



# Town of Carlisle

MASSACHUSETTS 01741

Office of

PLANNING BOARD

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## MINUTES January 11, 1999

**Public Hearing: Special Permit for Common Driveway to serve 5 lots at 138-142 East Street, Map 22, Lots 62, 62A, 62B, 63C, 63D and 71, Theodore Treibick, applicant**

**ANR Plan: 138-142 East Street, Map 22, Lots 62, 62A, 62B, 63C, 63D and 71, Theodore and Carol Beth Treibick, Deborah MacDonald and Andrea and Ronald Schneebaum, applicants**

**Public Hearing: Special Permits for Conservation Cluster and two (2) Common Driveways to serve 13 lots for a parcel of land on Concord Road, Map 4, Parcel 20 (Buttrick Woods), Landwest Inc., applicant**

**ANR Plan: Concord Road, Map 4, Parcel 20, Landwest Inc., applicant**

**Discussion with Trails Committee of proposals for trail connections between State Park properties in the vicinity of Curve Street**

**Review of Preliminary Subdivision Plan for Wheeler Lane (off Kimball Road) Map 29, Parcels 6-28B, 6-39, 6-D and 7-C. [Petition of John Swanson and Tall Pines Realty Trust]**

**Informal review of site plan for Gleason Library building project [Request of Library Board of Trustees Building Committee]**

Chair Hengeveld called the meeting to order at 7:30 p.m. Members Epstein, Holzman, Reid and Tice were present. Abend arrived at 7:35 p.m. and LaLiberte was not present this evening. Planning Administrator Mansfield and Mosquito reporter David Ives were also present.

Reid moved and Tice seconded a motion to accept the minutes of December 14, 1998 as drafted. The Board approved the motion 5-0. (*Abend arrived*).

Tice noted that a **budget** hearing with FinCom is scheduled for February 1, 1999. He explained that FinCom is proposing an overall budget increase of 3% with the exception of the schools which would receive a 10.4% increase with a 6.5% increase slated for school personnel. Mansfield explained that municipal department heads have discussed their equity concerns with this proposal and, as a result, the BOH has agreed to support a request for a 4% salary increase for staff. They have asked other boards and departments to support this request as well. Mansfield concluded that a 4% salary increase could be supported within a 3% overall budget increase. Reid asked the PA if he expected an increased workload requiring more staff time in the coming year. He said that this could not be answered definitively. The Planning Board agreed to support and recommend a 4% salary increase for municipal staff.

Regarding a copy of a 1/2/99 letter from Judith Pettit to the Board of Selectmen, Abend noted that this letter implies that the PB endorses certain zoning bylaw changes pertaining to SROSCs. He recommended that the PB advise the Board of Selectmen that the PB merely directed the applicant to the Selectmen if she wished to pursue the changes she was requesting. Board members concurred and the PA agreed to forward to the Selectmen a copy of the minutes of 9/28/98 in which this is clearly stated.

**Public Hearing: Special Permit for Common Driveway to serve 5 lots at 138-142 East Street, Map 22, Lots 62, 62A, 62B, 63C, 63D and 71, Theodore Treibick, applicant**

Theodore Treibick was present along with his attorney Jacob Diemert, his engineer Eric Durling and an environmental consultant, Dave Crossman. The Board's engineer Dale MacKinnon of EarthTech was also present. The following members of the public were in attendance: Fred Lewis, J. Anderegg, Love H. Seawright, Deborah E. Bigham, Beverly Porter, Eunice Knight and Joe Donovan of Bedford Road; Suzanne Brown of Cutters Ridge Road; Dian Cuccinello of East Street; Mark Lowenstein of Blaisdell Drive

Diemert explained that an application for subdivision of this property had been filed in 1995, but had been disapproved. The original plan called for 3 new subdivision lots, but Treibick stated that the 23 acre parcel would have been eventually divided into 9 lots, with 6 of these being available for new construction. The new plan proposes to develop 4 new lots on this same property for a total of 7 lots. Diemert said this ANR proposal with a common driveway would reduce the number of curb cuts on East Street and also avoid the wetlands issues raised with the original subdivision proposal. He noted that all land shown on the plan is owned by Treibick or is under agreement with him.

Concern has been raised that this property lies within the Wetlands/Flood Hazard Zoning District. Diemert addressed this stating that he felt this was not an issue since this area is not actually in the flood plain. He said that the assessors maps show the property in the flood hazard zoning district, but these have not been revised to reflect the most recent FIRM maps. He said the current FIRM maps do not show this as a 100 year flood plain. He noted that the common driveway will not require any wetlands crossing other than at a point where a driveway already exists. He added that they will meet with ConsCom on Thursday 1/14/99 for several notices of intent. He concluded that the CD application should be approved before the ANR plan in order to be sure the proposed ANR lots can be accessed.

Durling then explained that the existing driveway to #138 East Street will be removed. This lot will then be accessed via the proposed 750 ft. common driveway. He presented the revised plans indicating the Wetlands/Flood Hazard District, utility easements, sight distances and significant trees. The driveway would be constructed with 12 ft. pavement and 3 ft. shoulders. Durling noted that providing a 50 ft. levelling area at the entrance on East Street would require approximately a 7 ft. depth of fill. He also felt that the existing drainage would be adequate for the proposed common driveway. The Board requested that he submit a cover memo stating revisions along with responses to the review engineer's letter.

Abend stated that his calculations determine the driveway has at least a 12% grade at 50 ft. from East Street as opposed to the 10% indicated on the plan and noted that this would exceed the maximum grade allowed under PB regulations.

The Chair then opened discussion to the public. Suzanne Brown asked if the zoning for #142 East Street would be changed from business to residential. Hengeveld explained that the PB has no jurisdiction over zoning and the matter should be brought before the ZBA. (Note, however, that the parcel is currently zoned Residence B.) Brown also asked if the school buses would drive down to pick up children or if they would be required to wait on East Street. The Board explained that School Committee policy states that buses will only travel on public ways. Abend noted that the common driveway would actually be safer for the children and other traffic as the bus would only make one stop rather than individual stops at each driveway.

Fred Lewis asked how many homes would be built on this common drive. Treibick explained that the common driveway would serve two existing homes plus three new homes. One, additional, new home will be accessed by a separate driveway off East Street.

Love Seawright asked if there are any setback requirements for septic systems from lot lines. The Board referred her to the Board of Health.

Debra Bigham represented William and Dian Cuccinello whose property abuts the proposed common driveway. They complained that their property gets quite wet with every rainfall. They are concerned about this being aggravated with tree removal and grading next to their property line. Crossman explained that the area in question is already mostly cleared and would require the removal of only two additional trees. It was estimated that the proposed common driveway would come within 36 ft. of the Hodgman/Cuccinello property line.

Epstein urged the public to review the proposed ANR plan and noted that the common driveway would prevent construction of six individual driveways to serve these lots.

Joe Donovan questioned the Planning Board's preference for a single access. He did not feel that a common driveway is safer.

Diemert then recommended scheduling a site walk for the Board and all interested parties. It was agreed to meet at 138 East Street on Sunday 1/24/99 at 8:30 a.m.

The hearing was continued to 1/25/99 at 9:30 p.m.

The applicant was asked to: 1) provide the revised plans along with a cover memo outlining the changes discussed this evening, to be provided by Tuesday 1/19/99; 2) provide drainage calculations (the Board recommended consulting the subdivision rules and regs. for guidance; 3) show regrading of the driveway entrance to a maximum of 10%; 4) provide mounted, colored plans for better public viewing at the next meeting.

Epstein asked how the applicant expects to address the legal issues regarding the Wetlands/Flood Hazard District. Diemert said he will prepare a memo regarding this and will submit it along with the other documents on Tuesday.

**Public Hearing: Special Permits for Conservation Cluster and two (2) Common Driveways to serve 13 lots for a parcel of land on Concord Road, Map 4, Parcel 20 (Buttrick Woods), Landwest Inc., applicant**

Tice recused himself from this hearing.

The Planning Board's review engineer, Dale MacKinnon was present. Joe March of Stamski and McNary presented the plans. The applicants Brian Ahern and Bruce Wheeler were present as well as the following members of the public: Virginia L. Mills and Louise Hara of Concord Road; Betty Meehan and Florence Newman of Autumn Lane; Betsy Constantine, Noel Symons and Robert and Cathi Webster of Indian Hill Road; Kevin Balboni of Ice Pond Road and Brigitta Senkler of Curve Street.

March explained that the 43 acre parcel is entirely wooded. Fourteen acres will be set aside as open space. Thirteen two acre lots will be accessed by a loop road common driveway with six lots on Buttrick Lane North and seven lots on Buttrick Lane South. These two common driveways would essentially form one loop road to be called Buttrick Lane. There will be a 100 ft. wide conservation restriction area along Concord Road which prohibits driveways, structures and tree removal other than that required for initial development of the property. A detention pond will be located within this restriction area at the corner of Buttrick Lane South and Concord Road. It will be planted with red maples and surrounded by pine. Approximately three significant trees within the restriction area will require removal to improve sight lines. The plan also provides for a 50 ft. buffer of open space to the north and south of the property. This and the open space to the east of the property would be donated to the Town. Some of the existing stone walls will remain as they are, while others will be relocated along the new lot lines. Parcel X (.37 acre) in the NE corner of the property will be removed and sold to an abutter. The PA asked for a demonstration ANR showing that the lots from which this parcel is taken are still considered buildable.

March noted that review comments from EarthTech refer to the subdivision rules and regulations. He questioned the requirement to follow these regulations with the development of a conservation cluster.

Hengeveld then opened the floor to the public. Betsy Constantine expressed concern over the proximity of a possible trail to her lot line. Louise Hara, representing the Trails Committee, explained that on this property the main concern is to maintain a wildlife corridor. No trails are proposed, but she added that any future trails would primarily be established for neighborhood use.

Bill Tice asked if the individual lots would be replanted after construction. Landwest stated that there are no landscaping plans for the individual lots, only the conservation restriction area.

Epstein noted that EarthTech recommended increased density of the plantings around the detention pond. March argued that the trees would not survive at 6 ft. apart, but was willing to reach a compromise.

Kevin Balboni asked if school buses would go through this common driveway. Hengeveld thought that buses are not permitted to travel on private roads, but noted that this question should be presented to the school bus committee.

Reid indicated that the fire chief is concerned about the lack of a fire cistern in the area. It was noted that the conservation cluster rules and regulations do not require the construction of a fire cistern, yet as a subdivision, this plan would require it. Reid asked the secretary to make a note of this for the Conservation Cluster Rules and Regs. file. March estimated that a fire cistern would cost approximately \$50-75,000 installed. The Board considered possible locations for a fire cistern and Abend proposed installation on the Bisbee property across Concord Road. March agreed to consider this and to respond to all the engineering comments prior to the next meeting.

Abend asked that saplings be removed from the wall along Concord Road and that the wall be rebuilt. He also suggested relocating the interior walls along the conservation restriction area and buffer zones rather than along the lot lines.

The hearing was continued to Feb. 8, 1999 at 7:45 p.m. March agreed to grant an extension of the ANR endorsement and will provide this before 1/15/99.

*(Holzman left the meeting.)*

**Discussion with Trails Committee of proposals for trail connections between State Park properties in the vicinity of Curve Street**

Louise Hara and Steve Tobin of the Trails Committee were asked by the Board to give an update of proposed trail connections. They displayed a map and showed potential trails connecting Great Brook State Park, the Swanson land, the Wang land, Carlisle Pines, the Hart land and the Ohs land.

**Review of Preliminary Subdivision Plan for Wheeler Lane (off Kimball Road) Map 29, Parcels 6-28B, 6-39, 6-D and 7-C. [Petition of John Swanson and Tall Pines Realty Trust]**

Hengeveld recused herself and Epstein assumed the chair.

Joe March of Stamski and McNary represented the applicant. He showed the grading of the detention basin and noted that the cul-de-sac will have a 6 ft. inside shoulder. He asked that the Board specify the cul-de-sac radius in its decision. The applicant is willing to build the roadway to an 18 ft. width with 2 ft. shoulders. The only waivers required would be for pavement width, no sidewalks and the cul-de-sac radius. March stated that he will design the detention basin as small as possible.

Mansfield asked if he had responded to the BOH memo. March explained that they had approved the plan.

Abend moved to approve the Preliminary Subdivision Plan for Wheeler Lane, by Stamski and McNary, dated 11/23/98, last revised 12/18/98 with the following conditions: 1) the roadway shall be built to an 18 ft. width with 2 ft. shoulders; 2) the cul-de-sac radius shall be as small as practical down to a minimum radius of 50 ft.; 3) there shall be no sidewalks constructed; 4) no traffic study will be required; 5) a landscaping plan for the area within the cul-de-sac will be required; all of the above without waiving any other rights that the PB may have within the subdivision planning process. Tice seconded the motion and it was approved 4-0.

**Informal review of site plan for Gleason Library building project [Request of Library Board of Trustees Building Committee]**

Sally Swift and Mary Cheever of the Library Building Committee, Ellen Rauch, Gleason Library Director and Jon French, Library Architect were all in attendance. French presented a revised plan showing 33 parking spaces and drainage plans. The Board encouraged the committee to increase parking and suggested that additional spaces might be provided along the road.

The meeting was adjourned at 11:00 p.m.

Respectfully submitted,



Anja M. Stam  
Recording Secretary