



Town of Carlisle

MASSACHUSETTS 01741

Office of

PLANNING BOARD

P.O. BOX 827
CARLISLE, MA 01741
(978) 369-9702

MINUTES

November 29, 1999

High Woods Conservation Cluster and Common Driveway Update
Review of Revised BOH Subdivision Regulations
Update on discussions regarding Carriage Way and Pine Meadow
Public Hearing: Amendment to Common Driveway Special Permit, Swanson Lane (Kimball Road), Map, Parcels 19, 19A and 6-19, David and Kristy Erickson, applicants
Request for administrative change to Tall Pines Definitive Subdivision Plan to use alternate gas traps in the catch basins (Request of John Melone, contractor)
Notice of receipt of Common Driveway Special Permit application for Lots 2 & 3, 646-698 Concord Street (Judith Pettit and John Dowcett, applicants) and assignment of review engineer
Discussion of procedures for adoption of Rules and Regulations for administering special permits for Personal Wireless Service Facilities
ANR Plan: 138 East Street, Map 22, Lots 62, 62B, 63C, 63D & 71, Theodore Treibick and Deborah MacDonald, applicants [Motion not to endorse plan approved 10/25/99]

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

The minutes of November 8, 1999 were reviewed and Lane moved to accept the minutes as drafted. Holzman seconded the motion and it carried 4-0.

Bills were circulated and Tice noted that he and Tom Lane would meet with the PA after the meeting to discuss budget issues. (*Epstein arrived.*)

High Woods Conservation Cluster and Common Driveway Update

Regarding the High Woods Conservation Cluster and Common Driveway "B" special permits, Mansfield noted that he has not yet received a revised deed or a maintenance agreement from the applicant, so he has not filed the decision. Mansfield discussed this with Alex Parra, attorney for the buyer of Lot 1, who is also working with Fleming and the Carlisle Land Trust.

The PA also noted that a letter was received today via fax from Barry Hoffman, requesting that Earth Tech review specified documents pertaining to the High Woods application. The Board directed the PA to forward the letter to Earth Tech.

Review of Revised BOH Subdivision Regulations

The PA noted that he received a memo from the BOH today, requesting PB feedback on the revised BOH subdivision regulations. They asked for comments by December 10th, in order to prepare for their public hearing on December 14th. Holzman agreed to review the regulations. He said he spoke with BOH consultant Rob Frado who stated that the revised regulations address grading issues in subdivisions, as well as in conservation clusters and SROSCs. The Board agreed to discuss the BOH regulations at its 12/13/99 meeting and report to the BOH on 12/14/99.

Update on discussions regarding Carriage Way and Pine Meadow

Epstein reported on a meeting he attended with William Costello and the Board of Selectmen. He stated that discussions are moving forward. Costello asked for Board action now regarding release of the Pine Meadow lots, but stated that the actual release could be effective as late as 5/1/2000.

Mansfield explained that he has not filed release of Pine Meadow Lot #2, because he was not sure if the conditions of release have been met. Epstein said that the Selectmen feel that the condition requiring that "the applicant and the Board of Selectmen reach a satisfactory conceptual agreement relating to the financial arrangements set forth in Costello's letter of 7/3/99 relating to the proposed Carriage Way Subdivision" has been met. Mansfield then asked for direction on how to proceed regarding release of the lots. He advised the PB to request a written memo from the Board of Selectmen. Epstein agreed to continue discussions with Costello and the Selectmen and to request such a memo.

Public Hearing: Amendment to Common Driveway Special Permit, Swanson Lane (Kimball Road), Map, Parcels 19, 19A and 6-19, David and Kristy Erickson, applicants

Applicant David Erickson was present as well as the following members of the public: Pat and John Kovach and Dennis and Jeanne Rainville of Swanson Lane; Karen and Bill Glazier of Kimball Road; Brigitte Senkler of Curve Street.

Mansfield noted that at the last meeting the applicant was asked to approach ConsCom regarding possible widening of the bridge, but he is not aware that such discussion has taken place.

Due to the fact that only five board members were present this evening, Erickson asked to continue the public hearing without taking testimony. He also asked if a new hearing and advertising would be required if the amendment required installation of a fire cistern.

Pat and John Kovach stated that they are abutters to the property and had not received notification. The PA noted that if this is the case, then the public hearing could be declared defective. (Following the meeting it was determined that the Kovaches purchased their home this spring and notification was sent to the previous owner, William Costello.)

The Board then discussed whether the previous advertisement for the common driveway amendment was sufficient to include the possible installation of a cistern. Epstein recommended readvertising the public hearing in order to prevent a defective hearing.

Epstein then moved to continue the public hearing to December 13, 1999 at 9:00 p.m. Holzman seconded the motion and it carried 5-0.

Request for administrative change to Tall Pines Definitive Subdivision Plan to use alternate gas traps in the catch basins (Request of John Melone, contractor)

The PA explained that the developer wishes to install fiberglass rather than cast iron gas traps. By consensus the Board agreed that the applicant should request an amendment to the approved Definitive Plan since the plan does not allow for an "approved equal."

Notice of receipt of Common Driveway Special Permit application for Lots 2 & 3, 646-698 Concord Street (Judith Pettit and John Dowcett, applicants) and assignment of review engineer

The Board agreed to assign Judith Nitsch Engineering as the review engineer.

Discussion of procedures for adoption of Rules and Regulations for administering special permits for Personal Wireless Service Facilities

Holzman distributed a draft of "Rules and Regulations Regarding Special Permits for Wireless Facilities." He explained that he used the common driveway rules and regulations as a basis for the format. He noted that this draft does not include a provision for implementing radio frequency testing. Tice noted that the Selectmen have not yet established a WAAC committee and he agreed to encourage them to do so. Tice also asked the PA and secretary to compile a list of wireless experts to be used as possible consultants. Mansfield recommended a "Request for Qualifications" and an interview before hiring a consultant. Holzman recommended Wireless World Magazine, Yankee Group or MAPC as possible sources for consultants. He also noted that MIT professors are sometimes used as consultants. Mansfield asked the Board what it expected of the WAAC. The Board thought the WAAC could provide technical expertise.

Mansfield noted that the bylaw will not take effect until it is approved by the Attorney General and added that the Town Clerk and the Wireless Committee currently disagree on the final wording of the bylaw. Mansfield distributed copies of the bylaw as it was submitted to the AG. The secretary will compile a draft of the regulations as proposed by Holzman for the Board's review at the next meeting.

ANR Plan: 138 East Street, Map 22, Lots 62, 62B, 63C, 63D & 71, Theodore Treibick and Deborah MacDonald, applicants [Motion not to endorse plan approved 10/25/99]

Applicant Theodore Treibick was present along with the following abutters: Fred Lewis of Bedford Road; Dian and Bill Cuccinello and Jane and Mike Kayat of East Street.

Mansfield noted that the current version of the ANR was submitted to him at 4:30 p.m. today and he believed it to be in order. As the Board reviewed the plan, it was noticed that one parcel had been reconfigured, but new dimensions were not given.

Fred Lewis felt that this engineer cannot be trusted and thought that even if the ANR plan is eventually endorsed, it will be a poor design. The Board asked Treibick if he would be willing to pay for a review of the plan by the Board's engineer. He agreed to this and the Board assigned Judith Nitsch to review the revised plan when submitted. The Board's engineer will check for closure, area and frontage of the parcels. Treibick agreed to grant an extension to the time to act.

Future meeting dates

January meetings were scheduled for the 10th and 24th.

At 9:35 p.m. the Board unanimously adjourned the meeting.

Respectfully submitted,



Anja M. Stam
Recording Secretary