedford Road to the rear of his property and on that portion which is zoned for residential use. He reported that it will be located near tall pine trees, will not interfere with television reception and that the neighbors had no objection. There is no prohibition known to the Board which would prevent this type of structure. It was noted that the Bylaw requires buildings to be forty feet from the lot line in a residential district, but the distinction should be made by the Building Inspector as to whether this is a building.

Art Charbonneau appeared with a revised plan for land on South Street for which a Common Driveway Permit has been granted. The revised plan shows the common driveway passing over a portion of Lot 2 and would create a right-of-way easement over Lot 2 to accommodate the wider swing in the driveway. The Driveway Bylaw reads that the driveway must be entirely contained within the lots it serves. Lot 2 cannot be added to the Permit because it would be a seventh lot which is not allowed. The plan presented was not signed. It was suggested that the plan be redrawn, cutting out from Lot 2 that portion containing the section of driveway and adding it to Lot C. A plan under Approval Not Required and redrawn in this way will be "walked around" by Mr. Charbonneau, first to the Clerk of the Board and then to three other Board members, so that it can be ready for a July 30th closing. The Driveway Permit should be amended and the amended Permit should be attached to the new plan.

This was the first time that a change has been proposed for a Driveway Permit. Although it was generally felt that a minor revision of this type could be approved by the Board, it was also pointed out that there should be written into the Procedural Rules a provision for handling major changes.

The Definitive Plan for a 35-lot subdivision on Bedford Road known as Munroe Hills had been filed on July 12, 1979. Frank Hannaford asked if a Public Hearing could be held before all lots could be perked. According to Charles Brown, Munroe Hills Associates, compliance with Board of Health regulations were not required prior to a public hearing on the Definitive Plan. He felt that no lot lines would have to be moved because of possible failure of future perk tests. In any event, it was pointed out that approval of the Definitive Plan did not guarantee that the lots were buildable. If any or all lots fail to comply with Board of Health regulations, that is the developer's problem.

A letter had been received from CVP containing certain points CVP felt should be addressed regarding the plan; Clint Davis was present to explain CVP's comments.

One-third of the lots had been perked and found acceptable. Some facets of the drainage calculations seemed to be incomplete. At the retention area, the inlet seems to be below the surface of the water to be retained and during a ten-year storm what happens when the retention area is full? A hydrograph will show how the size of the retention area is calculated. Lower outlets would provide some assurance. Ralph Nelson will provide the necessary information to clarify this aspect of the plan.

Regarding erosion control in conjunction with substantial cuts, CVP suggested a preliminary indication of the location of perforated drains where they might be needed should be shown on the plan. A complete copy of a list of abutters within 300 feet will be provided by Brown. Regarding water in the fire holes, it was pointed out that the higher level above the water table cannot be maintained. Bob Koning should be consulted regarding the dry hydrant and the ability of the pump to reach below the water table. Shrubbery and other growth at the intersections should be shown on the plan.

An index sheet to make the plan easier to use will be provided. A covenant or bond between the developer and the Town for a performance guarantee will be necessary. Drainage at the intersection of Westford Road was not seen as a problem. However, the possibility of diverting runoff to a "fire hole" on Paul Courant's land was suggested as something to be considered. A question was asked whether a drainage easement exists on the property across Westford Road. Ralph Nelson felt that even if there is no written easement, based on the appearance of the existing pipe, the lines have been there for years. The drainage easement existing on Virginia Farms Road should be shown and this requirement should be incorporated in the Subdivision Rules and Regulations. Additional drainage considerations can be approved during construction to take care of problems that crop up.

The right-of-way easement from the end of Aaron Lane to undeveloped land abutting was proposed for future consideration. The Board will discuss whether or not such an easement is desirable and, if it is, how should it be held.

Grades exceeding 8% on Nathan Lane were discussed. In addition to being more expensive to construct, maintaining the 8% grade would increase the ground water seepage, possibly creating an icing hazard in winter, and increase the "valley" effect in appearance. A 10% grade would be more difficult to plow. Although there would be the required 50-foot level approaching the intersection, having a steep grade so close to the intersection was seen as potentially dangerous and it was suggested that the Police Department be consulted re accident figures for the Heald Road/Acton Street intersection. CVP will provide American Association of Highway Officials guidelines for grading at intersections if they are available. The profile maps showing cuts on Nathan Lane were also requested from Brown.

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Slope easements should be shown on the plan. Bike paths should be shown on the plan. Brown said they propose to continue the bike paths through the private section of the access road to Westford Road. Monuments should be placed at all lot lines. The possibility of eliminating at least one telephone pole was discussed and will be investigated further by Ralph Nelson. Clint Davis said that in CVP's experience with subdrains along areas of considerable cut, they had found that crushed stone against the native soil often causes a sedimentation problem. They recommend a buffer of some intermediate material to alleviate this. Kay Kulmala suggested that the developers consider redrawing some lots to set aside a pocket of land as common land for a playground. This will be considered.

Tony Matias, Virginia Farms Road, asked if the Regulation 5-C.l.b., "Bike/footpaths may, in appropriate circumstances, be requested to be constructed along existing roadways when adjacent land is subdivided," could be interpreted to give the Board the power to request the developer to install bike paths along Virginia Farms Road. The Board does not have power to request or require construction of any kind outside of the subdivision. The above regulation applies only to any portion of the land contained in the subdivision which is adjacent to an existing roadway.

Meeting adjourned at 11:20.

Respectfully submitted,

Meredith DeLong
Secretary to the Board



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Office of
Board of Selectmen

August 27, 1979

TO: Thomas J. Raftery
Chairman, Planning Board

In the third paragraph of the Planning Board minutes of July 9, it is stated that "Morse Road is a County Way which was abandoned by vote of Town Meeting....." I believe you will find that it is impossible for the Town to abandon a County road, and I believe your minutes should be changed accordingly.

Howard E. Hensleigh
Howard E. Hensleigh
Chairman

HEH/ajw