



Town of Carlisle

MASSACHUSETTS 01741

Office of

PLANNING BOARD

FILE

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**MINUTES OF MEETING JULY 12, 1993
CONFERENCE ROOM, CARLISLE EDUCATION CENTER
875 WESTFORD ST.**

Chair Ernstoff opened the meeting at 8:07. Present were Board members Hughes, Duscha, Yanofsky, Colman, Evans and Chaput; also present were Wendy Davis of 469 East St., Zoning enforcement officer Bob Koning, and Brian Hebb, all regarding Ice Pond; and Chester and Betty Russell of 6 Pine Hill Rd., Vern LeTourneau of 19 Sierra Dr., and Nicholas Gavriel of 43 Bartlett St., all of Chelmsford.

Minutes of June 21 were moved as written by Colman and Yanofsky; minutes of June 7 Ice Pond special permit hearing were moved as amended by Colman and Yanofsky. Bills were approved as submitted.

Re common drive naming/numbering: Koning explained to the Board that he would prefer, for safety sake, to continue to have common drive names be different from the public roads adjacent to them. The bylaw allows either. Specifically, the Ice Pond common drive, which Hebb had wanted to name Ice Pond as well, should have a different name from the subdivision road. If this process is consistent, emergency workers needn't remember what process was followed in each case. He also explained that if the common drive lots are numbered off the public street, which they would be if the name is the same, then mail boxes would be at the end of Ice Pond, giving no guidance to emergency vehicles either. If the common drive is named differently, the boxes would be at the ends of the driveways. He also reminded Hebb that the bylaw calls for a marker bearing identification of house numbers on each branch in the case where a common drive splits. Hebb asked to have the common drive named Aberdeen Dr.; Koning requested that the name be placed on the ANR plan which the Board was about to sign. The Board agreed to both requests. Four members signed the plan then, asking Hebb to get the name placed on the plan and bring it to Colman for the fifth signature. (Five because this ANR was a modification of special permits.)

Hebb asked the Board to consider eliminating the fire cistern in the island, and replacing it with a fire pond. Koning resolved the issue by commenting that there is not enough water in the pond and, being ledge-based, it would be very expensive to deepen.

Wendy Davis asked why large trees were being removed. Hebb replied that they were clearing for homes at the request of buyers.

Russell land, off Old North. Mr. Russell and his friends Mr. LeTourneau and Mr. Gavriel explained that Mr. Russell owns about 20 acres which is enclosed in Carlisle by

State Forest, but which has potential ROW use off Kristan and Gary Rds. in Chelmsford. The Russells asked the Board if there is a development method which they would like to see there. The Board told him the biggest issue for Carlisle would be safety, and that he should talk with Carlisle police and fire chiefs about the apparently 2500 foot distance to this parcel from Carlisle roads. They asked whether Russells had inquired if Chelmsford would provide water to it. The Board also pointed out that no cul-de-sac greater than 1000 feet is allowed, and that the measurement would begin from the nearest intersection, not from the beginning of the new road. The Board explained that the Hartwell Rd. access through Concord is not closely comparable because the access there is only 200 feet further down a main road, and because the Carlisle Conscom forced the moving of access away from the point where it was originally approved. Lastly, Chaput pointed out that Russells must own the ROW in order to use it.

Ice Pond lawsuit: Hebb spoke to the Board about the suit and countersuit between him and his road builder Carl Hanscom. The compromise agreement allows Hanscom to attach \$55,000 of our passbook account, and names the Town as trustees. The Board let Hebb know that they were very displeased to have the Town put in this position of jeopardy. The Board believes the judge who allowed this may have acted injudiciously, but the Board will need to spend the money to go to court to have the attachment dissolved, which further cuts into the Town's financial safety margin. Ernstoff suggested that Hebb file to dissolve the attachment and retain only a side agreement between the litigants. Ernstoff will send a letter on Planning Board letterhead to Judge Steadman complaining about the procedure. The Town must respond to the suit within 20 days. The Board stated it will release no funds until the attachment is removed.

The Board discussed the raise for the Planner Assistant, which Colman had successfully shepherded through the review process. It appears that the fincom, though, has no mechanism to deal with the shortage of budgeted 1994 money which might occur if the P.A. continues to work 25 hours per week. The Board will review hours and consulting funds spent each month and try to take on some of the work. August meetings will be on the 9th and the 23rd.

Master Plan: At the July 26 meeting, the Board and committee members will continue refining the categories established at the end of the first M.P. meeting, determining where inconsistencies/consistencies are. Chaput introduced an article about visioning which the Board may find useful in the "what next" process; the P.A. will circulate it. Duscha has begun an article for the Mosquito which discusses "Why M.P?" and one on changes in Carlisle.

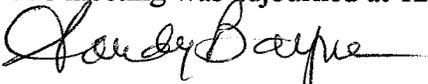
Yanofsky has spoken with a group of volunteer facilitators who are professionals in the organizational field, and who may volunteer to help us organize a fall planning day. She will talk with them further; we will need to name a date soon. ^{Susan} ~~Susan~~ will take the community statement, a 55 page document, to synopsize for the community planning day. Yanofsky will also redo the category document prepared by the P.A. so that each category is on a separate page and written in large print so that it can be used for group discussion.

The P. A. will send the approved minutes of June 21 to all Boards and to all participants in the last meeting.

Evans suggested we think about where we want to go with the discussion so that we can stay one step ahead. He also recommended that we keep anyone from taking the group off on a tangent.

Open House: The Board agreed an open house at our new offices, in conjunction with Conscom and Board of Health, would be most appropriate.

The meeting was adjourned at 12:03.

A handwritten signature in cursive script that reads "Sandy Bayne". The signature is written in black ink and is positioned above the typed name.

Sandy Bayne, Planner Assistant