



Town of Carlisle

MASSACHUSETTS 01741

Office of

PLANNING BOARD

MINUTES

May 23, 1988

Present: Ms. Sillers, Ms. Hughes, Mr. Davis,
Mr. Sherr, Mr. Foote, Ms. Chaput and Ms. Olden

The meeting was called to order by Chairman Sillers at 8:08 p.m.

Town Offices Discussion

Selectman Tom Raftery met with the Board concerning Town Offices and reported that the Selectmen are "looking at a whole range of things" for possible ways to meet the need for space.

Ice Pond Road Public Hearing

After discussion of the status of the public hearing amended plan submitted on April 28, 1988, for Ice Pond Road, the Board decided to advertise a continuation of the hearing for June 27, 1988, at 8:30 p.m.

At 8:31 p.m., Chairman Sillers opened the public hearing on the application of Charles Boiteau for a special permit to serve 4 lots at Ice Pond Road. After reading a request from Mr. Boiteau to continue the hearing, on motion by Mr. Sherr seconded by Ms. Chaput, the Planning Board voted unanimously to continue the hearing until June 27, 1988, at 9:30 p.m.

At 8:35 p.m., Chairman Sillers continued the hearing to June 27, 1988, at 9:30 p.m.

ANR - Charles Perkins

Concerning a plan No. 6938 entitled "Plan of land in Carlisle and Concord, MA, surveyed for O'Brien & Company, submitted for endorsement "Approval Under the Subdivision Control Law Not Required", Mrs. Olden reported that the surveyor, Charles Perkins Co., had asked to withdraw the plan without prejudice when they learned about the new zoning bylaw requiring a 150-foot ellipse for a dwelling site. On motion by Mr. Foote seconded by Ms. Chaput, the Planning Board voted unanimously to permit the applicant to withdraw the plan without prejudice contingent upon

confirmation in writing of the verbal request made to Mrs. Olden, or, in the alternative, failing receipt of a written confirmation, that the request for endorsement of the plan "Approval Under the Subdivision Control Law Not Required" is denied.

West Meadow Definitive Plan

In consideration of the definitive plan entitled "West Meadow," the Board discussed with the applicant, Robert Koning, a memorandum from George Foote reporting that the telephone company has agreed to move the utility pole at the entrance to the proposed subdivision. Mr. Koning withdrew his request for a waiver from the requirement of Section 5.D.3 of the Town of Carlisle Planning Board Rules and Regulations. After discussion with Mr. Koning of the details of the requirements in Section 4.F. Fire Protection concerning the use of a dry hydrant, Mr. Koning requested a waiver from the requirement to show that a water hole is not feasible as a matter of engineering. After discussion of the requirement that the Board receive a written report that the proposed system is satisfactory to the Fire Chief, the members agreed to require this report before release of the performance guarantee funds at the completion of the subdivision. On motion by Ms. Chaput seconded by Mr. Sherr, the Planning Board found that the plan substantially meets the requirements of the regulations concerning fire protection and voted to waive the requirement for written report from the Fire Chief, further noting that the subdivision approval shall include a note that the security interest shall not be released until a finding of satisfactory installation, operation, and testing of a dry hydrant connected to a storage tank with minimum capacity of 5,000 gallons, which tank shall be automatically maintained at full capacity by recharge from a well and pump system as shown on the plan, is made by the Deputy Fire Chief.

Mr. Koning represented that the mylar plans returned by the engineer for Planning Board approval are the same as those originally submitted with the exception of the redlined changes agreed upon by the Applicant and the Planning Board.

On motion by Mr. Sherr seconded by Mr. Davis the Planning Board voted unanimously to approve the plan entitled "West Meadow, Carlisle, Mass., Definitive Plan For: Robert Koning," dated January 21, 1988, Rev. May 12, 1988, by Stamski & McNary, Inc., noting that the security interest shall not be released until a finding of satisfactory installation, operation, and testing of a dry hydrant connected to a storage tank with minimum capacity of 5,000 gallons, which tank shall be automatically maintained at full capacity by recharge from a well and pump system as

shown on the plan, is made by the Deputy Fire Chief.

West Meadow Common Drive Special Permit

On motion by Mr. Foote seconded by Mr. Sherr, the Planning Board found as follows:

1. that the Common Driveway is contained within the lots served;

2. that the proposed Common Driveway is not injurious or dangerous to the public health or hazardous because of traffic congestion, danger of fire, explosion or other reasons;

3. that the proposed Common Driveway will not produce vibration, noise, smoke, fumes, odor, dust, gas, chemicals, or other effects observable at the lot lines in amounts seriously objectionable or detrimental to the normal use of adjacent property;

4. that the proposed Common Driveway will not be injurious to the character or amenities of the zoning district in which it is located because of its design or appearance;

5. that the proposed Common Driveway is a plan which is preferable for development of the land to "by-right" development, considering such factors as preservation of the natural environment, ready and easy access to emergency vehicles, safety considerations of the approach to the public way and maintenance of neighborhood character.

and voted to grant a Special Permit for a Common Driveway as shown on a plan entitled "West Meadow, Carlisle, Mass. Definitive Plan For: Robert Koning," by Stamski & McNary, Inc., dated January 21, 1988, rev. May 12, 1988, subject to the condition that there shall be no structure westerly of the pond on Lot 6 and to the regulations in the PROCEDURAL RULES of the Carlisle Planning Board regarding SPECIAL PERMITS FOR COMMON DRIVEWAYS as amended through January, 1981, that this Special Permit is not effective until a Maintenance Agreement is recorded in the Middlesex North District Registry of Deeds and indexed in the grantor index under the name of the owner of record or noted and recorded on the owner's certificate of title; and that this Special Permit shall lapse within one year of the effective date unless good cause is found for failure to make substantial use thereof, or for failure to begin construction.

West Meadow Wetlands/Flood Hazard District Special Permit

On a motion by Ms. Chaput seconded by mr. Foote the Planning Board found as follows:

1. that the proposed Common Driveway is not injurious or dangerous to the public health or hazardous because of traffic congestion, danger of fire, explosion or other reasons;

2. that the proposed Common Driveway will not produce vibration, noise, smoke, fumes, odor, dust, gas, chemicals, or other effects observable at the lot lines in amounts seriously objectionable or detrimental to the normal use of adjacent property;

3. that the proposed Common Driveway will not be injurious to the character or amenities of the zoning district in which it is located because of its design or appearance;

4. that the proposed Common Driveway will not be detrimental to the public health, safety and welfare, and will be in harmony with the general purpose and intent of the Zoning Bylaw;

5. that the proposed Common Driveway will comply in all respects with the provisions of this Bylaw that are applicable to the underlying district or districts within which the land is located;

6. that the land has been shown, on the basis of competent engineering data prepared by Stamski & McNary, Inc., not to be unsuitable for the proposed use because of being subject to 100-year floods as defined by the Federal Flood Insurance Administration;

7. that the land has been shown, on the basis of competent data prepared by B & C Associates Inc., biologists, not to be unsuitable for the proposed use because of typical wetland vegetation.

and voted unanimously to grant a Special Permit to construct a common driveway in the Wetland/Flood Hazard District as shown on a plan entitled "West Meadow, Carlisle, Mass., Definitive Plan For: Robert Koning," dated January 21, 1988, Rev. May 12, 1988, by Stamski & McNary, Inc. subject to the regulations in the PROCEDURAL RULES of the Special Permit Granting Authority (Planning Board) regarding SPECIAL PERMITS IN WETLAND DISTRICTS that this Special Permit is not effective until the Special Permit is recorded in the Middlesex North District Registry of Deeds and indexed in the grantor index under the name of the owner of record or noted and recorded on

the owner's certificate of title and this Special Permit shall lapse within two years of the effective date unless good cause is found for failure to make substantial use thereof, or failure to begin construction.

Minutes

On motion by Mr. Sherr seconded by Mr. Davis, the members voted unanimously to approve the minutes of the February 25, 1988, meeting as amended.

On motion by Mr. Davis seconded by Ms. Sillers, the members voted unanimously to approve the minutes of the March 14, 1988, meeting.

On motion by Mr. Sherr seconded by Mr. Davis, the members voted unanimously to approve the minutes of the April 11, 1988, meeting.

On motion by Ms. Chaput seconded by Mr. Sherr, the members voted unanimously to approve the minutes of the April 21, 1988, meeting.

On motion by Mr. Sherr seconded by Mr. Davis, the members voted unanimously to approve the minutes of the April 28, 1988, meeting.

On motion by Ms. Chaput seconded by Mr. Foote, the members voted unanimously to approve the minutes of the May 11, 1988, meeting.

MAGIC

After discussion of a memorandum from Selectman Sauer concerning MAPC and MAGIC representation, the Planning Board instructed Mrs. Olden to ask Kay Kulmala if she would continue as the Planning Board's representative to MAGIC.

Mr. Sherr left the meeting.

Ballantine Common Driveway

On motion by Mr. Foote seconded by Ms. Chaput, the Planning Board voted unanimously that the proposal of John Ballantine to amend a Special Permit recorded in Middlesex North Registry of Deeds Book 2911 Page 312 and Book 2910 Page 279 for an existing 3-lot common driveway, to include Lot 36-12.03A, at premises at North Road, is a significant change.

Carlisle Planning Board Minutes
May 23, 1988
Page 6

The meeting adjourned at 11:55 p.m.

Respectfully submitted,

Elaine H. Olden, Administrative Assistant