

CARLISLE PLANNING BOARD

MINUTES

AUGUST 6, 1990

Present:

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

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

Minutes

On motion by Ms. Hughes seconded by Ms. Natola, the members voted unanimously to approve the minutes of the July 23, 1990, meeting, with insignificant changes.

Bills

The members approved payment of bills as presented.

Proposed Survey

After brief discussion of a letter from the Survey Committee about a proposed survey of town attitudes and priorities, Ms. Chaput agreed to speak with someone on the Committee to find out how widely the Committee will consult with town boards and commissions for input into the questionnaire. The consensus of the members was that it would be inappropriate for the Board to become identified with a non-governmental effort. The members also questioned the need for another questionnaire since the results of the previous questionnaires are only now being used, in the preparation of the Master Plan.

ANR Plan - Kierstead - Lowell Road

Mr. Foote moved to endorse a plan entitled "Plan of Land in Carlisle, Mass. (Middlesex County) for Kierstead," dated July 12, 1990, by Stamski and McNary, Inc., "Approval Under the Subdivision Control Law Not Required". Mr. Lindsay seconded the motion. During discussion, the members noted that a lot adjacent to the two pork chop lots shown on the submitted plan is also a pork chop lot. With Mr. Lindsay's concurrence, Mr. Foote amended his motion from endorsement to denial of the submitted plan because the lots shown on the plan do not all have sufficient

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frontage: Lot 21-12 does not have the required frontage of 250 feet and does not qualify as a "pork-chop lot" under Section 4.1.2.4 of the Zoning Bylaws, specifically Section 4.1.2.4.4. The motion to deny endorsement of the plan carried unanimously.

Public Hearing on Amendment to Nickels Lane Definitive Plan

At 8:35 p.m., Chairman Chaput called to order the public hearing on the application of Nickles Lane Realty Trust, George Senkler, II, Trustee, to amend a previously approved definitive plan entitled "Brook View, Carlisle, MA; Definitive Plan for: The Ledgewood Group LTD." by Stamski and McNary, Inc.; dated Revised Nov. 14, 1988, to extend the roadway within the street as shown on the approved plan.

The following information was presented on behalf of the applicant:

A plan entitled "Amendment to Brook View, Carlisle, Mass., Plan and Profile Grading and Drainage For: Nickles' lane Realty Trust," dated June 29, 1990, by Stamski and McNary, Inc., was presented to the Board. The approved plan included a stub to the property line but the road was not designed. The request is for an amendment to the approved plan to construct pavement to the property line 20 feet wide and a bike/footpath 5 feet wide. The applicant plans to propose a common driveway with access at the deadend of Nickels Lane. The modified plan shows a new detention basin designed to accommodate runoff from a section of the adjacent land as well. The roadway is offset to avoid and preserve a large boulder. The additional pavement beyond the end of the pavement at the cul de sac is 211 feet. The waivers requested in the application letter were outlined. The turning radius on the T-turnaround is adequate for the intended use.

Mr. Foote asked about a connection between the two sections of bike/footpath shown on the plan. The applicant's engineer explained that there is not enough room between the cul de sac and the wetlands for the bike/footpath. Mr Tobin pointed out that there is a trail easement off the cul de sac to which the bike/footpath should connect.

A discussion of design alternatives ensued, including offsetting the cul de sac and substituting an adequate T-turnaround for the cul de sac.

Chairman Chaput inquired if any member of the public wished to speak to the application.

Ed Harms, 776 East Street, said he objected to the possibility of the subdivision road being extended through the adjacent property to become a through street. Ferris Taylor asked if the Board intended to facilitate a through road. Mr. Foote explained that

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the lot division does not permit a common driveway instead of a subdivision-standard road at the stub, that the applicant had indicated an agreement with the adjacent property owner to construct a subdivision-standard road, and that permitting 61 feet of additional subdivision road is not a commitment to a longer road.

Referring to the possible redesign of the cul de sac, Ed Bing said he would rather have a green area in the center with a footpath going through it than a smaller, paved center with no footpath on it. Mr. Taylor said the school bus needs the cul de sac instead of a T-turnaround. David Kelch said he has a strong objection to a through street.

At Mr. Foote's suggestion, the applicant's engineer agreed to research the possibility of using sloped granite curbing instead of Cape Cod berm along the entire subdivision road.

At 9:49 p.m., Chairman Chaput continued the public hearing until August 27, 1990, at 9:30 p.m.

#### "Position Paper"

During discussion of the draft "Position Paper" prepared by Mrs. Olden, the members suggested a number of changes, including a title change to "Overview of Development Regulation in Carlisle." The members agreed that some questions remain after reading Town Counsel's letter to the Board of Health concerning that Board's recommendation on a definitive plan. Mr. Foote volunteered to draft a follow-up letter to Town Counsel with these questions, but the members agreed that the "Overview" should be finished and distributed to the Selectmen, Conservation Commission, Board of Health, Trails Committee, and Conservation Restriction Advisory Committee as soon as possible.

#### Planner Assistant's Vacation

The members instructed Mrs. Olden to provide for direct communication between the engineer for Nickels Lane and the Board's engineering consultant during her vacation, and to leave a message on the answering machine referring callers to Chairman Chaput for any urgent matters.

Meeting adjourned at 11:00 p.m.

Respectfully submitted,

Elaine H. Olden  
Planner Assistant