

CARLISLE PLANNING BOARD

MINUTES

SEPTEMBER 11, 1989

Present:

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

Meeting called to order at 8:00 p.m.

Minutes

On motion of Ms. Hughes seconded by Mr. Lindsay, the members voted unanimously to approve the minutes of the August 28, 1989, meeting as submitted.

Bills

The Planning Board authorized payment of bills as presented.

Request for Determination of Significance for River Road Common Drive

At 8:17 p.m., Chairman Foote opened discussion on the request of Charles Rolando to relocate and pave a common drive constructed pursuant to a Special Permit granted September 11, 1978. A plan entitled "Common Driveway, River Loft, River Street, in Carlisle, Mass. (Middlesex County) prepared for Charles Rolando" dated Oct. 14, 1987, by The BSC Group, 18 North Road, Bedford MA 01730, was presented on behalf of the applicant. The following information was also presented on behalf of the applicant: The proposal is to pave the existing driveway and straighten the corner. Eleven years of experience show that the corner is dangerous because of inadequate sight lines. On February 18, 1989, the Department of Environmental Quality Engineering issued a superseding order permitting the proposed straightening involving approximately 360 square feet of wetland filling. The change involves less than 10 percent of the total driveway length and is therefore insignificant.

At 8:30 p.m. Mr. Davis joined the meeting.

On motion by Ms. Hughes seconded by Mr. Lindsay, Ms. Hughes, Mr. Lindsay, Mr. Foote, Mr. Tobin, and Ms. Chaput voted that the proposed changes are not significant and that a public hearing is

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not warranted. Ms. Sillers voted in opposition and Mr. Davis abstained.

Ms. Hughes moved approval of the modification of the plan as presented and Ms. Chaput seconded the motion. Mr. Foote pointed out that to approve the plan, members needed to be comfortable with a 12-foot driveway with two-foot shoulders. Ms. Hughes, Ms. Chaput, Mr. Foote, Mr. Tobin, and Mr. Lindsay voted in favor of the motion. Ms. Sillers voted in opposition and Mr. Davis abstained.

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

At 8:39 p.m., Chairman Foote called to order the public hearings continued from August 14, 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, rev. September 11, 1989, by Westcott Site Services, Somerville, MA, showing three lots at the front of the subdivision, Lots A, B, and C, outside of the conservation cluster; revised computations of areas in the Conservation Cluster; a plan entitled "Common Driveway Special Permit Plan Within 'Ice Pond Road' Subdivision, Owner, Charles Boiteau, 282 Mill Road, Chelmsford, MA," dated 9-11-89 by Westcott Site Services, 240A Elm St., Somerville, MA, showing pavement 16 feet wide on the main driveway and stone dust 14 feet wide on the spur; and the Common Driveway Maintenance Agreement. Mr. Boiteau said he will put a "no cut" restriction on the front lot, which is not part of the cluster open space. He also said that a 20-foot-axle truck can make the turns in the driveway.

The applicant agreed to prepare a restriction enforceable by the Town to be recorded in the Registry as required by M.G.L. Chapter 40A, Section 9 providing that the open space shall be kept in an open or natural state and not be built for residential use or developed for accessory uses such as parking or roadway.

At 9:19 p.m., Chairman Foote continued the public hearings to September 25, 1989, at 9:15 p.m.

Fire pond for Ice Pond Road Approved Subdivision

Mr. Boiteau presented a plan entitled "Ice Pond Road Subdivision, Carlisle, Massachusetts, Existing Fire Pond, East Street," dated Sept. 11, 1989, by Westcott Site Services, 240A Elm Street, Davis Square, Somerville MA 02144, and a computation sheet to show that the proposed pond contained volume is 41,055 gallons. The Planning Board instructed Mrs. Olden to refer these materials to Cleverdon, Varney & Pike for review.

Continued public hearing on Hayes Farm amendment to plan

At 9:33 p.m. Chairman Foote called to order the public hearing continued from August 28, 1989, on the application of Hayes Farm Partnership to modify the previously approved subdivision plans to shift the first 1117 feet of Hayes Farm Road into the Town of Concord, in order to eliminate extensive wetland filling.

The following information was presented on behalf of the applicant: the plan presented tonight is the same plan presented in earlier sessions of the public hearing; an Order of Conditions has been issued by the agency which serves as the Concord Conservation Commission; the Concord Planning Board staff has recommended Concord Planning Board approval at its meeting on September 12, 1989; the requested waivers are the same as previously requested; the Concord portion of the road is to be maintained by Carlisle lot owners with an undivided interest in the Concord portion; and individual lot deeds will convey the property to the center of the roadway in Carlisle. An "Access Road Agreement" was presented on behalf of the applicant, which the applicant's attorney agreed to forward to Town Counsel for review. The applicant's representative agreed with the Board members to provide a copy of a water connection permit from the Concord Department of Public Works to the Board.

Several members of the public spoke about their concerns, including concerns about the effect of cultivation of house lots on the wetlands. Chairman Foote explained that such matters were outside of the Board's area of responsibility and referred the inquirers to the Conservation Commission Agent. Deborah Skauen-Hinchliffe said that she believes Mr. Foote is in conflict of interest in this matter because he participated in planning for this project.

The Board instructed Mrs. Olden to refer the plan to Cleverdon, Varney & Pike for review. At 10:10 p.m., Chairman Foote continued the public hearing until September 25, 1989, at 9:45 p.m.

Tall Pines Preliminary Plan

The following information was presented in response to a letter dated September 5, 1989, from Cleverdon, Varney & Pike on behalf of the applicant for approval of 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., 80 Harris Street, Acton, Mass: the provisions for fire protection have been added; the reverse curve to accommodate the wetlands will comply with standards concerning sight distances; and the project will comply with the requirements concerning pre- and post-construction runoff.

Planning Board members expressed the need to be assured that safe access will be provided if waivers are requested for the roads and the desire to preserve the historic appearance of the kidney dam; and asked to see draft language for the trails and easements proposed.

Speaking of the present deteriorated condition of Curve and Fiske Streets, Ms. Chaput said that construction of this project will have a damaging impact on these streets and asked what thought the applicant had given to restoring the road at least to its present condition. Response to her question on behalf of the applicant was that shoulder repair is possible. Mr. Costello then said that he intends to renovate Fiske Street because renovation will benefit the project. The applicant's engineer agreed to schedule a site walk after the end of mosquito season. The applicant and the Board agreed that the trees in the center of the cul de sac will be left.

The Planning Board asked for more detail on Barnes Place and the proposed common driveway; curving of the straight road; and the draft language for trails and easements. The applicant's engineer agreed to make changes in the plan and to send three copies of the revised plan to the Planning Board office as soon as possible. At 10:52 p.m., Chairman Foote continued the discussion to September 25, 1989, at 8:30 p.m.

Performance Security for Hayes Farm II

Douglas Tocio, developer of the Hayes Farm II approved subdivision, presented the Covenant in proper form to guarantee completion of road construction.

Conference on Mandatory Open Space Development

On motion by Ms. Hughes seconded by Mr. Davis, the Board voted unanimously to authorize payment of registration fee and time for Mrs. Olden to attend a conference on "Mandatory Open Space

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Development" in Greenfield, MA, on September 29, 1989.

October meeting schedule

The Board decided to meet on October 16 and 30, 1989.

Meeting adjourned at 11:01 p.m.

Respectfully submitted,

Elaine H. Olden
Planner Assistant