

CARLISLE PLANNING BOARD

MINUTES

NOVEMBER 26, 1990

Present:

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

Meeting called to order at 8:04 p.m.

Minutes

On motion by Mr. Foote seconded by Mr. Lindsay, the members voted unanimously to amend the previously-approved minutes of the October 15, 1990, meeting to include the highlighted words in the following sentence in paragraph 4 on page 3: Inclusion of reference to a plan in order to locate the pond and to identify its boundaries: A plan of the pond and easement presented to the Board and labelled Exhibit A will be improved and then referenced in the recorded easement and attached to it.

On motion by Mr. Lindsay seconded by Ms. Hughes, Mr. Lindsay, Ms. Hughes, Ms. Chaput, Mr. Tobin, Ms. Sillers, and Mr. Foote voted to approve the minutes of the November 12, 1990, meeting with the correction of the adjournment time to 11:40 p.m. Ms. Natola abstained because she had not been present at the meeting.

Bills

The members authorized payment of bills as presented.

Ice Pond Road Common Driveway Plan Signatures

The members signed the Common Driveway Plan for Ice Pond Road so that the applicant can record it.

Meeting Dates

Chairman Chaput noted that the Finance Committee has scheduled discussion of the Board's FY92 budget for 9:00 p.m. on Thursday, January 24, 1991, and said the Planning Board will discuss the FinCom's memo at its December 3rd meeting. Ms. Natola said that her preferences for January Board meeting dates are January 7 and 21.

Cranberry Hill Lane Catch Basin

Noting the inspection report from Mrs. Loring that the catch basin at the foot of Cranberry Hill Lane is not functioning and water sheets across Curve Street during rainstorms, the members instructed Ms. Olden to request an inspection of the basin by the Board's engineering consultant, and to notify the owner of the subdivision that an inspection is being requested.

Subdivision Regulation Revision

The members made minor corrections to the draft of proposed revisions to the subdivision regulations. After discussion of the basis of the Board's present fee schedule and the administrative cost of processing a subdivision application, the members decided that the present fees are inadequate and planned to discuss a revised fee schedule at a later date.

Master Plan Update

After reading a memorandum from Ms. Olden summarizing the discussion of the master plan at the October 2nd meeting, the members agreed that Ms. Chaput and Mr. Tobin have completed the revision of their sections according to the suggestions made by members at that meeting, and that Ms. Sillers, Ms. Natola, and Ms. Hughes are still working on revisions of their sections. Mr. Lindsay is still working on contacting Mr. Driscoll about information from the Recreation Commission. Work is ongoing on answering author's queries and firming up source references. Mrs. Olden's work on inserting graphs and re-writing sections to reflect answers to author's queries is also ongoing, and she is thinking about material for the section about constraints on raising funds. Mr. Lindsay is waiting for completion of all the sections before he works on the synthesis section. He took note of the following ideas about synthesis for use in that section:

- (1) Values and Build-out sections indicate that diversity is not objectionable, but localized intensity affecting "rurality" may be objectionable.
- (2) Demographics and Land Use sections can tell us when build-out will be reached.

The members decided that since virtually all of the land in town is perkable, the SCS soils report might be a useful tool and should be discussed at a future master plan meeting.

The members agreed that water quality and water quantity are both appropriate topics for inclusion in the master plan. After

CARLISLE PLANNING BOARD MINUTES
NOVEMBER 26, 1990
PAGE 3

discussion of sources of information, particularly on water quantity, Ms. Chaput agreed to ask Floyd Taylor if he can provide written material on water availability, present water quality problems, and what quality risks he perceives, as well as his curriculum vitae as an expert on these subjects. Mr. Tobin agreed to look over these materials and either to revise his section to include the information provided by Mr. Taylor or to report to the Board that he does not have the time to do that revision.

The members agreed that, since valuation has an effect on how soon farms and other undeveloped land come on the market, Phase I should include a description of the valuation process. Ms. Chaput agreed to ask Dave Keast if he would provide information on the valuation process.

Master Plan Workshops

Ms. Hughes discussed with the Board the possible techniques of denoting different categories on the maps she is preparing for the Master Plan and received suggestions from the members on the best way to do it.

Ms. Hughes also led a discussion of "rurality": what it looks and feels like, what features contribute to the perception of rurality, and how land use can be controlled or guided to enhance it in Carlisle. During discussion, the following ideas emerged: (1) the connection between rurality and public health and safety is tenuous, making it difficult to require land use that enhances rurality; (2) incentive zoning techniques can be used to encourage land use that enhances rurality; and (3) for incentive zoning to be effective, developers need a great deal of design assistance from the Board in order to be persuaded to abandon the standard approach to site and subdivision design. This assistance is sometimes available from Board members, but in order for it to be incorporated into the Board's policy, such assistance would need to be consistently available. The members discussed a suggestion that some of the bonus lots resulting from a subdivision approved under incentive zoning be given to the Town to generate an income stream for hiring consultant designing assistance.

Meeting adjourned at 11:40 p.m.

Respectfully submitted,
Elaine H. Olden
Planner Assistant