



Town of Carlisle

MASSACHUSETTS 01741

Office of

PLANNING BOARD

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MINUTES May 10, 1999

Review of Planning Board positions available and nominees in Town Election (Election: May 18, 1999)

ANR Plan: 70 Lowell Road, Map 22, Lots 28 & 29, Robert Hilton, applicant

Request for approval of building construction on Lots 1 and 2 of Pine Meadow Definitive Subdivision Plan prior to Nov. 15, 2000, as specified in condition #1 of Certificate of Approval

Discussion of Warrant Article 29, proposed amendment to the Carlisle Zoning Bylaws – Child care uses to be allowed by right (3.2.2.3; 3.2.1)

Presentation of the Open Space Neighborhood article at Town Meeting

Discussion of trail easement on Aberdeen Drive

Notice of receipt of Preliminary Subdivision Plan for Hart Farm Estates, off Curve Street, map 28, parcels 6, 7A, 11 and 12 (Paul and Helen Hart, applicants) and assignment to review engineer

Discussion of organization of 1999-2000 Board

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

As this was Hengeveld's last meeting, Epstein thanked her for her five years of service to the Board and Town, particularly noting her outstanding leadership as Chair for the past year. Other members voiced their agreement.

Review of Planning Board positions available and nominees in Town Election (Election: May 18, 1999)

Tom Lane of 128 Bingham Road was present to learn more about the positions available on the Planning Board. He stated that he has been a resident of Carlisle for five years. He explained that he has no engineering background, but has been a trustee of a condominium association. Board members noted that this experience would be helpful to the Planning Board for reviewing common driveway covenants, easements and other agreements. Reid suggested that, as a write-in candidate, he should distribute stickers with his name and address printed on it. She also advised him to speak with the Town clerk to clarify the details. The Board encouraged him to send a letter to the *Mosquito* by Tuesday to announce his candidacy to the public. Mansfield noted that Linda Lineback, another write-in candidate, had recently expressed interest to the Town Clerk, but he had no information about her.

Minutes

Abend made a clarification to the minutes of April 26, 1999 and then **moved to accept the minutes as amended**. Tice seconded. The motion carried 4-0-2 with Epstein and Reid abstaining.

Budget

Tice stated that the budget looks good and explained that of the \$693 budget override voted at Town meeting, \$213 is allocated for the increase in the MAGIC bill.

Mansfield informed Reid of an upcoming MAPC (Metropolitan Area Planning Council) meeting on May 26th and encouraged her to attend as the Carlisle PB MAGIC representative.

ANR Plan: 70 Lowell Road, Map 22, Lots 28 & 29, Robert Hilton, applicant

The applicant, Robert Hilton was present for the discussion. Being an abutter, Holzman recused himself. Mansfield explained that the two lots, both owned by Mr. Hilton, were being reconfigured to provide proper setbacks and create two conforming lots. Hilton noted that the property is located within the Historic District and he has already received permission from the Historic Commission to relocate an existing stone wall. Epstein **moved to endorse the ANR plan for Robert Hilton by Stanski and McNary dated 4/12/99**. Tice seconded the motion and it carried 5-0-1 with Holzman recused.

Request for approval of building construction on Lots 1 and 2 of Pine Meadow Definitive Subdivision Plan prior to Nov. 15, 2000, as specified in condition #1 of Certificate of Approval

Mansfield informed the Board that the developer, William Costello, had planned on attending the meeting this evening, but had left a message today that he would not be able to do so. Mansfield also noted that ConsCom had written a memo to the PB recommending that the lots be retained until 11/15/2000. In a memo received today, the RecCom suggested negotiating an earlier release date with Costello, in exchange for a financial donation to a recreation fund. Mansfield noted that no other written correspondence had been received although the Municipal Land Committee has verbally suggested retaining the lots as leverage. The Chair of the Selectmen is reported to be negotiating directly with Costello to obtain sidewalks for the Town in exchange for earlier release of the lots.

The Board decided it should obtain written statements from the Selectmen and the Municipal Land Committee before acting on this request. Members also felt that the PB should be an active participant in any negotiations with Costello and Epstein offered to speak with Selectman Vivian Chaput regarding this issue.

Abend expressed concern over the general reaction against allowing construction on the lots prior to 11/15/2000. He felt it would be important to gather information and determine the value of the property before making such a decision.

Discussion of Warrant Article 29, proposed amendment to the Carlisle Zoning Bylaws – Child care uses to be allowed by right (3.2.2.3; 3.2.1)

Mansfield explained that the revised, proposed bylaw amendment would allow commercial childcare centers to be located in Town by-right, as mandated by state regulations. Family daycare facilities would require a special permit. Reid was concerned that the revised, proposed bylaw amendment does not make a provision for site plan review. Abend suggested that the Board recommend approval of this bylaw amendment provided that provisions for site plan review are added.

Abend **moved to reconsider the vote on the Planning Board recommendation for Article 29**. Tice seconded and the motion carried 5-1 with Holzman opposed.

Abend then **moved that the PB draft a recommendation on this bylaw amendment to support it under the condition that the Selectmen move quickly to provide a bylaw amendment to incorporate site plan review of**

child care facilities in section 7.6 of the bylaw. Tice seconded the motion. Reid was concerned about relying on the Selectmen to provide an amendment to incorporate site plan review and the Board discussed various options to ensure that this be implemented. Abend felt it was up to the Selectmen to move such an amendment because they are responsible for site plan review. Epstein suggested that the PB draft a letter to the Selectmen after Town Meeting offering to work with the Selectmen in drafting a bylaw amendment for site plan review.

After several attempts to amend the motion on the table, it was withdrawn and Abend then **moved that the Planning Board recommend approval of Article 29 with a strong recommendation that the Town adopt an appropriate site plan review process.** Tice seconded the motion and it carried 5-1 with Holzman opposed. The PA was asked to draft a recommendation with twelve copies for the Selectmen. Reid agreed to speak for the PB at Town Meeting.

Presentation of the Open Space Neighborhood article at Town Meeting

Abend suggested that it might be helpful if the PB chair voiced her support along with other Town Boards. Regarding procedure at Town Meeting, Abend will read the first paragraph of the Article and ask that reading of the remainder of the article be waived.

Discussion of trail easement on Aberdeen Drive

Holzman explained that he received a call from Jeff Bloomfield of Aberdeen Drive requesting him to look at a problem with a culvert under East Street. Holzman determined that the problem was small and because the culvert crossed East Street, DPW was able to remedy the situation. Holzman added that he walked the trail easement and found that the "No Trespassing" sign had been removed and that the trail was not ideal, but passable. He felt that the issue of the trail easement is not related to acceptance of Ice Pond Road. Hengeveld noted that Aberdeen Drive is part of the Ice Pond conservation cluster and that the trail easement was the benefit provided to the Town. She agreed that it was not related to the issue of acceptance of Ice Pond Road, but noted that the Selectmen feel it is a related issue because the homes on Aberdeen Drive have their frontage on Ice Pond Road. Board members agreed that Ice Pond Road has been properly constructed and therefore it can be accepted as a public road.

Notice of receipt of Preliminary Subdivision Plan for Hart Farm Estates, off Curve Street, map 28, parcels 6, 7A, 11 and 12 (Paul and Helen Hart, applicants) and assignment to review engineer

Mansfield informed the Board that this preliminary plan would be presented at the next meeting and the Board has 45 days to act on the plan. Hengeveld asked the Board to review their notes from the conceptual plan discussions and the PA was asked to include copies of the minutes pertaining to those discussions in the next meeting packet. The Board assigned Judith Nitsch Engineering as the review engineer. Epstein **moved to authorize the clerk to sign the contract with Judith Nitsch.** Tice seconded and the motion carried 6-0.

Discussion of organization of 1999-2000 Board

Abend **moved that Tice serve as interim Chairperson until the Board conducts its election of officers after the Town election.** Reid seconded and the motion carried 5-0-1 with Hengeveld abstaining. Abend then **moved that Epstein serve as Vice Chairperson until the Board conducts its election of officers after the Town election.** Reid seconded and the motion carried 4-0-2 with Epstein and Hengeveld abstaining.

Hengeveld noted that, in the past, performance evaluation of the Planning Assistant and the Planning Secretary has been conducted by the Vice-Chairperson. This has not been done this year and will need to be completed by the new Board.

Hengeveld commended the Board on its achievements in the past year including amendments to the Subdivision Rules and Regulations, improved communication with other Town boards and encouraging developers to approach the PB earlier in the development phase.

Board members were asked to be prepared to discuss scheduling of summer meetings at the next Board meeting. Reid reminded the Board that she will be leaving the country for six months beginning July 26, 1999 and suggested that the Board plan for her absence.

At 9:30 p.m. Tice moved and Abend seconded a motion to adjourn. The Board approved the motion 6-0.

Respectfully submitted,

A handwritten signature in cursive script that reads "Anja M. Stam".

Anja M. Stam
Recording Secretary