

CARLISLE PLANNING BOARD

MINUTES

MAY 22, 1989

Present:

George B. Foote
Stephen F. Davis
Sylvia Sillers
Stephen Tobin
Phyllis W. Hughes
Norman S. Lindsay
Elaine H. Olden,
Administrative Planning Assistant

Bills

The Planning Board authorized payment of bills as presented.

Ventilation

The members instructed Ms. Olden to write to the Selectmen requesting ventilation of the room for night meetings and suggesting that screens and a fan be installed in the windows.

Rodgers Road and Elizabeth Ridge Road Completion Guaranty Releases

Noting an inconsistency in the revision dates of a plan cited in the Conservation Restriction submitted for Rodgers Road, the Board instructed Ms. Olden to return the document for correction and delayed action on the request for release of the road completion guaranty until the document is in order. The Board delayed action on the request for release of the road completion guaranty for Elizabeth Ridge until all reimbursement for Planning Board expenses has been received.

Clerk/Secretary Position

Noting that there has been no firm application for the clerk/secretary position, the Board instructed Ms. Olden to order the help-wanted advertisement in the Carlisle Mosquito for another week.

Modification of Hayes Farm Definitive Plan

At 8:37 p.m., Chairman Foote called to order the public hearing on the request of Carlin Realty Trust, Douglas E. Tocio, Trustee, for modification of the plans for the Hayes Farm Subdivision off Concord Road to include a bridge of approximately 325 feet at the first wetlands crossing. On motion by Mr. Lindsay seconded by Ms. Hughes, Mr. Lindsay, Ms. Hughes, Mr. Davis, Ms. Sillers, and Mr. Tobin voted to grant the applicant's request in a letter dated May 17, 1989, to withdraw the request for modification without prejudice. Mr. Foote abstained.

Chairman Foote closed the hearing at 8:38 p.m. and left the meeting to do an errand at the Town Offices.

Informal Discussion of Hayes Farm

Mr. Tocio, representing the developer of the Hayes Farm subdivision, asked for Planning Board reaction to a new proposal which includes a subdivision road which the developer will construct in Concord. There would be an easement over the land owned by Mrs. Irwin for the road. Mrs. Irwin was an applicant for preliminary plan approval for the road by the Concord Planning Board, which was granted. The amount of wetlands to be filled, mostly in Concord, would be less than 5000 square feet of wetlands. These wetlands would be replicated. The subdivision would have three pork chop lots and three regular lots. After discussion of the lack of access to one of the lots over its legal frontage because of wetlands, the Board instructed Mrs. Olden to research the matter. The applicant agreed to locate examples where a subdivision in one town is accessed by a subdivision road in another town and to find out whether Concord would plow the subdivision road. Because the Board wished to consult Town Counsel about several aspects of this proposal, the applicant said that he would write the Board his agreement to pay the cost of this consultation before the modified plan is submitted. The Board instructed Mrs. Olden to ask Town Counsel's advice about the following matters: What is the risk in this arrangement for the Town of Carlisle; can the Planning Board meet its responsibilities concerning access for emergency vehicles; and what would be the mechanism that would insure such access. Mr. Tocio mentioned that he would request several waivers in connection with the plan, but no list was provided.

Mr. Foote rejoined the meeting.

ANR Plan - Bisbee Land

On motion by Mr. Tobin seconded by Mr. Davis, Mr. Tobin, Mr. Davis, Ms. Sillers, Ms. Hughes, and Mr. Lindsay voted to endorse a plan entitled "Plan of Land in Carlisle, Mass. (Middlesex County) For: Carlin Realty Trust," dated May 19, 1989, by Stamski and McNary, Inc. "Approval Under the Subdivision Control Law Not Required." Mr. Foote abstained.

ANR Plan - School Street and Baldwin Road

On motion by Mr. Tobin seconded by Mr. Davis, the Planning Board voted unanimously to endorse a plan entitled "Plan of Land in Carlisle, Mass. (Middlesex County), For: Churchill" dated May 10, 1989, by Stamski and McNary, Inc. "Approval Under the Subdivision Control Law Not Required."

Thanks to the Conservation Commission

On motion by Mr. Tobin seconded by Ms. Hughes, the Board voted unanimously to express their appreciation to the Conservation Commission for providing the computer and the copy machine for the joint office.

Meeting adjourned at 10:17 p.m.

Respectfully submitted,

Elaine H. Olden
Administrative Planning Assistant