



Town of Carlisle

MASSACHUSETTS 01741

Office of

PLANNING BOARD

MINUTES

June 13, 1988

Present: Ms. Sillers, Ms. Hughes, Mr. Sherr, Mr. Davis, Mr. Tobin, Mr. Foote, Ms. Chaput, Admin. Ass't Olden

The meeting was called to order by Chairman Sillers at 8:15pm.

Minutes

On a motion made and duly seconded, the Planning Board voted to approve the minutes of the May 23, 1988 meeting with minor changes.

File Reorganization

After discussion, on motion by Mr. Davis seconded by Mr. Foote, the Planning Board voted unanimously to approve expenditure for a one-time special project to organize the files, for a maximum of eight hours at the hourly rate of \$7.10, on a contractual basis.

Lapham Letter

After consideration of a letter from Donald Lapham with historical information concerning appropriate names for new roads in Carlisle, the Planning Board noted that choosing road names which are appropriate to the history of the neighborhood is important to the Board.

ANR Plan

On motion by Mr. Foote seconded by Ms. Chaput, Mr. Foote, Ms. Chaput, Ms. Hughes, Mr. Sherr, Mr. Davis, and Mr. Tobin voted to deny a plan entitled "Plan of Land in Carlisle, Mass. (Middlesex County) Prepared for Darroll and Meredith DeLong," dated March 23, 1988, by BSC Bedford - Civil Engineers, because of insufficient identification of ownership. Ms. Sillers voted in opposition to the motion.

Patch Meadow Subdivision

On a motion by Mr. Foote second by Mr. Sherr, the Planning Board voted unanimously to authorize the use of concrete bounds in the Patch Meadow Subdivision in accordance with

the specifications designed by Cleverdon, Varney & Pike in a letter to the Planning Board dated June 7, 1988.

West Meadow Subdivision

After acceptance of security in the form of a Covenant to ensure completion of the West Meadow Subdivision, members of the Planning Board signed the mylar plans for recording.

Bates Farm Elderly Housing Proposal

Ray Goodman, representative of the Ledgewood Group, met with the Board to present a conceptual proposal for elderly housing to be located at Bates Farm. He stated that he realized that both a zoning bylaw amendment and a special permit would be necessary for the project. Mr. Goodman said that the plan is for 50 units on 58 acres, which include Bates Farm and two other small contiguous parcels. He said the proponents expect to be able to demonstrate the need for the proposed elderly housing by a market study. Mr. Goodman offered the following details for the project: the units would have one and two bedrooms and would contain 1100 to 1450 square feet, built into four-plexes and six-plexes; 10% of the units would be donated to the Town; 20% of the units would be sold at market rate under the aegis of the Housing Authority; there would be no public funds in the project; there would be deed restrictions and a covenant restricting the age of the buyers; the units would sell in the low two-hundred-thousand dollar range; wetlands and the Wetland/Flood Hazard District are delineated on the conceptual plan; there would be one wetland crossing, at the brook area; there are 20 acres of buildable land; there would be about 100 bedrooms, with a density less than the typical four bedrooms per two acres under the current zoning; the land is not under Chapter 61A; the land is presently a gravel pit, permitting a maximum 3% grade throughout the project; there would be local preference for the initial sell-out; the units would be owned as condominiums; the Special Permit could include a condition restricting occupancy to people over 55; the units would be owned as condominiums, with the owner-management changing after the first year; amenities and community facilities would be included in the project if the front parcel of land now under the control of the Carlisle Land Trust became available so that the barn and the silo could be remodeled; and each unit would have an attached single-car garage.

Ms. Sillers said that two matters were of interest to the Planning Board in responding to this conceptual proposal: the relationship to the current zoning and a demonstration of need. Mr. Foote commented that the new zoning district

to be designed in conjunction with this proposal needs to be appropriate to any parcel to which it might be applied; that housing is needed; that the impact of the project off-site is significant; and that the safety issue of the dead-end road is significant.

Brook View Subdivision Public Hearing

Chairman Sillers opened the public hearing at 9:26pm on the application of Kurt G. and Elizabeth B. Benedict for approval of a Definitive Plan entitled "Brook View, Carlisle, MA Definitive Plan For: The Ledgewood Group Ltd," dated May 9, 1988, by Stamski and McNary, Inc., 80 Harris Street, Acton, Mass.

The following information was presented on behalf of the Applicant:

The property is off East Street and contains two parcels with an existing house and two sheds. The road is placed in the location as shown on the plan because alternative access through Parcel C would result in unacceptable sight distances on East Street.

Ms. Chaput expressed concern about exacerbating the present difficulties at the intersection with Old East Street. Mr. Foote pointed out that the flow out of the proposed pond will be reduced by as much as it is increased across Old East Street. During discussion of the intersection of the proposed subdivision road with Old East Street, the Applicant's representative suggested a divided entrance. The Applicant's representative said that the proposed grade of the cul de sac is necessary if the road is ever extended. The suggestion that the road be shortened so that the cul de sac does not impact the existing wetlands and steep grade was accepted on behalf of the Applicant. Mr. Foote asked the Applicant to limit its request for a waiver in the sidewalk requirement to the area where it is actually needed because of the land form constraints.

Mr. Tobin said that an existing woodspath is not shown on the plan as required. He requested the Applicant to maintain access to the existing trail near Rangeway Road. Ms. Hughes said that saving the boulder at the end of the road is important. Mr. Tobin said that provision must be made so that the drainage system in any road extension can connect into the presently proposed drainage system. Mr. Foote expressed concern about the availability of land to connect any road expansion with the presently proposed road. Mr. Tobin requested that an historically appropriate name be chosen for the road.

Chairman Sillers asked if any member of the public present

wished to speak to the application. Susan Reilly responded that she is an abuttor. She asked questions about the number of lots in the plan, the exit onto the main roads, and the location of the proposed water basin. The Applicant's representative said that he will clean out the culvert under Old East Street so that water doesn't continue to back up and flood Mrs. Reilly's yard. Ms. Chaput asked if the detention area can be located to have less impact on abutters. The Applicant's representative replied that it would collect less water in an alternative location. Ms. Chaput requested, if the detention pond cannot be moved, that the Applicant consider planting the area with indigenous material.

David Kelch expressed concern about future expansion into the adjacent parcel owned by Mrs. McAllister and questioned the need for any connection between the proposed road and any future extension of the road. Mr. Kydd said he represents Mrs. McAllister and that she expects to develop the property.

At 10:40pm Chairman Sillers continued the public hearing until July 11, 1988 at 8:30pm.

Sorli Property

After discussion of a notice that property on Westford Road owned by Sorli is about to be removed from the Chapter 61A program and a request from the Selectmen for Planning Board comment on town interest in purchasing this land, Mr. Foote volunteered to find out the exact location of the property.

Hayes Farm II Subdivision

After a report by Ms. Olden that there is no evidence in the file for the Hayes Farm II subdivision that any security to ensure completion of the road and utilities was presented as required by M.G.L. Ch. 41, Sec. 81-U, the Board instructed Ms. Olden to write the Applicant in the matter to request that performance security be presented.

Master Planning Committee

After discussion of the usefulness of the master planning committee, the Board agreed to agenda this item until a decision is reached on whether or not to continue the committee.

Cluster Housing

In a discussion of items of concern in clustered or more dense housing development, the following issues were identified: density, setbacks, environmental sensitivity,

safety, and buffering. Ms. Chaput, Mr. Foote, and Ms. Hughes agreed to serve as a subcommittee on housing with the following tasks: each member to go through the zoning bylaw and any reference materials available and identify "what you think is critical to protect" in clustered or more dense housing development. The Planning Board agreed to agenda a report from the subcommittee regularly.

Dead-end/Cul de Sac 1000 Foot Limit

Mr. Tobin asked the members to study the 1000-foot limit for a dead-end/cul de sac road to determine its validity. After discussion, the Planning Board instructed Ms. Olden to consult with the Fire Chief concerning any limits in fire equipment related to a dead-end road limit, to survey neighboring towns about similar regulations, and to contact the Town Planner in Boxborough about a study of the issue recently done by the Boxborough Planning Board which was mentioned in a newspaper article.

Site Plan Review - 15 Lowell Street

Ms. Olden reported that the Site Plan Review application for 15 Lowell Street was rejected by the Board of Selectmen because the application was not complete and in proper form.

MAGIC Transportation Survey

The members turned in the MAGIC Transportation Survey sheets to Ms. Olden for transmittal to Kay Kulmala, Carlisle MAGIC representative.

Chairman Sillers adjourned the meeting at 11:30pm.

Respectfully submitted,

Elaine H. Olden, Administrative Assistant