

CARLISLE PLANNING BOARD

MINUTES

January 23, 1989

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

Minutes

On motion by Mr. Foote seconded by Mr. Tobin, the Planning Board voted unanimously to approve the minutes of the January 4, 1989, meeting as presented.

Bills

The Planning Board authorized payment of bills as presented.

Rodgers Road Subdivision

Mr. Foote summarized his understanding of the status of the Rodgers Road subdivision as follows: there is an approved definitive plan to which according to information from the town engineer and the Conservation Commission the subdivision as built does not conform and, therefore, a modified plan should be submitted to the Planning Board. The Planning Board instructed Ms. Olden to write to the applicant explaining the procedure and to write to the town engineer that the Planning Board retains jurisdiction over discrepancies between a subdivision as built and the approved plan.

Mr. Davis joined the meeting during the following discussion.

Hayes Farm Definitive Plan Public Hearing

At 8:10 p.m., Chairman Sillers called to order the continued public hearing on a plan entitled "Hayes Farm, Carlisle, Mass., Revised Definitive Plan For: Hayes Farm Partnership," dated Dec. 19, 1988, by Stamski and McNary, Inc., 80 Harris St., Acton, Mass. Mr. Foote announced that he was absenting himself from the discussion. The applicant's representative reported that the information requested by the town engineer was provided and that recommendations for planting have been received from a consultant to the applicant.

Chairman Sillers inquired if any members of the public wished to speak. To an inquiry as to why the retaining

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wall is so high, the applicant's representative responded that it was to allow for drainage and underground utilities. To another question as to why a causeway is proposed instead of a bridge, the response was that there is a significant cost difference.

Mr. Tobin reported that the text of the draft Conservation Restriction is acceptable to the Trails Committee.

A member of the public commented that there are too many houses and that the watershed problem is not properly addressed in the project. Another member of the public responded that the Conservation Commission acted only within its jurisdiction. To a comment that the use of a bridge would be preferable, Ms. Hughes responded that the proposed dam has the benefit of flood control.

At 8:40 p.m., Chairman Sillers closed the public hearing.

Hayes Farm Subdivision

Ms. Chaput moved to approve the change to the subdivision road in accordance with the plan entitled "Hayes Farm, Carlisle, Mass. Revised Definitive Plan" For Hayes Farm Partnership, dated December 19, 1988, Sheets 1-5, revised on Sheet 3 to January 19, 1989, by Stanski and McNary, Inc., with endorsement of the plan contingent on receipt of a planting plan, the appropriate Covenant, the executed Conservation Restriction. Mr. Tobin seconded the motion. Ms. Chaput, Mr. Tobin, Ms. Sillers, and Ms. Hughes voted in favor of the motion. Mr. Foote abstained.

Subdivision Rules and Regulations Public Hearing

At 9:00 p.m., Chairman Sillers called to order the public hearing on the following proposed changes to the Carlisle Planning Board Rules and Regulations Governing the Subdivision of Land: Revise Section 2.B.2.i. by replacing the present text with the following: "For each proposed lot, boundary lines, area, dimensions, the ellipse required by Section 4.1.3.3. of the Town of Carlisle Zoning Bylaws and, if applicable, the circle required by Section 4.1.2.4.3 of the Town of Carlisle Zoning Bylaws." Revise Section 3.A.3.e. by replacing the present text with the following: "For each proposed lot, boundary lines, area, dimensions, the ellipse required by Section 4.1.3.3 of the Town of Carlisle Zoning Bylaws and, if applicable, the circle required by Section 4.1.2.4.3 of the Town of Carlisle Zoning Bylaws." Revise Section 3.B.1.d. by

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replacing the words "two contact prints thereof, including contents specified in 3-B-2" with the words "three contact prints thereof, with contents specified in Section 3.B.2., including one print for the Board, one print for transmittal by the Board to the reviewing engineer, and one print for transmittal by the Board to the Conservation Commission," so that the sentence reads as follows: "The original drawings of the Definitive Plan and three contact prints thereof, with contents specified in Section 3.B.2., including one print for the Board, one print for transmittal by the Board to the reviewing engineer, and one print for transmittal by the Board to the Conservation Commission. Revise Section 3.B.2. by replacing the words "in black India ink upon tracing cloth" with the words "in waterproof drawing ink on linen, mylar, or the equivalent" so that the first sentence reads as follows: "The Definitive Plan shall be prepared by a Registered Professional Engineer or Land Surveyor and shall be clearly and legibly drawn in waterproof drawing ink on linen, mylar, or the equivalent." Revise Section 3.B.2.a.4. by replacing the present text with the following: "The proposed names of proposed streets (a) shall be shown in pencil until they have been approved by the Board; (b) shall not conflict with existing road names; and (c) shall be appropriate to the site, such as but not limited to names of Native Americans, early settlers, or natural features associated with the site." Add Section 3.B.2.a.8.: "All proposed lots shall be designated numerically and in sequence." Revise Section 3.B.2.c.5. by replacing the present text with the following: "For each proposed lot, boundary lines, area, dimensions, the ellipse required by Section 4.1.3.3. of the Town of Carlisle Zoning Bylaws and, if applicable, the circle required by Section 4.1.2.4.3 of the Town of Carlisle Zoning Bylaws." Revise Section 3.C.1. by replacing the word "will" by the word "shall" so that the section reads as follows: "Revisions to Definitive Plans, showing field engineering changes approved by the Board, shall be submitted as changes to original Definitive Plans or new drawings. An original and two copies shall be submitted to the Board. Additional originals shall reference the Definitive Plan, and the original of the Definitive Plan shall reference the new drawing." Revise Section 3.C.2.a. by replacing the word "will" with the word "shall" so that the sentence reads as follows: "All field changes to original specifications shall be detailed." Revise Section 3.C.2.b. by replacing the words "are to be" with the word "shall be" so that the sentence reads as follows: "All underground utilities shall be put on the final supplementary plan before further release of

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Performance Guarantees." Revise Section 3.C.2.c. by deleting the words "Such changes" so that the entire paragraph is one sentence which reads as follows: "All field condition changes pertaining to slope drainage, unforeseen water-table leaching from bank cuts, etc., made on instructions of the Board engineer or the Board shall be recorded on the final supplementary plan before further release of Performance Guarantees." Revise Section 4.A.1.a.1. by deleting the words "unless, in the opinion of the Board, a greater length is necessitated by topography or other local conditions" so that the sentence reads as follows: "A subdivision, or continuation of a subdivision, shall not have fewer than two (2) accesses except in a subdivision of fifteen (15) or fewer building lots having legal frontage on a single dead end street." Revise Section 4.F.2.b. by replacing the present text with the following: "A water hole shown to contain 10,000 gallons of usable water throughout the year where usable water is that water which can be removed from the water hole without reducing the depth at the designed suction hose location to less than four (4) feet, or" Revise Section 5.B.1. by deleting the words "unless a minor variance is specifically approved by the Board" and adding the words "except as allowed under Section 4.A.2.a." so that the final sentence reads as follows: "The centerline of all constructed roadways shall coincide with the centerline of the street rights-of-way, except as allowed under Section 4.A.2.a." Revise Section 5.B.2. by replacing the present text with the following: "The minimum width of paved roadways shall meet the requirements of Section 10.3.8.3. of the General Bylaws of the Town of Carlisle." Add Section 5.B.6.: "Curbing, if used, shall be granite." Revise Section 5.C.2. by deleting the words "and of such a" and adding the words "shall be of . . . as" so that the second sentence reads as follows: "Gravel shall be free of all stone over three (3) inches in greatest dimension, free from loam, clay, excessive fines or other foreign matter, and shall be of such a gradation as to allow adequate compaction. Revise Section 5.E.1. by replacing the present text with the following: "The area outside the shoulders may be sloped. Said slope shall start not less than six (6) feet from the edge of the roadway, shall extend until it meets the finished grade of abutting lots and shall not exceed: two (2) feet vertical for every three (3) feet horizontal where original grades are being cut or one (1) foot vertical for every two (2) feet horizontal where original grades are being filled." Add Section 5.F.4.: "Drainage system shall be designed such that in 10-year storms and 100-year storms the peak flow rate across any section of

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the external boundary of the subdivision does not exceed the peak flow rate across said section of boundary prior to the subdivision. For purposes of this calculation the ultimate anticipated development of the subdivision shall be assumed, including but not limited to houses, roadways and clearing." Add Section 5.F.5.: "The plan shall include methods to control the effects from sedimentation and erosion resulting from the subdivision both during and after construction. Revise Section 5.G.2. by adding the phrase "or reinforced concrete" so that the first sentence reads as follows: "Such monuments shall be of stone or reinforced concrete or another type specifically approved by the Board." With reference to Section 5.J., replace the "Carlisle Board Typical Roadway Cross Section" dated Dec., 1973, with the "Carlisle Planning Board Typical Roadway Cross Section" Revised January 1989, which Typical Roadway Cross Section is on file with the Carlisle Town Clerk and may be inspected during regular business hours (Monday-Friday, 9:00 a.m. to 3:00 p.m.). Mr. Foote presented the revised Typical Roadway Cross Section.

Discussion with Housing Authority

There being no members of the public present for this matter, at 9:10 p.m., Chairman Sillers interrupted the public hearing in order to meet with Housing Authority members for discussion of an accessory apartment bylaw. After lengthy discussion, the Board and the Housing Authority members agreed that the discussion should be continued by the Planning Board Housing Subcommittee members and members of the Housing Authority.

Continued Public Hearing

At 9:58 p.m., Chairman Sillers called to order the interrupted public hearing on the proposed changes to the subdivision rules and regulations. On motion by Mr. Foote seconded by Ms. Chaput, the Board voted unanimously to accept all of the proposed changes including the revised Typical Roadway Cross Section.

Cranberry Hill Definitive Plan Public Hearing

At 10:01 p.m. Chairman Sillers called to order the continued public hearing on a plan entitled "Cranberry Hill Lane, Carlisle, MA.,: for : Moschini, dated Sept. 23, 1988, by Stanski and McNary, Inc., Sheets 1-8. The applicant objected to the lack of regulation concerning some of the issues the Board has asked him to address. Mr. Foote said that the water flowing onto the road does

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not meet the requirements of the Board's subdivision regulations. Michael Yelland commented that most new roads are not made as they should be, because water should be taken away from the road. Mr. Foote said that putting water in the street is a safety hazard. The applicant described the amount of change in the drainage design and the potential for bringing water onto the road at the section with a 9% grade. Ms. Chaput said she is concerned that the proposal will exacerbate a bad situation. The applicant said that the new design is in accordance with the recommendations made by Rhett Grant, the Board's erosion and sedimentation control consultant, in his letter to the Board dated January 23, 1989, on page 2. Mr. Archie Szeto spoke briefly about a problem concerning the boundary between his property and the applicant's.

At 11:55 p.m., Chairman Sillers continued the public hearing to February 6, 1989, at 8:30 p.m. The applicant agreed to send a copy of the revised plan to the town's consulting engineer for review for conformity with the Board's subdivision rules and regulations.

Town Report

After making a change in the draft Town Report, the members instructed Ms. Olden to submit it to the Selectmen.

Housing Authority Request

In response to a memorandum from Housing Authority member Bill Reeder, Ms. Hughes agreed to meet with the other town representatives to discuss a unified approach to affordable housing by all town boards.

East Street Subdivision

In discussion of the submission of applications by Charles Boiteau for a project on East Street previously reviewed in concept by the Board, the members agreed to offer Mr. Boiteau the opportunity to retrieve his materials because they are technically deficient and also because they are not responsive to the requirements of the procedures which are necessary for approval of his project. The Board instructed Ms. Olden to write to Mr. Boiteau explaining the situation.

FY90 Budget

After Mr. Tobin reported on his meeting with the Finance

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Committee about the Planning Board's FY90 budget, the Board instructed Ms. Olden to gather the following information: housing starts for the past six years; subdivision approvals for the last six years, with the total number of houses in each year; and the costs for engineering review for each year.

Chairman Sillers adjourned the meeting at 12:30 a.m.

Respectfully submitted,

Elaine H. Olden, Administrative Planning Assistant