

CARLISLE PLANNING BOARD

MINUTES

AUGUST 14, 1989

Present:

George B. Foote, Chairman
Vivian F. Chaput
Stephen F. Davis
Sylvia Sillers
Stephen Tobin
Phyllis W. Hughes
Norman S. Lindsay
Elaine H. Olden,
Planner Assistant

Meeting called to order at 8:05 p.m.

Minutes

On motion by Ms. Chaput seconded by Ms. Hughes, the Planning Board voted unanimously to accept the minutes of the July 24, 1989, meeting as amended so that on page 2, in the third paragraph under Continued public hearings on Ice Pond Road Conservation Cluster and Common Driveways, so that all references to the new "plan" presented by Mr. Boiteau are changed to the new "concept."

Bills

The Board approved payment of bills as presented.

Modification and Release of Performance Guaranty - Elizabeth Ridge

On motion by Mr. Davis seconded by Ms. Chaput, the Planning Board voted unanimously to approve a modification dated July 17, 1989, to a plan entitled "Elizabeth Ridge Road, Carlisle, Mass., Plan and Profile" for: The Fleming Corp., dated April 7, 1986, rev. June 20, 1986, by Stamski and McNary, Inc., Acton, Mass., to permit installation of a wooden guardrail at the intersection of Elizabeth Ridge Road and the common driveway serving lots 37 and 40. and to release the performance guarantee upon satisfactory inspection of the installed guard rail by Planning Board member Phyllis Hughes.

ANR Plan - Sheftelman - Wildwood Drive

After consideration of a request from Attorney Gardner to waive the "ANR" fee for Mr. Sheftelman for property at 32 Wildwood Drive, the Planning Board concluded with regret that since the Board incurs costs for each plan submitted, they must receive a

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fee for each plan submitted.

On motion by Ms. Chaput seconded by Mr. Lindsay, the Planning Board voted unanimously (1) to find that the submission without the fee is incomplete, and (2) to endorse the plan entitled "Plan of Land in Carlisle, Mass./Owners: W. Zuk and E.H. & C.W. Sheftelman" dated August 1, 1985, by Nelson Engineering, Inc., "Approval Under the Subdivision Control Law Not Required" upon receipt of a check in the amount of \$25 for the fee. To carry out the intent of this motion, three members signed the plan, and the Board appointed Mr. Lindsay to sign the plan and release it when the fee is received.

Master Plan

The members presented individual task outline descriptions within the Proposed Activity Plan adopted at the July 17, 1989, meeting. [Copies of these outline descriptions are filed in the Master Plan folder.]

Continued public hearings on Ice Pond Road Conservation Cluster and Common Driveways

At 9:47 p.m., Chairman Foote called to order the public hearings continued from July 24, 1989, on application of Charles Boiteau for a Special Permit for a Conservation Cluster pursuant to Section 5.5 of the Carlisle Zoning Bylaws for property known as "Ice Pond Road" on a Definitive Plan submitted concurrently with the Special Permit application and application of Charles Boiteau for Special Permits for two Common Driveways ("A" and "B") pursuant to Section 5.4 of the Carlisle Zoning Bylaws for property known as "Ice Pond Road" on a Definitive Plan submitted concurrently with the Special Permit applications.

Mr. Boiteau presented a plan entitled "Plan of Land in Carlisle, Massachusetts, owned by Charles Boiteau, 282 Mill Road, Chelmsford, Mass.," dated February 23, 1989, rev. July 10, 1989, rev. August 11, 1989, by Westcott Site Services, Somerville, MA, which details the concept he introduced at the July 24, 1989, meeting, pointing out a drafting error in the information about Lot 1 which must be corrected. In this plan, he said, Common Driveway B of a previous plan becomes a branch of Common Driveway A. Mr. Boiteau submitted a trail easement which includes use of the trail by horses kept to a walk and requires maintenance of the trail by the Town of Carlisle. To respond to comments about the Declaration of Trust for the Conservation Cluster made by Town Counsel in a letter dated July 24, 1989, Mr. Boiteau said he will submit a revision of the document submitted previously which will include a revision of Section H. Mr. Boiteau reported that he had measured the closest distance between Mr. Ernstoff's

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abutting house and any house on Lot 1 and found it to be 220 feet. He said he measured 288 feet between the corner of the Lot 1 house and the right of way. He explained the topographical constraint on the setback of the Lot 1 house. When Chairman Foote asked Mr. Ernstoff if he agreed that this constraint existed, Mr. Ernstoff replied that he is not an engineer and does not know.

Mr. Boiteau explained the advantages of this plan as follows: the houses can be set back further from the trail easement because the building density has been reduced by moving one lot from the internal area to the front of the parcel; and this plan facilitates access to the State Park from Rutland Street by including a portion of the property which is 186 feet from Rutland Street in the Open Space. He added that this plan offers significant advantages to the lots and to the general public.

When Chairman Foote polled Board members for their opinions, they responded as follows:

Mr. Tobin: The trail access is superior to the access offered by the previous plan and the trail easement is a significant improvement.

Mr. Davis: The trade-off between the improved trail features and moving the lot nearer to the front of the parcel may be acceptable.

Mr. Foote: The new plan is a significant improvement over the previous plan.

Mr. Boiteau added that congestion is reduced and a wetland crossing is eliminated by using only one Common Driveway.

At 10:20 p.m., Chairman Foote continued the hearings to September 11, 1989, at 8:30 p.m.

Mr. Tobin left the meeting.

Preliminary Discussion of Costello proposal for Swanson property

The following information was presented on behalf of the proponent in conjunction with a plan entitled "Preliminary Plan of Tall Pines Subdivision in Carlisle, Mass. (Middlesex County)" for: Costello, dated July 13, 1989, by Stamski and McNary, Inc., Acton, Mass.:

There are two parcels in the proposal, one with 24 acres and one with 75 acres, with a total of 42 lots. Two sections of the property are wooded. There are three major wetland complexes.

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The roads will have 20 feet of pavement throughout, with a five-foot bike/footpath. There will be a 20-foot easement for the existing trail. There will be a 10-foot shoulder for horses. The Tenneco easement for skiing will be left intact. Drainage will be controlled by retention basins.

When Chairman Foote polled the Board members for their opinions, they responded as follows:

Ms. Chaput: A conservation cluster at the back of the property would have less impact on the Carlisle Pines.

Ms. Hughes: Protection for the Pines is important. The 800-foot straightaway in the road should be curved. A Conservation Cluster in part of the property is desirable.

Ms. Sillers and Mr. Lindsay said they supported Ms. Chaput's and Ms. Hughes' comments.

The Board members discussed modification of the curve radii in the road briefly with the proponent's engineer.

Meeting adjourned at 11:45 p.m.

Respectfully submitted,

Elaine H. Olden
Planner Assistant