

CARLISLE PLANNING BOARD

MINUTES

MONDAY, SEPTEMBER 25, 1989

Present:

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

Meeting called to order at 8:12 p.m.

Minutes

On motion by Ms. Hughes seconded by Ms. Chaput, the members voted unanimously to accept the minutes of the September 11, 1989, meeting with the following change: in paragraph 3 on page 4, change the sentence beginning "Response to her question" to two sentences:

Response to her question on behalf of the applicant was that shoulder repair is possible. Mr. Costello said he intends to renovate Fiske Street because it will benefit the project.

Bills

The Board authorized payment of bills as presented.

Accessory Apartment Application Package

The members looked over the cover page for the accessory apartment application package designed by Ms. Hughes and instructed Mrs. Olden to circulate the draft package to the boards and committees as required by the bylaw. Mr. Foote suggested that Mrs. Olden present the application procedure and the package at the monthly staff meeting. Ms. Hughes said she would be happy to deliver copies of the package to the appropriate offices when it is ready.

Preliminary plan for Tall Pines subdivision

A revised plan entitled "Preliminary Plan of Tall Pines Subdivision in Carlisle, Mass. (Middlesex County) for Costello" dated July 13, 1989, rev. Sept. 5, 1989, by Stamski and McNary, Inc., 80 Harris Street, Acton, Mass. and the following information were presented on behalf of the applicant: the revised plan shows further meandering of the road to slow traffic; reduced construction standards for Barnes Place to conform with common driveway standards and reduce construction near the Carlisle Pines, with pavement 16 feet wide, no sidewalks and an emergency vehicle turnaround; a 150-foot restrictive easement and a 75-foot restrictive easement near the edge of the Carlisle Pines with no clearing of trees greater than 3 1/2 inches in diameter; fire cisterns for fire protection; a T-shaped turnaround on the common driveway to the north of "Deer Run Road"; and an island in the cul de sac at the end of "Deer Run Road" with trees in the center to reduce the amount of pavement.

Additional information presented on behalf of the applicant during discussion of the plan included the following: Mr. Costello said that he will resurface Fiske Street after doing corrective work on the shoulders to cut and allow drainage to run off. For liability reasons, applicant's counsel has recommended against offering a patching schedule. Houses will be constructed at the rate of five or six per year.

Members of the public present spoke about the narrowness of Curve Street, water in the neighboring roads, traffic going west from the subdivision along Fiske Street, and a granite instead of concrete weir for the kidney dam. The applicant's engineer agreed to investigate the possibility of using granite for the weir.

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

At 9:55 p.m., Chairman Foote interrupted the discussion on Tall Pines and called to order the public hearings continued from September 11, 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.

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After reading a request from Attorney Stephen Nelson, attorney for Mr. Boiteau, to continue the public hearing until October 16, 1989, Chairman Foote continued the public hearings until October 16, 1989, at 8:45 p.m.

Tall Pines Discussion Resumed

After lengthy discussion of the wetlands on the Tall Pines site, the applicant's engineer agreed to present a plan showing the wetlands outlined in color at the next discussion.

Continued public hearing on Hayes Farm amendment to plan

At 9:33 p.m. Chairman Foote called to order the public hearing continued from September 11, 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.

After a brief discussion of outstanding matters, on motion by Ms. Chaput seconded by Mr. Davis, the Planning Board voted unanimously to waive the requirements of Section 3.B.2 [sheet size of Grading and Drainage Plan]. On motion by Ms. Hughes seconded by Mr. Lindsay, the Planning Board voted unanimously to waive the requirements of Section 4.A.2.e. [street and bike/footpath termination]. On motion by Ms. Hughes seconded by Mr. Davis, the Planning Board voted unanimously to waive the requirements of Section 4.A.5. [dead-end street increased by 37.65' over previously approved plans]. On motion by Ms. Hughes seconded by Mr. Lindsay, the Planning Board voted unanimously to waive the requirements of Section 4.F. [fire protection to be provided by Concord Town Water extending to station 10 + 50]. On motion by Ms. Hughes seconded by Mr. Lindsay, the Planning Board voted unanimously to waive the requirements of Section 5.C. [bike/footpaths]. On motion by Ms. Hughes seconded by Mr. Davis, the Planning Board voted unanimously to waive the requirements of Section 5.B.1., 5.J. [centerline of roadway does not coincide with the centerline of the right-of-way between stations 13 and 17.]

On motion by Ms. Hughes seconded by Mr. Lindsay, the Planning Board voted unanimously to approve the plan entitled "Hayes Farm, Carlisle, Mass." for Hayes Farm Partnership, dated June 1, 1989, Rev. Sept. 5, 1989, by Stamski and McNary, Inc., Sheets 1-6, and "Hayes Farm Grading and Drainage Plan," Carlisle & Concord, Mass. (Middlesex County), Prepared For: Hayes Farm Partnership, dated May 24, 1989, Rev. June 21, 1989, Rev. July 28, 1989, Rev. Aug. 9, 1989, Rev. Sept. 5, 1989, Rev. Sept. 19, 1989, Sheet 7, by Stamski and McNary, Inc., showing modifications of previously approved plans, with the following additional waivers and subject

to the following additional conditions:

Waivers from Requirements of Carlisle Planning Board Rules and Regulations Governing the Subdivision of Land

Section 3.B.2 [sheet size of Grading and Drainage Plan]  
Section 4.A.2.e. [street and bike/footpath termination]  
Section 4.A.5. [dead-end street increased by 37.65' over previously approved plans]  
Section 4.F. [fire protection to be provided by Concord Town Water extending to station 10 + 50]  
Section 5.C. [bike/footpaths]  
Section 5.B.1., 5.J. [centerline of roadway does not coincide with the centerline of the right-of-way between stations 13 and 17].

Conditions

1. Submission to the Planning Board in recordable form of a Homeowners' Agreement acceptable to Town Counsel for maintaining the Carlisle portion of the road.
2. Submission to the Planning Board in recordable form of all easements running to the Homeowners' Association.
3. Provision of a monetary form of performance guaranty for construction of the road in an amount determined by the Planning Board's consulting engineer.
4. Provision of a covenant running in favor of the Town of Carlisle prohibiting release of any lot for construction prior to the completion of the Concord portion of the road as determined by the Concord Planning Board.
5. Submission to the Planning Board of a copy of the water-connection permit from the Town of Concord for fire protection service.
6. Annotation on the plan referencing the Homeowners' Agreement in Item 1 above and the easements in Item 2 above.
7. Submission to the Planning Board in recordable form of an Access Road Agreement acceptable to Town Counsel for the maintenance of the Concord portion of the road.
8. Provision to the Planning Board of two prints of the Definitive Plan after the Definitive Plan has been approved and endorsed.

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9. This approval is granted for a two-year period, until November 1, 1991. Failure to complete the construction of the ways in accordance with the applicable rules and regulations of the Planning Board shall automatically rescind approval of the Plan unless approval with or without modification of the Plan has been extended by the Board.

Meeting adjourned at 11:27 p.m.

Respectfully submitted,

Elaine H. Olden  
Planner Assistant