

CARLISLE PLANNING BOARD

MINUTES

MARCH 11, 1991

Present:

Vivian F. Chaput, Chairman
Stephen P. Tobin
Sylvia J. Sillers
George B. Foote
Scott Evans
Elaine H. Olden,
Planner Assistant

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

Minutes

On motion by Ms. Sillers seconded by Mr. Tobin, the members voted unanimously to approve the minutes of the February 11, 1991, meeting.

Bills

The members authorized payment of bills as presented.

Cranberry Hill Lane - Extension of approval

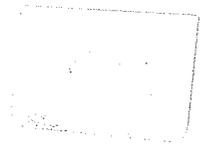
On motion by Mr. Foote seconded by Mr. Tobin, the members voted unanimously to grant an extension of six months from March 1, 1991, for completion of the Cranberry Hill subdivision, subject to the payment of all outstanding bills.

Hayes Farm Conservation Restriction

After discussion of the contents of a letter dated February 11, 1991, from Joel Lerner, Director of the Division of Conservation Services, concerning his objections to recommending the Hayes Farm Conservation Restriction for approval by the Secretary of Environmental Affairs, Mr. Tobin agreed to mark up a plan showing changes in the trail and Mr. Foote agreed to generate the documents which will reflect these changes. The Board instructed the Planner Assistant to transmit this material to the attorney for the present owners of the subdivision.

Ice Pond Road Conservation Cluster Conservation Restriction

After discussion of the contents of Mr. Lerner's letter concerning his objections to recommending the Ice Pond Road Conservation Cluster Conservation Restriction for approval by the Secretary, the members instructed Mrs. Olden to write to the applicant as follows:



CARLISLE PLANNING BOARD MINUTES
MARCH 11, 1991
PAGE 2

1. to direct his attention to the provision of M.G.L. Chapter 40A, Section 9 concerning Cluster Special Permits which requires that "[i]n any case where such [open] land is not conveyed to the city or town, a restriction enforceable by the city or town shall be recorded providing that such land shall be kept in an open or natural state"
2. to direct his attention to Mr. Lerner's letter
3. to point out that in order for the Special Permit to be valid, the requirements of Chapter 40A must be met.
4. to inform him that Town Counsel has advised the Board that the only type of restriction that is enforceable by the town is a Conservation Restriction accepted by the state.
5. to point out that, therefore, he needs to present to the Board a Conservation Restriction which is acceptable to Mr. Lerner.
6. to suggest that it would be beneficial for him to contact Mr. Lerner directly to resolve his concerns.
7. to tell him that the Board has scheduled further action on this matter for its first meeting in June to provide sufficient time for him to pursue this matter to resolution.

Public hearing on proposed regulation changes

At 9:17 p.m., Chairman Chaput called to order the public hearing on proposed changes in the subdivision regulations and the common driveway regulations and the new conservation cluster special permit regulations continued from February 26, 1991. Since two Board members were absent, the members agreed to continue the public hearing until April 8, 1991, at 8:15 p.m. The members instructed the Planner Assistant to prepare a copy of the subdivision regulations and the common driveway regulations with the proposed changes with a revision date and distribute them to the members before the meeting.

Mr. Foote described a new service about which he has requested information from the Registry of Deeds which would permit computer access to Registry records.

After ascertaining that the new Review Fees statute is limited to consultant fees and cannot be used to include such items as fees for the Registry service or publication fees, the members instructed the Planner Assistant to draft a regulation requiring payment by the applicant of consultant fees which exceed the amount paid pursuant to the new Review Fee statute and also

CARLISLE PLANNING BOARD MINUTES
MARCH 11, 1991
PAGE 3

payment of the fees for the Registry service and publication costs for a particular application. The members agreed to include the membership cost of the Registry service (believed to be \$100) in the administrative expenses amount from which appropriate application fees will be derived.

The members asked the Planner Assistant to summarize the amount of public hearing time for common driveway applications.

Master Plan Update

Ms. Chaput said that she has spoken with Floyd Taylor about assisting with water supply information to be included in the Master Plan. Mr. Taylor has agreed to send his CV and to talk with someone about the Natural Resources section. Mr. Evans took the most recent draft of the Natural Resources section to review.

Meeting adjourned at 11:03 p.m.

Respectfully submitted,

Elaine H. Olden
Planner Assistant

