



# Town of Carlisle

MASSACHUSETTS 01741

Office of  
*PLANNING BOARD*

## MINUTES

April 21, 1988

Present: Sherr, Raftery, Tobin, Sillers, Davis and Administrative Assistant Olden

### Public Hearing Suffolk Lane Extension

Public Hearing concerning a proposal that the Selectmen lay out and the Town accept Suffolk Lane Extension, continued from April 11, 1988, was called to order by Chairman Sherr at 8:07 p.m.

Mrs. Olden reported that Gary Davis, Acting Superintendent of Public Works, had inspected the site and notified her that he is satisfied with the repair work done since the last meeting. Mr. Davis reported that he had inspected the site and spoken with Mrs. Wester, who said that the work appeared to be satisfactory, although she could not be sure until it rained again.

Public Hearing closed at 8:07 p.m.

### Reimbursement to Mrs. Olden - May 5 Conference

On motion by T. Raftery, seconded by S. Sillers, the Planning Board voted unanimously to reimburse Mrs. Olden for the \$18.00 registration fee for the Massachusetts Federation of Planning and Appeals Boards Northeast Area Planning/Appeals Spring Conference Thursday, May 5, 1988.

### Reimbursement to Mrs. Olden - June 10 Conference

On motion by T. Raftery, seconded by S. Sillers, the Planning Board voted unanimously to reimburse Mrs. Olden for the \$100.00 registration for the Landlaw 1988 Massachusetts Land Use Conference on June 10, 1988.

### Public Hearing Rules and Regulations

Public Hearing on a proposal to amend the Town of Carlisle Planning Board Subdivision Rules and Regulations continued from April 11, 1988, called to order by Chairman Sherr at 8:15 p.m.

Mrs. Olden reported that the Fire Chief had approved the change in the fire protection provision as proposed by George Foote at the April 11, 1988 hearing.

Public hearing closed at 8:17 p.m.

On motion by S.Davis, seconded by S.Sillers, the Planning Board voted unanimously to amend the Town of Carlisle Planning Board Subdivision Rules and Regulations as follows: to conform the time periods for action on preliminary and definitive plans to the requirements of M.G.L. Ch. 41, Sec. 81S and Sec. 81U, as amended; to establish the following fees: for "Approval Not Required" Plans, \$25 per plan plus \$10 for each new lot created; for Preliminary Plans, \$10 per lot; and for Definitive Plans, \$100 per plan plus \$25 per lot; to require that the 250-foot-diameter circle for the site of a dwelling on any "pork chop" lot as required by the Zoning Bylaws (Sec. 4.a.2.d.3) be shown on "Approval Not Required " Plans, Preliminary Plans, and Definitive Plans; to require that the location, if any, within a subdivision to be used for the disposal of wood wastes, tree stumps or wood debris generated by the clearing of land in connection with the subdivision be shown on the Definitive Plan; and to amend Section 4.F. Fire Protection to require a recharge rate in paragraph 2a. of 3,000 gallons per minute instead of the presently required 500 gallons per minute; to retain paragraph 2b with the addition of the word "or", and to revise the present next paragraph so that it will read:  
c. "Installation of a dry hydrant connected to a storage tank with minimum capacity of 10,000 gallons, which tank shall be automatically maintained at full capacity by recharge from a well and pump system satisfactory, as shown to the Board in writing, to the Chief of the Town Fire Department."

Lanes End

On motion by T. Raftery, seconded by S. Davis, the Planning Board voted unanimously to endorse a plan entitled "Land Court Plan of Land in Carlisle, Mass. (being a subdivision of Lots 11 & 12, l.c.c. 23,415) (Middlesex County)" dated March 21, 1988, by Stamski and McNary, Inc., 80 Harris Street, Acton, Mass. "Approval Under the Subdivision Control Law Not Required."

Gardner ANR

On motion by T. Raftery, seconded by S. Davis, the Planning Board voted unanimously to endorse a plan entitled "Compiled Plan of Land in Carlisle Mass. (Middlesex County) For: W. Joseph Gardner" dated April 8, 1988, by Stamski and McNary, Inc., 164 Great Road, Acton, Mass. "Approval Under the Subdivision Control Law Not Required."

V. Chaput joined the meeting.

HMM Presentation

Representatives of HMM Associates Inc., 336 Baker Avenue, Concord, Massachusetts, consultants for the Town Office Building Siting Study, presented their report, to be submitted in written form on April 29, 1988.

After discussion of the report with members of the public and selectmen, on motion by T. Raftery, seconded by V. Chaput, T. Raftery, V. Chaput, P. Sherr, S. Tobin and S. Davis, voted to recommend the Conant land as the site for the Town Offices rather than the Congregational Church or the Banta Davis land on the basis of the following considerations: 1) use of the Congregational Church would have a serious impact on the neighborhood; 2) the Conant land is closest to the Town Center; 3) use of the Banta-Davis land requires moving the soccer field; 4) traffic speeds are high along Bedford Road; 5) the results of the consultant's study are similar to earlier views of the Planning Board. S. Sillers abstained.

Meeting adjourned at 10:20 p.m.

Respectfully submitted,

Elaine H. Olden  
Administrative Planning Assistant