

CARLISLE PLANNING BOARD

MINUTES

JUNE 8, 1992

Present:

Scott T. Evans, Chairman (Historical Commission)
Kenneth Ernstoff, Vice Chairman (Conservation
Restriction Advisory Committee)
Phyllis W. Hughes, Clerk (MAGIC)
Richard Colman, Treasurer (Conservation
Commission, Environmental
Monitor)
Vivian Chaput (Housing, Master Plan)
George B. Foote (Capital Requirements Committee;
plan modification review)
Jill A. Natola
Elaine H. Olden,
Planner Assistant

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

Reorganization of the Board

On nomination by Ms. Chaput seconded by Mr. Ernstoff, Scott Evans was unanimously elected chairman. On nomination by Ms. Hughes seconded by Mr. Evans, Mr. Ernstoff was unanimously elected vice chairman. On nomination by Mr. Evans seconded by Mr. Ernstoff, Ms. Hughes was unanimously elected clerk. On nomination by Mr. Foote seconded by Mr. Ernstoff, Mr. Colman was unanimously elected treasurer. The following assignments were accepted: Conservation Commission observer and Environmental Monitor review, Mr. Colman; Zoning Board of Appeals, Mr. Ernstoff; Long Range Capital Requirements Committee, Mr. Foote; Historical Commission, Mr. Evans; Housing, Ms. Chaput; Master Plan "project manager," Ms. Chaput; review of plan modification requests, Mr. Foote; MAGIC, Ms. Hughes. The Planner Assistant was instructed to write to the Selectmen recommending Mr. Ernstoff to the Conservation Restriction Advisory Committee for the Planning Board position held by Mr. Tobin.

ANR - Cross Street

On motion by Mr. Foote seconded by Mr. Ernstoff, the members voted unanimously to endorse a plan entitled "Plan of Land in Carlisle, Mass. (Middlesex County) For: Gordon," dated June 1, 1992, by Stamski and McNary, Inc., 80 Harris Street, Acton, Mass., "Approval Under the Subdivision Control Law Not Required."

Public Hearings on Workum applications for conservation cluster and common driveway on Maple Street

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At 8:32 p.m., Chairman Evans called to order the public hearings on the applications of Fifield Workum, Jr., for a Conservation Cluster Special Permit and a Common Driveway Special Permit for property on Maple Street owned by Fifield Workum, Jr.

The following incomplete items were listed for attention:

1. the Planning Board findings required by the zoning bylaw;
2. in the document prohibiting subdividing of the land, definition of the conservation cluster or of the land not to be subdivided;
3. in both the interim and permanent conservation restrictions, all of the changes recommended by the Conservation Restriction Advisory Committee and noted in a Memorandum included in the Board members' packet for the meeting re "Conservation Restriction Advisory Committee Report on proposed Workum CR," dated June 5, 1992, by Elaine H. Olden;
4. in the conservation restrictions, inclusion of the right of both private and public entities to maintain and relocate the road to the "life estate";
5. an easement to give the Town the right to repair, maintain and regrade the road to the "life estate";
6. in the conservation restrictions, provision that both legs of the road in the open space shall remain substantially as is.

The following proposed finding was made concerning the reason that the parcel is not entirely separated from surrounding parcels as required by the zoning bylaw: the lots are separate from the adjacent property and other conservation clusters except at the driveway where the abutting land is town land and therefore the Conservation Cluster is in fact surrounded by open space.

The note concerning the relation of the easement to the application as mentioned in the minutes of the May 11, 1992, meeting, will be included by the applicant's attorney in the transmittal letter with other documents to be sent to the Board before the next meeting.

The applicant and the Board members agreed that the applicant will submit all documents with the changes listed above, with signatures and dates for easy reference, well in

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advance of the July 13th meeting for review by Mr. Foote and Mr. Ernstoff, in particular before the June 19th Board meeting.

The members noted that the Common Driveway Special Permit should say that the common driveway serves two lots and the open space.

On motion by Mr. Foote seconded by Mr. Ernstoff, Mr. Foote, Mr. Ernstoff, Mr. Evans, Ms. Chaput and Ms. Hughes voted unanimously to accept the 100:10 driveway profile plan instead of the 40:4 driveway profile plan.

On motion by Mr. Foote seconded by Ms. Hughes, Mr. Foote, Ms. Hughes, Mr. Evans, Ms. Chaput and Mr. Ernstoff voted to waive the common driveway application review fee.

At ~~8:15~~^{9:50} p.m., Chairman Evans continued the public hearing to July 13, 1992, at 8:15 p.m.

Minutes

On motion made and seconded, the members voted unanimously to accept the minutes of the May 11, 1992, meeting as presented.

Bills

The members authorized payment of bills as presented.

June 2 Scenic Roads Meeting

Reflecting on the June 2nd Scenic Roads Public Meeting for ways to improve the process for the proposed Master Plan community meetings, the members noted the following:

1. the convenors of the small groups at the Scenic Roads public meeting on June 2 functioned well as non-directional moderators of the discussion in their groups.
2. closure on the two topics addressed by the people attending the meeting was incomplete, leaving people with a sense of incompleteness. Such a meeting should be planned to include time and techniques to bring each effort to complete closure.

To bring to complete closure the June 2nd effort to generate a list of criteria for consideration of roads for scenic road status, the members agreed (1) by the end of June to develop a draft set of criteria for consideration of roads for scenic road status from the lists created by the small groups; (2) early in July to send these criteria to the June 2nd participants to weight each criterion on a scale from most important to least

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important; (3) in August to create a final set of criteria from the weighted lists; and then (4) to receive nominations for roads to be designated scenic roads for consideration at a public hearing to be held in September.

The members instructed the Planner Assistant to condense the June 2nd lists into one list for consideration by the Board on June 29 and to write and submit to the Mosquito an article announcing the plans above.

To bring to conclusion the second June 2nd effort, which was the review process for work proposed on a scenic road, the members decided to invite the Selectmen to the Board's July 13th meeting at 8:45 p.m. to discuss the impact of such a review on the work of the Department of Public Works. The members instructed the Planner Assistant to write a letter to the Selectmen with this invitation and the suggestion that representatives from the Department of Public Works be present for the discussion.

Cranberry Hill Update

Mr. Foote reviewed the correspondence concerning the Cranberry Hill development since the Board's site visit on .

Meeting adjourned at 11:19 p.m.

Respectfully submitted,

Elaine H. Olden
Planner Assistant