



# Town of Carlisle

MASSACHUSETTS 01741

Office of

## PLANNING BOARD

### MINUTES

July 25, 1988

Present: Ms. Sillers, Ms. Hughes, Mr. Sherr, Mr. Tobin,  
Mr. Foote, Ms. Olden, Administrative Planning Assistant

Chairman Sillers called the meeting to order at 8:07pm.

#### Robert T. MacAfee Letter

After reading a letter from Robert T. MacAfee concerning his land near the Chelmsford town line, the Board instructed Ms. Olden to reply that although no development proposal such as he describes for land which abuts his land has been submitted to the Board, the members appreciate his concern and will keep it in mind.

#### Minutes

On motion by Mr. Sherr seconded by Mr. Foote, the Board accepted the minutes of the July 11, 1988 meeting as presented.

#### Bills

The Planning Board authorized the payment of bills as presented. Chairman Sillers signed the Payroll Change Forms for Planning Board staff for FY89.

#### Rodgers Road Subdivision

Noting that two years have elapsed since the approval of the definitive plan entitled "Rodgers Road" dated January 27, 1986, by Stamski & McNary, Inc., submitted by John N. and Sue A. Williams and approved on February 27, 1986, the Board scheduled time at 8:30pm on August 22, 1988, to consider action to bring the project into compliance with Section 3.D. Subdivision Completion Time Limit of the Carlisle Planning Board Rules and Regulations Governing the Subdivision of Land and instructed Ms. Olden to inform the applicants.

Ms. Chaput joined the meeting at 8:32pm.

#### Ballantine Public Hearing

At 8:35pm, Chairman Sillers Called to order the public

hearing on the Petition of John Ballantine for an amendment to a Special Permit to include Lot 36-12.03A on an existing 3-lot common driveway as premises at North Road, continued from July 11, 1988.

Ms. Olden reported a telephone message from Mr. Ballantine requesting a continuance because the plan has not been amended as requested by the Planning Board to show the extent of the wetlands on Lot 36-12.03A. The Board read and discussed Attorney Lane's response to the Board's request for review of the Maintenance Agreement submitted by the Petitioner. The members instructed Ms. Olden to obtain clarification of some of Attorney Lane's comments and then to send her letter and enclosure to Mr. Ballantine.

At 8:55pm, Chairman Sillers continued the public hearing to August 8, 1988, at 9:30pm.

#### Question from Ms. Fraser, Concord Street

Chairman Sillers reported a question she had received from Ms. Fraser about cutting trees in the are of the Pheasant Ridge development off Concord Street. After discussion, the Board concluded that his matter was beyond the Board's authority. The members instructed Ms. Olden to research the Special Permit and relevant minutes and to respond to Ms. Fraser with any information she finds.

#### Brook View Public Hearing

The applicant reported that the right of way for the road now goes to the boundary of the property and that the original drainage calculations assumed pavement twenty-four feet wide to within a short distance of the boundary. Referring to two alternative designs for the road entrance presented to the Board on July 11, 1988, as "Option 1" and "Option 2," the applicant reported that "Option 1" had been selected. After discussion of "easement" and "Conservation Restriction" for the trail, the Board instructed Ms. Olden to send a copy of the sample conservation restriction provided by the Executive Office of Environmental Affairs to the applicant for his convenience in preparing the Conservation Restriction.

When Chairman Sillers invited comment from the public in attendance, Mr. Ferris Taylor reiterated his objection to a connection of roads which would make Oak Knoll Road a through street, made on July 11, 1988; and with Mr. David Kelch presented a copy of the Petition presented on July 11, 1988, with additional signatures. Ms. Susan Reilly reported that during the recent heavy rains, after the culvert below the pond on her property had been cleared by the Highway Department, the level of the pond had not

risen. When Ms. Reilly asked about the recheck of the drainage calculations to be done by the consulting engineer, Mr. Foote replied that although the calculations had not be rechecked, the engineer had confirmed that they had been checked in the original review of the definitive plan.

Chairman Sillers closed the public hearing at 9:57pm. The Planning Board returned the original mylar plan to the applicant's engineer to transfer the redlined changes agreed upon during the public hearing onto the original plan preparatory to the Board's vote on the plan, scheduled for August 22, 1988, at 9:00pm.

#### Ice Pond Definitive Plan Public Hearing

At 10:00pm. Chairman, Sillers called to order the public hearing on the amended Ice Pond Definitive Plan, continued from July 11, 1988. On reading a memorandum from Ms. Olden that the applicant's attorney had requested a continuance, the Board instructed Ms. Olden to notify the applicant that the Board wishes to take final action on the amended definitive plan submitted April 28, 1988, at its August 8, 1988 meeting. At 10:05pm. Chairman Sillers continued the public hearing to August 8, at 8:30pm.

#### Ice Pond Common Driveway Public Hearing

At 10:06pm., Chairman Sillers called to order the public hearing on the Ice Pond Road Subdivision Common Driveway, continued from July 11, 1988. Noting Ms. Olden's memorandum that the applicant's attorney had requested a continuance in this matter, at 10:06pm. Chairman Sillers continued the public hearing to August 8, 1988, at 8:35pm.

#### Preliminary Plan to be submitted by Mr. Boiteau

Noting Ms. Olden's memorandum that Charles Boiteau's attorney had made a tentative appointment to present a preliminary plan on August 8, 1988, the Board scheduled an appointment on August 8, 1988, at 8:45pm to consider the preliminary plan.

#### Housing Subcommittee and Master Plan

The Housing Subcommittee reported its conclusion that it is important to move forward expeditiously on a Master Plan as a basis for any recommendations concerning housing. After discussion, the Planning Board authorized Ms. Olden to collect all available materials relevant to a master plan, organize them, and notify the Housing Subcommittee when she has done so.

#### Joint Meeting with Zoning Board of Appeals

The Board planned to meet with the Zoning Board of Appeals on September 7, 1988, as proposed by ZBA Chairman Donald Cochran in a telephone message reported by Ms. Olden in response to the Planning Board's invitation.

Length of Deadend Roads

After discussion of a memorandum for Ms. Olden reporting her conversation with Don Fortier, Transportation Planner at MAPC, about the reasons for specific length limitations for deadend road, the Board decided to seek public input on the Carlisle Subdivision Regulation limit of 1000 feet by holding a public hearing on August 22, 1988, at 9:30pm., on a proposed change to the regulation which would eliminate Planning Board discretion presently allowed on the basis of topography.

Chairman Sillers adjourned the meeting at 11:20pm.

Respectfully submitted,

Elaine H. Olden, Administrative Planning Assistant