



Town of Carlisle

MASSACHUSETTS 01741

Office of

PLANNING BOARD

Minutes

April 28, 1988

Present: Sherr, Sillers, Tobin, Davis, Foote, Hughes, Chaput, and Admin. Assist. Olden

On motion by George Foote, seconded by Vivian Chaput, the Planning Board voted unanimously to adopt the Open Space and Recreation Plan, Carlisle Massachusetts, June 1, 1986 (revised to April, 1987) Update of Open Space & Recreation Target Plan, March 1979 and to reiterate to Town Meeting continued support for the Open Space Plan and the process by which it exists.

The members reviewed the articles on the warrant for Town Meeting May 2, 1988, and accepted responsibility for speaking for the Board as follows: Stephen Tobin concerning the article on the Open Space and Recreation Plan; George Foote concerning the article concerning the lot shape bylaw; and George Foote concerning the Wetlands/Flood Hazard District. The Board decided not to speak to any other articles.

A member of the public attending the meeting asked the Board to reconsider its vote recommending a site for the town offices and to refrain from making any recommendation. Members of the Board replied that it is a responsibility of the Board to give the town guidance in making such decisions, and that the Selectmen had specifically requested the Board to make a recommendation in this instance. S. Sillers raised some questions concerning the townwide mailing about the town offices article on the Town Meeting warrant: material generated by the consultant had been attributed to the Planning Board, and some plans in the mailing appeared to be plans that the Board had not previously seen. G. Foote explained that the plans had been scaled down from the plans prepared and submitted by the consultant.

Ice Pond Road Amended Definitive Plan Public Hearing

Chairman Sherr opened the public hearing on an amended plan entitled "Carlisle, MA, Proposed Revisions to Ice Pond Road, Plan & Profile, Sta 0 + 00 to Sta 8 + 00, Owner: Charles Boiteau, 278 Mill Road, Chelmsford, MA" dated November 27, 1987, revised March 24, 1988, by

Westcott Site Services, 240A Elm St., Davis Square, Somerville, MA. Charles Boiteau, the Applicant, said that the major changes are a trail easement and a bike/footpath.

S. Tobin commented that the trail location is a reasonable place to put the trail, with the least impact on the subdivision.

Mr. Boiteau provided the following additional information: there are no changes to the lots; the road design has changed, showing the use of retaining walls instead of side slopes, with a drop-off from the edge of the road to what is below of about three feet; there would be 4400 square feet of filling; and there are 17 acres of wetland in the parcel.

V. Chaput said that the creation of inaccessible lots by the extra road length is unacceptable to her.

The Board discussed with the Applicant the change he has made in the provision for fire protection. The Applicant said he is requesting a waiver because his proposal for a water source is implied but not expressly stated in the regulations.

Ice Pond Road Continued Hearing

Continuation of Public Hearing on the application of Charles Boiteau for a Special Permit pursuant to Section 5.H.3 of the Carlisle Zoning Bylaws for a Common Driveway for premises at Ice Pond Road Subdivision off East Street to serve four (4) lots called to order by Chairman Sherr at 9:45 p.m. Mr. Boiteau asked about the possibility of continuing the hearing and the possibility of withdrawing without prejudice. After discussion with the Board, Mr. Boiteau asked for permission to withdraw without prejudice. On motion by V. Chaput, seconded by S. Sillers, the Planning Board voted unanimously, on the basis of the Applicant's verbal request, to permit him to withdraw the request for special permit without prejudice, subject to confirmation of his request in writing.

Public Hearing closed at 9:50 p.m.

West Meadow Common Drive Public Hearing

Public Hearing on the application of Robert Koning for a Special Permit pursuant to Section 5.H.3 of the Carlisle Zoning Bylaws for a Common Drive to serve premises at West Meadow Subdivision off Acton Street opened by Chairman Sherr at 9:55 p.m.

The following information was presented on behalf of the

Applicant:

The width of the pavement is 18 feet, consistent with the proposed public way. The pavement is distributed as on the public road. Drainage will be cross culverts and catch basins. There will be a 40-foot easement. A shift in the cul de sac must be made to comply with a Conservation Commission request. This shift is submitted on a redlined plan. There is a 20-foot pavement width in the circle at the end of the common driveway. The common driveway is 700 feet long. An alternate plan was presented showing access to the lots without the use of a common drive. Covenants will be placed on the westerly portion of Lot 6 to prevent development in that portion in order to retain it as a buffer, with the understanding that the special permit would be conditioned on such covenants.

Public Hearing closed at 10:45 p.m.

West Meadow Wetlands Special Permit

Public Hearing on the application of Robert Koning for a Special Permit pursuant to Section 5.B.5a(1) of the Carlisle Zoning Bylaws to construct a Common Drive within the Wetland/Flood Hazard District at premises at West Meadow Subdivision off Acton Street called to order by Chairman Sherr at 10:45 p.m.

The following information was submitted on behalf of the Applicant:

The Applicant proposes to do work in an area which is within the Wetland/Flood Hazard District but which is not in fact wetland. The area is not within the federally-designated 100-year flood hazard district. The applicant submitted a Site Evaluation by B & C Associates as evidence that the area is not wetland.

Public Hearing closed at 10:55 p.m.

West Meadow Definitive Plan Continued

The Planning Board continued discussion of the West Meadow Definitive Plan with the Applicant. The Board reviewed the record of the public hearing held on March 24, 1988, and noted the Applicant's response to open items as follows:

Section 4 Design Standards

A.1.b(c): A waiver is being requested by letter

to be submitted tonight.

A.3.d: The affected area has been staked.

A.5.c: The Applicant will request a letter from the Department of Public Works.

Section 5 Required Improvements

B.4: A redlined plan presented by the Applicant indicates a change so that the plan now conforms.

D.1: The Applicant agreed that he will conform or request a waiver as appropriate and that a waiver is being requested by letter to be submitted tonight.

D.2: A redlined plan presented by the Applicant indicates a change so that the plan now conforms.

D.3: The Applicant will stake the affected area for Planning Board inspection, and a waiver is being requested by letter to be submitted tonight.

The Applicant presented a plan redlined to indicate that the 50-foot radius turnaround at the end of the common drive will have a minimum paved width of 20 feet.

The Applicant submitted a letter requesting waivers for the definitive plan. At the request of the Planning Board, he agreed to request a waiver for both sides of the access at the entrance to the subdivision. Mr. Foote pointed out the possibility that narrowing the access on the exit side of entrance might remove necessary space for snow storage as the plows exit the subdivision. The Applicant agreed to request information from the Department of Public Works on the matter.

Mr. Tobin inquired whether the design of the cul de sac at the end of the subdivision road provided adequate turning for larger vehicles. The Applicant agreed to request information from the School Department concerning the capacity needed for school buses to turn around.

After discussing the Applicant's request that the Planning Board permit him to take the mylar of the definitive plan in order to make the changes indicated tonight on redlined plans, the Board decided to permit him to do so, because of unusual circumstances.

Hayes Farm ANR Plan

On motion by V. Chaput, seconded by S.Davis, V. Chaput, S.Davis, P. Sherr, S. Sillers, S. Tobin, P. Hughes voted to waive the requirements of the Town of Carlisle Planning Board Subdivision Rules and Regulations 1986 Section 2 - General B. Plan Not Believe to Require Approval 2. Contents of Plan d. which requires that the entirety of any lot having its boundaries changed must be shown unless specifically waived by the Board. G.Foote abstained.

On motion of S. Sillers, seconded by V.Chaput, S.Sillers,

V. Chaput, P. Sherr, S. Tobin, S. Davis and P. Hughes, voted to endorse a plan entitled "Plan of Land in Carlisle, Mass. (Middlesex County) For: Hayes Farm Partnership" dated March 23, 1988, by Stamski and McNary, Inc., 80 Harris Street, Acton, Mass. "Approval under the Subdivision Control Law Not Required." G. Foote abstained.

Further Discussion on the West Meadow project was scheduled for Wednesday, May 11, 1988, at 8:30p.m.

Reorganization of Board

On motion by George Foote seconded by Paul Sherr, the Planning Board elected the following officers to serve until election 1989: Chairman, Sylvia Sillers; Vice Chairman, George Foote; Clerk: Stephen Davis; Representative to Capital Outlay Committee: George Foote; Representative to Historical Commission: Sylvia Sillers; Representatives to the Conservation Commission: George Foote and Phyllis Hughes; Representatives to the Zoning Board of Appeals: Vivian Chaput and Phyllis Hughes.

Meeting adjourned at 11:55 p.m.

Respectfully submitted,

Elaine H. Olden
Administrative Planning Assistant