

CARLISLE PLANNING BOARD

MINUTES

February 6, 1989

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

Chairman Sillers called the meeting to order at 8:02 p.m.
in Room 8 of the Wilkins School.

Minutes and Bills

Action on the minutes of January 23, 1989, were postponed
until the next meeting. Payment of bills as presented was
authorized.

Mr. Foote joined the meeting during the next discussion.

Boiteau East Street Subdivision

Charles Boiteau met with the Board to ask about certain
procedural items for a Conservation Cluster. It was the
consensus of the members that (1) the definitive plan
showing the original road does not have to be prepared in
recordable form; (2) the definitive plan showing the
original road may legitimately omit drainage design if no
curbing is planned; and (3) Ms. Olden will research the
files on other Conservation Clusters to determine if ANR
plans were submitted.

Cranberry Hill Lane Subdivision

At 8:30 p.m. Chairman Sillers called to order the
continued 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. The
Applicant presented a copy of the plan with all revisions
to date. During discussion of the Addendum dated January
30, 1989, Mr. Moschini made the following statement: "By
voice vote of the Planning Board on 23 January 1989, a new
interpretation of the direction of pitch of the roadway
shoulders was adopted. Previous practice, and definition
of such pitch by the Town's engineers, CV&P, Inc., had
established the shoulder pitch to be 3/8 in. toward the
roadway. The Planning Board action reversed this
direction to away from the road. This new regulation
created the need for another design regulation to address
the drainage of water that collects in the case where the

MINUTES

February 6, 1989

Page 2

shoulder terminates against an opposing sloped banking. At the Planning Board's direction, the recommendations of Town consultant, Mr. Rhett R. Grant, were adopted as the standard for the Cranberry Hill Lane project design. These recommendations were presented on page 2 of Mr. Grant's letter to the Board, dated 23 January 1989 (HMM Ref. No. 2987/2301E)." Mr. Moschini presented a copy of that page as Attachment B to the Addendum.

On motions made by Mr. Tobin seconded by Mr. Foote, the Planning Board voted unanimously to grant the following waivers:

Section 3.B.2.c.10 [red ink]
Section 4.A.1.b. [minimum width of paved roadway]
Section 4.A.2.a [bike/footpath]
Section 4.A.4.b [centerline grade]
Section 4.A.5.a [length of dead-end street]
Section 4.A.5.c [turnaround diameter]
Section 5.B.2 [minimum width of paved roadways]
Section 5.B.3 [turn-around diameter]
Section 5.B.4 [gravel base]
Section 5.C [bike/footpath]
Section 5.D.1 [sod shoulders]

On motion by Mr. Foote seconded by Mr. Tobin, the Planning Board voted unanimously to approve the definitive plan entitled "Cranberry Hill Lane, Carlisle, MA," for: Moschini, dated Sept. 23, 1988, by Stamski and McNary, Inc., Sheets 1-8 including Addendum to Definitive Plan Submittal - Cranberry Hill Lane, Carlisle, MA, dated February 6, 1989, with the following conditions:

1. The Applicant shall execute the "Memorandum Regarding Street," and said executed "Memorandum Regarding Street" shall be noted on the Plan before its endorsement and recording.
2. Easements shown on the Plan running in favor of the Town of Carlisle shall be recorded. The return address on the easement documents shall be "Planning Board, P.O. Box N, Carlisle, MA 01741."
3. After the Definitive Plan has been approved and endorsed, the Applicant shall furnish the Planning Board with two prints thereof.
4. This Approval is granted for a two-year period, until March 1, 1991. Failure to complete the construction of

MINUTES

February 6, 1989

Page 3

the ways in accordance with the applicable rules and regulations of the Planning Board and failure of acceptance of the road by the Town of Carlisle by March 1, 1991, unless the road acceptance is on the warrant for consideration at the next Town Meeting, shall automatically rescind approval of the Plan unless approval with or without modification of the Plan has been extended by the Board.

Endorsement of the approval is conditional upon the provision of a performance guarantee duly executed and approved, to be noted on the plan and recorded with the North Middlesex County Registry of Deeds; notation of the following statement on the plan: "The security interest shall not be released until a building of a satisfactory installation, operation and testing of a dry hydrant connected to a storage tank with a minimum capacity of 10,000 gallons, which tank shall be automatically maintained at full capacity be recharge from a well and pump system as shown on the Plan, is made by the Fire Chief,"; execution of the "Memorandum Regarding Street," and notation of said executed "Memorandum Regarding Street" on the Plan; and conditions for filing: receipt by the Planning Board of a review letter from CV&P concerning the revisions to the plan dated February 2, 1989, and February 6, 1989; and receipt of the final typing of the Addendum as approved by the Board dated February 6, 1989.

Chairman Sillers closed the public hearing at 9:43 p.m.

During further discussion of procedure on this item, the Board instructed the Administrative Planning Assistant to write to CV&P requesting verification of changes shown on a letter from Stamski and McNary, Inc., dated February 2, 1989.

Rodgers Road Subdivision

John Williams met with the Board to request that the Planning Board approve changes from the definitive plan which appear on a plan entitled "As Built Plan of Detention Area Rodgers Road in Carlisle, Mass." for: John N. & Sue S. Williams, dated Sept. 17, 1987, Rev. Sept. 18, 1987, Sept. 21, 1987, Feb. 6, 1989, by Stamski and McNary, Inc. under Section 3C of the Board's regulations. Mr. Williams described the changes and said they were made to save large trees. He said that the detention pond is the same size, serves the same purpose, and is located within

MINUTES

February 6, 1989

Page 4

the same drainage easement area. On motion by Mr. Foote seconded by Ms. Hughes, the Planning Board voted unanimously to find the as-built plan a supplementary plan pursuant to Section 3C of the Board's regulations. On motion by Mr. Foote seconded by Ms. Hughes, the Board voted unanimously to approve the changes as requested because the drainage and wetland aspects of the project have been approved by the Conservation Commission. The Board instructed the Administrative Planning Assistant to request CV&P to inspect the project for conformance with the Definitive Plan approved on February 27, 1986, and the as-built plan.

Meeting adjourned at 10:20 p.m.

Respectfully submitted,

Elaine H. Olden, Administrative Planning Assistant