



# Town of Carlisle

MASSACHUSETTS 01741

Office of

## PLANNING BOARD

December 12, 1988

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

Chairman Sillers called the meeting to order at 8:06 p.m.

### Minutes

Because the members had not had the opportunity to review the minutes in advance of the meeting, they agreed to postpone consideration of them until the December 19, 1988, meeting.

### Bills

Bills were approved for payment as presented. On motion by Mr. Foote seconded by Ms. Chaput, the members voted unanimously to approve payment of bill from Harris Office Products, Inc., in the amount of \$258 for two file cabinets purchased in the course of the reorganization of the Town Offices space without the Planning Board's prior approval.

### Highland School

During a discussion of a notice from the Selectmen that they will consider use of the Highland School for town offices space at their December 19, 1988, meeting, the members agreed to try to attend the Selectmen's meeting from 7:00 to 8:00 p.m., with perhaps one member remaining at the Selectmen's meeting for any further discussion. Mr. Sherr agreed to write up a description of the Planning Board space needs and Mr. Foote agreed to create a graphic reflecting this description. The description and the graphic are to be sent to the Selectmen, with a copy to the Building Committee.

### MAGIC Report

After discussion with Kay Kulmala, MAGIC representative, about Carlisle's participation in an MAPC Task Force to study local access management needs, there was a consensus that the problem is not a major concern in Carlisle, although the Board supports investigation into the matter. Ms. Kulmala said she would express the Board's limited concerns about the problem to MAPC.

Ms. Kulmala reported that traffic reduction zoning is becoming a regional concern and said she had made a monograph on the subject available to the Board. The members thanked Ms. Kulmala for her efforts with MAGIC, saying they are in the Town's interest.

#### Saphier ANR

On motion by Mr. Foote seconded by Mr. Sherr, the members voted unanimously to endorse a plan entitled "Land Court Plan of Land in Carlisle, Mass., Being a Subdivision of Lots 7 & 8, L>C. 25526C (Middlesex County)," For: Saphier, dated December 11, 1987, rev. Dec. 5, 1988, by Stamsky and McNary, Inc., 80 Harris Street, Acton, Mass., "Approval Under the Subdivision Control Law Not Required."

#### MacAfee Intent to Sell

After continuing discussion of a Notice of Intent to Sell received from Robert T. MacAfee concerning property which has been classified under Chapter 61B, Recreational Land, Ms. Hughes moved as follows: that the Planning Board recommend to the Selectmen that the property be purchased as soon as possible and that the purchase of the property be considered a priority because of the proximity of the property to the state forest and to Carlisle Pines; because the property forms a buffer between Westford development and Carlisle; because the property has a logging road/trail on it; because it has become an area of critical concern in relation to wildlife habitat; because the property (15 acres) makes an aggregate of 50 acres with surrounding land owned by the Conservation Land Trust (10.4 acres) and the Commonwealth of Massachusetts (22.9 acres), which is a reasonable size for habitat and utility; because purchase of the property would protect a small amount of wetlands; and because the decrease in developable land which would result from the purchase is only 6-7 acres while the conservation benefit is 50 acres. Mr. Tobin seconded the motion, which carried unanimously.

#### Cranberry Hill Lane Public Hearing

At 9:00 p.m., Chairman Sillers called to order the continued public hearing on a definitive plan entitled "Cranberry Hill Lane, Carlisle, MA," for: Moschini, dated Sept. 23, 1988, by Stamski and McNary, Inc., Sheets 1-8. After discussion of the drainage outlet on Lot 3, the Applicant agreed to provide a riprap detail acceptable to the Board. In response to a question by Ms. Chaput, the Applicant said that five lots is the absolute limit for the proposed subdivision road. The Applicant agreed to

provide a detail on the 2 1/2" broken stone for the area between the toe of the slope and the curb along the road where the slope toward Curve Street exceeds 3%. The Applicant also agreed to provide designs for techniques to be used both during and after construction for handling erosion and silt running along the shoulders in the direction of Curve Street. The Applicant further agreed to propose a note for the plan concerning the seeding mixture to be used on the road shoulders.

At 10:10 p.m., Chairman Sillers continued the public hearing until Wednesday, January 4, 1989, at 8:30 p.m. The members instructed Ms. Olden to ask Rhett Grant of HMM Associates Inc. to review the erosion control measures proposed for the plan. The members authorized payment for eight hours of Mr. Grant's time before further authorization.

The meeting adjourned at 10:40 p.m.

Respectfully submitted,

Elaine H. Olden, Administrative Planning Assistant