



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

June 8, 1981

PRESENT: Coulter, Kulmala, Raftery, Sillers, Hannaford, Chaput

David Crispin of Cleverdon, Varney & Pike, Town Engineers, was present to discuss the Munroe Hill Subdivision and to explain CVP's letter dated June 3 (to be filed with these Minutes). It was reported that Mr. Bradbury, Four Seasons Development, had not received his letter and was unable to attend.

The first question addressed was the bank of the Lot 31 retention basin at Aaron Way. Minor regrading, cleaning and seeding to prevent erosion was recommended. However, changing of the manhole was not thought by CVP to be necessary. The retention basin was not built entirely as designed. A guarantee from Ralph Nelson that the retention basin as built will work as well as the designed basin was recommended. A request for the as-built plan for this particular area was seen as the first step. Nelson should show how the area differs from what was designed.

The slope at the lot line of Lots 19 and 18 at the edge of the Tully property was discussed. Crispin felt that the slope was fairly steep. He felt that grass was the best medium to prevent erosion.

It was noted that there are no Bylaws or Subdivision Rules and Regulations regarding stump dumps. What is to be requested of Four Seasons regarding the back slope at the Tully line? Loose boulders and stumps should be removed. The steep slope at the bottom (close to the stone wall) was seen to be the most serious problem. Crispin felt that the slope (1:1) was stable because of the material (large stumps and boulders) which was knitting it together. A 2:1 slope was more desirable, but the problem was where to put the excess material.

CVP reported again that the side slopes along Nathan Lane are in fact 2 to 1. Seepage remains a problem. The interceptor drain along Nathan Lane for the diversion of underground water to the storm drain has not been inspected. Additional "french" drains at the sloughing area where the hill is sliding (approximately 15 feet from the existing french drain) might improve the situation. Ralph Nelson should be able to certify if the drain (interceptor drain) is in place. CVP felt that french drains from station 1+50 down to Virginia Farme would adequately control 95% of potential seepage.

Boulders at the Aaron Way culdesac, Lot 32, should be removed or buried and the area regraded. Blasted ledge at Lots 30/31, Aaron Way, and at Lot 28 is recommended to be cleaned of any loose stone and regraded.

Steep grades with loose stone on Lot 35 were recommended to be cleaned and regraded. Lot 8 on Nathan Lane has a noticeable wash-out gully. This should be repaired and storm water redirected.

The Nathan Lane retention basin is not as designed. Certification by the design engineer of the grade and retention capacity is recommended.

It was suggested that a letter to Bradbury would be in order to discuss points made in the CVP letter dated June 3, 1981, and in addition, other points raised at this meeting. A motion was made and seconded to have a meeting on June 16 and to invite Four Seasons and CVP to attend. Voted unanimously in favor.

Jed Mannis presented an ANR revision for North Road property. This was for an exchange of lots with McAllister. None of the Lots (AA, BB, CC, DD) have frontage on any public ways and were shown as nonbuildable lots. A second plan showed the McAllister land being added to existing porkchop lots on Rutland Road. The Mannis land being transferred to McA-lister was originally shown as a landlocked piece, not a building lot.

Aldershot Lane was requested as the name for one of the common driveways which had recently been granted a Special Permit. Moved, seconded and unanimously approved. Carroll Lane is the name already approved for the other driveway.

A plan of land of Hodgman on Prospect Street was presented. The plan showed Parcel A-1, 7.98 acres with 40.01-foot frontage, and Parcel A-2, 8 acres with 251.02-foot frontage. The plan was signed under ANR.

A letter dated June 1, 1981, was received with an updated copy of the Fisk Property, Lowell Road, ANR plan showing the Wetland District.

Minutes of the March 9 meeting were reviewed. On page 2, paragraph 4, change the second sentence to read "The holding tank at the corner of Nathan Way and Munroe Hill Road was going to be dropped" The Minutes were accepted as amended.

The Minutes of the March 23 meeting were accepted as read.

The Minutes of the April 27 meeting were accepted as read.

The Minutes of the May 4 meeting were accepted as read.

The Minutes of the May 11 meeting were accepted as read.

It was suggested that a fixed fee be set for Wetlands Special Permits. This will be discussed further at a future meeting.

Meeting adjourned at 11:15 p.m.

Respectfully submitted,

Meredith DeLong
Secretary to the Board



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

June 1, 1981

Mr. David J. Crispin
Cleverdon, Varney & Pike
126 High Street
Boston, Massachusetts 02110

Dear Sir:

A number of questions have been brought to the Carlisle Planning Board about some of the grading within the Munroe Hill Subdivision. The problem areas identified are

- (1) The bank of the retention basin on Lot 31
- (2) The bank of the filled area on Lots 19 and 18
- (3) The side slopes of Nathan Lane as it enters Virginia Farme

The Planning Board is concerned about the short and long term stability of these slopes. Continual erosion and silting presents at least an on-going maintenance problem for the Town, and will ultimately threaten the existing stone walls and wetlands. We would like your office to address the following questions about these problem areas:

- (1) Are the slopes identified graded in accordance with the approved Plan?
- (2) Is the current grading and planting sufficient to permanently stabilize the slopes?
- (3) If not, can you recommend an engineering (and hopefully aesthetic) solution that will eliminate slope deterioration?

We are looking for effective alternatives that will limit future problems for abutters and the Town. Suggestions of removing all the fill will be considered, but something short of that would be preferred.

Finally, we would ask you to make a written report of your recommendations and then be available for questions at a subsequent Planning Board meeting. Our meetings in June are the 8th and the 22nd.

If there are any questions, please contact Richard Coulter (369-6637) or Frank Hamaford (369-3317).

Richard R. Coulter, Jr.
Chairman

CLEVERDON, VARNEY & PIKE, INC.

Consulting Engineers

126 HIGH STREET/88 PEARL STREET
BOSTON, MASSACHUSETTS 02110

BOSTON, MA (617) 542-0438
NASHUA, NH (603) 880-7336

June 3, 1981

Carlisle Planning Board
Carlisle Town Offices
Bedford Road
Carlisle, MA 01741 .

Re: Monroe Hill Subdivision
Site Review

Members of the Board:

The site was walked today by Mr. Frank Hannaford of the Board and the writer. The concerns of your June 1st letter were reviewed as well as several other points.

1. The Banks of the Lot 31 Retention Basin at Aaron Way

This office stated in its April 27th letter that the basin appeared satisfactory, structurally. However, aesthetically, several loose stones, stumps and other debris were noted along the properly line.

We had assumed that during the seeding operation the banks would be brought to a uniformly graded condition and any local steep slopes would be regraded. This was not done and in fact only about 50% of the bank has been seeded to date. Cleaning, minor regrading, and seeding are required to prevent local erosion.

In answer to your questions on this issue:

a) Are slopes graded in accordance with plans?

The slopes appear to be within the intended limits, with some local areas requiring work. In particular, the northern portion of the bank requires finishing referenced above.

b) Will current grading stabilize?

For the most part yes; however, the areas requiring finishing may cause some erosion unless completed.

c) Recommended Solution?

Finishing operations should provide an acceptable retention basin. An as-built drawing as requested in our April 27 letter, certifying grades and retention capacity would be beneficial.

It was noted that the mortar rip-rap at the basin inlet is being undermined. Additional grouting and rip-rap appear to be required here.

2. Banks of the Filled Areas on Lot 19 & 18

This area was stated to be acceptable to this office in our April 27 letter. It is in a greatly improved condition from its condition during construction. The concerns of the Board, as expressed by Mr. Hannaford, were of boulders and a few stumps noted at the base of the fill. Again, it was assumed that these would be cleaned up during the seeding and finishing operations.

Some erosion was noted along the slopes but none of major concern at this time. It is our opinion that the slope will stabilize as constructed, once vegetation takes hold. Any landslides on this slope appear to be of small likelihood due to the nature of the fill.

As observed today, work still remains to clean, regrade any local steep slopes along the bottom of the slope and seed the slopes. It is our position that the slope is acceptable to this office with the normal finishing operations remaining.

One comment is offered here: any construction on the filled area should be with extreme caution. Local settlements are quite likely.

In response to your question on this issue:

a) Are slopes in accordance with plans?

No plans are developed for this area.

b) Is current grading sufficient to permanently stabilize the slope?

It is our opinion that the slope is stable; however, local settlements can be expected.

c) Recommended Solution:

Finishing operations referred to above are expected to reduce erosion and improve appearance.

3. Side Slopes of Nathan Lane

The slopes are now developing a good grass covering and should stabilize for the most part. Two areas are known to be sliding due to seepage (both on the southern bank station 0+75±). This condition could develop at several spots along the slopes and will depend on the wetness of the year. This has been as you know, a very dry year. The fact that some seepage is known indicates the potential for future sloughs due to seepage.

In answer to your questions on this issue:

a) Are the slopes graded in accordance with the plans?

As referenced in our January 8, 1981 letter, the slopes are considered very close to the design.

- b) Is current grading sufficient to permanently stabilize the slopes?

From a design standpoint, the slopes meet normal design conditions for cut. This in no way guarantees no seepage sloughing will occur, but has historically worked well. The slopes are expected to be stable from major landslides.

- c) Recommendations

A gravel "French Drain" has been installed at one of the sloughs. This allows groundwater to flow without breaking through the surface. One recommendation here would be to provide connection to the subdrainage system along the side of the road if this has not already been done.

It is recommended that the existing sloughs be repaired with the "french drain" system and tied into the subdrain system.

Should future failures of the slope in the form of sloughs occur, a similar french drain could be used to control the condition.

As a point of comment, the subdrains planned were never observed during construction. They are reported by the contractor to exist. Certification as to their existence by the design engineer is recommended.

Other conditions where attention is recommended are as follows:

1. Boulders at the Aaron Way cul-de-sac, Lot ~~35~~³², are loose and dangerous. Removal of boulders or burial of boulders and grading are suggested.
2. Blasted ledge at Lots ~~31/32~~^{30 31} Aaron Way and at Lot ~~27~~²⁸ Aaron Way are recommended to be cleaned of any loose stone and soil regraded.

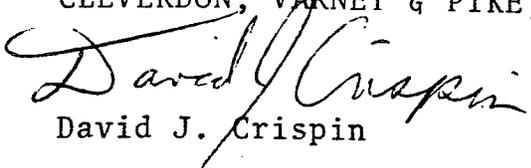
Carlisle Planning Board
June 3, 1981
Page 5

3. Are easements existing for fire wells and related facilities.
4. The back of the fill on Lot ~~8~~³⁵ has steep slopes with loose stone. Cleaning and regrading are recommended.
5. The Nathan Lane slope at Lot 8 has a noticeable washed out gully. This could be due to Lot 8 construction but should be repaired and stormwater redirected if possible.
6. Lot 19 has several loose boulders which should be removed, or buried, along the right-of-way. Also, several trees have substantial fill around them. Tree wells or tree removal are recommended.
7. The Nathan Lane retention basin is not as designed. The southern end requires further excavation to maintain water over the entire basin during dry periods. This excavation is not likely to effect the pond retention performance but would improve its aesthetics. Certification by the design engineer of the grades and retention capacity is recommended.
8. Bounds are not yet set.
9. The drains and basins are not yet cleaned.

I am planning to attend your meeting on the 8th of June, as requested.

Respectfully,

CLEVERDON, VARNEY & PIKE, INC.


David J. Crispin

DJC/rrb

81105-2-1

cc: 4 Seasons
Ralph Nelson