



Town of Carlisle

MASSACHUSETTS 01741

Office of

PLANNING BOARD

P.O. BOX 827
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(978) 369-9702

MINUTES

September 25, 2000

- ANR Plan: Off Kimball Road (Swanson Lane Common Driveway), Map 29, Parcels 6-19 and 19A, David Erickson, applicant
- Continued Public Hearing: Definitive Subdivision Plan, Conservation Cluster and Common Driveway Special Permits for Great Brook Estates, Map 26, Lot 18 & Map 35, Lot 22Y, 195 Rutland Street, Albert I. Gould and Betsy E. Goldenberg, applicants (Approved with conditions 5/22/00)
- Discussion of alteration of drainage easement area within Lot 15, Pine Meadow Definitive Subdivision Plan, Maple Street, Map 13, Lot 76-15 (Plan approved 5/27/97)
- Review of Site Plan for #147 School Street to prepare recommendations to the Board of Selectmen in accordance with Sec. 7.6 of the Zoning Bylaws (submitted by Carlisle Congregational Church on 9/8/00)
- Discussion of possible amendment to Special Permit for Malcolm Meadows Senior Residential Open Space Community, 319 Stearns Street, to lower minimum age requirement and request waiver of fees (Request of Trustees)
- Request for Planning Board to consider relief from conditions of Buttrick Woods Conservation Cluster and Common Driveway Special Permits that require completion of driveways and utilities prior to issuance of occupancy permits (Request of Kevin Balboni)
- Request for acceptance of field change in High Woods Lane Common Driveway plans to accommodate requirements of Fire Chief for access to cistern (Request of Northwest Structures)
- ANR Plan: Off East Riding Drive (Carriage Way definitive Subdivision), Map 13, parcels 22 and 23, William Costello and Brian and Nancy Anderson, applicants

Chair Epstein called the meeting to order at 7:30 p.m. Members Hara, Reid and Zinicola were present. Planning Administrator George Mansfield and *Mosquito* reporters Iris and Chris Jones were also present. Abend and Holzman arrived after approval of the minutes. Member Lane was not present this evening and Epstein left the meeting at 10:10 p.m.

Reid moved and Hara seconded a motion to accept the minutes of 9/11/2000 with two corrections made to typographical errors on page three. The minutes were approved 4-0.

ANR Plan: Off Kimball Road (Swanson Lane Common Driveway), Map 29, Parcels 6-19 and 19A, David Erickson, applicant

The applicant was present as well as the following abutters: Patricia Kovach and Joanne Rainville of Swanson Lane.

Erickson explained that the purpose of the ANR was to combine parcels B2 and B3 with Lot 19A-1. Epstein noted that, in the future, it would be helpful to require book and page references for all easements shown on a plan. Kovach asked if this ANR would require an amendment to the trail easement or the common driveway agreement. Epstein noted that the trail easement crosses over Erickson's own land and is a private matter. Rainville asked about her liability where the trail easement runs over the common driveway. Erickson then explained that the purpose of the trail easement is to allow his family to retain pedestrian access to Kimball Road and not allow public access. The Board told Rainville that this ANR plan does not affect the recorded common driveway agreement. Epstein

then noted that the trail easement has not been recorded and therefore does not exist. He felt that the Planning Board could not endorse the plan with the proposed trail easement as "Approval Not Required."

After some discussion, Abend moved to endorse the Plan of Land in Carlisle, MA for David Erickson, dated September 15, 2000 as "Approval Not Required" with the understanding that the easement noted as a 20' trail easement on Lot 19-A-1 is a proposed pedestrian easement and is not existing. Epstein seconded the motion and it carried 5-1 with Holzman opposed.

Continued Public Hearing: Definitive Subdivision Plan, Conservation Cluster and Common Driveway Special Permits for Great Brook Estates, Map 26, Lot 18 & Map 35, Lot 22Y, 195 Rutland Street, Albert I. Gould and Betsy E. Goldenberg, applicants (Approved with conditions 5/22/00)

Betsy Goldenberg was present to verify that all documentation had been received and signed as required. The Board confirmed this, but made Goldenberg aware that no occupancy permits can be issued until common driveway construction is completed. Reid then moved to close the public hearing. Abend seconded and the motion carried 6-0.

Discussion of alteration of drainage easement area within Lot 15, Pine Meadow Definitive Subdivision Plan, Maple Street, Map 13, Lot 76-15 (Plan approved 5/27/97)

J. Heard and Kathleen Coyle of Maple Street were present. As an abutter to the site, Abend recused himself from this discussion. The PA was asked to determine if this item is scheduled on the Selectmen's agenda for 9/26/00. He will contact Planning Board members to attend this meeting if it is on the agenda. Mansfield also noted that this same lot owner has constructed two pillars within the roadway right-of-way. He drafted a memo to developer William Costello on 9/18/00 to make him aware of this problem.

Review of Site Plan for #147 School Street to prepare recommendations to the Board of Selectmen in accordance with Sec. 7.6 of the Zoning Bylaws (submitted by Carlisle Congregational Church on 9/8/00)

Kirk Ware was present as Chairman of the Congregational Church Building Committee. His engineer, Jody Borghetti of Stamski and McNary arrived during the discussion. Love Seawright of Indian Hill, Arthur Mills of Concord St. and Deb Belanger of Palmer Way were also present.

Mansfield explained that the Board of Selectmen has set a public hearing regarding this site plan for 10/10/00. The Selectmen must act within 60 days of closing the public hearing. Also, they may not act prior to receiving a recommendation from the Planning Board or 35 days from receipt of the application, whichever occurs first. In this case, the PA explained, the 35 days will have elapsed on 10/13/00.

Ware presented the plan and gave a general overview of the history of the site and the need to build a sanctuary. He noted that the Board of Appeals had already granted a variance for setback requirements and that more paved parking than necessary has been provided. Upon review of the plan, however, Reid noted that the parking spaces had been miscounted and in fact they were eleven short of the 134 spaces required. Abend proposed some possible alternatives to accommodate the additional spaces.

Deb Belanger, representing the Pedestrian/Bike Safety Committee, requested that the church consider a path along its frontage to ultimately link with a proposed path along School Street. Hara asked Ware to look into the possibility of providing a pathway with stairs to the adjacent school property. She suggested that if this is not desirable, then the steep area between the two properties should be landscaped to discourage pedestrian traffic and erosion.

Ware then addressed the September 21, 2000 letter from Judith Nitsch Engineering and stated that the church plans to respond to all items listed under the heading "Design Standards within Zoning Bylaws" as recommended by Nitsch. The Board asked that existing site lighting be added to the plan. The Board also felt that proposed lighting

of the parking lot might be insufficient and were concerned that those lights might be partially obstructed by tree cover. They recommended increasing the lighting on site while shielding it from abutting properties.

The Board asked Borghetti to respond to Nitsch's comments regarding drainage calculations. Borghetti stated that the site plan was designed according to the Stormwater Management Policy, which uses calculations for a ten-year storm. She did not feel it necessary to design for the 100-year storm. Borghetti agreed to discuss this and other items with Nitsch.

Ware asked for more direction regarding landscaping and screening of the site. He explained that abutters have requested retaining as much of the existing vegetation as possible. Mansfield noted, however, that the existing vegetation is primarily deciduous and he suggested requiring evergreen plantings as required in the bylaw. Abend asked for input from abutters regarding landscaping preferences.

The Board noted that a facility of this size requires a loading dock, but Ware stated that this would be unnecessary. He explained that the church is only equipped with a small kitchen and is not used for large functions or events. He stated that approximately 200 people visit the church on Sundays and on special occasions the church might be filled to its future capacity of 400.

Abend requested that sight distances along School Street be shown on the plan, but did not think that additional traffic studies would be necessary.

Mansfield was asked to forward a copy of the Judith Nitsch Engineering letter to the Board of Health and a copy of the septic design plan to Judith Nitsch. He was also asked to draft a memo to the Board of Selectmen indicating where the Planning Board is in the site plan review process for the Congregational Church.

The discussion was continued to 8:00 p.m. on October 23, 2000.

Discussion of possible amendment to Special Permit for Malcolm Meadows Senior Residential Open Space Community, 319 Stearns Street, to lower minimum age requirement and request waiver of fees (Request of Trustees)

The following residents of Malcolm Meadows were present: Bill Reeder, Howard Knuttgen, Nancy Rockstrom, Leonora and Albie Jarvis.

Reeder explained that members of the community feel it would be beneficial to amend the Special Permit for Malcolm Meadows SROSC to lower the minimum age requirement as stated in the recently amended bylaw. He added that they do not wish to incorporate the amendments made to size requirements at this time. Reeder also stated that the community has some funds to pay for advertisement of the public hearing, but requested that the application fee be waived. The Board agreed to entertain a public hearing and to waive the application fee.

Request for Planning Board to consider relief from conditions of Buttrick Woods Conservation Cluster and Common Driveway Special Permits that require completion of driveways and utilities prior to issuance of occupancy permits (Request of Kevin Balboni)

The following were present: developer Bruce Wheeler of Landwest, attorney Sean McCarthy, representing lot owner Kevin Balboni, and Shannon Hill, owner of 81 Buttrick Lane.

McCarthy explained that the building inspector has determined that Balboni's house is ready for occupancy, but will not sign the occupancy permit until the common driveway is completed as required by the special permit. McCarthy felt that the Board has discretion to waive this condition of the special permit and allow occupancy.

Hill stated that he expects his home to be completed in approximately four weeks and will also be requesting an occupancy permit at that time.

Epstein noted that according to a 9/25/00 letter from Stamski and McNary, driveway completion costs are estimated at \$67,735. In the absence of a bond or covenant, the Board cannot release lots until the driveway is completed as designed. Epstein informed the applicant that he has two options. The driveway and utilities could be completed or he could file for an amendment to the special permit and schedule a public hearing. Although Wheeler offered to provide security for driveway completion, Board members generally agreed that it would not be appropriate to accept a bond or covenant, given that the driveways are to remain private. The majority of the Board also indicated that they would not be inclined to amend the special permit to allow occupancy prior to completion of the driveway, utilities and other special permit conditions. They suggested that the developer use the time to complete the driveway rather than pursue an amendment.

(Epstein left the meeting and Reid assumed the chair.)

Request for acceptance of field change in High Woods Lane Common Driveway plans to accommodate requirements of Fire Chief for access to cistern (Request of Northwest Structures)

In a September 14, 2000 memo to the PA, Fire Chief Koning explained that he met with Joe March of Stamski and McNary and Peter Anderson of Northwest. At that meeting, they all agreed to expand the paved area in front of the fire cistern. Hara moved to accept this field change as shown on the fire cistern plan dated 8/15/2000. Abend seconded the motion and it carried 5-0.

ANR Plan: Off East Riding Drive (Carriage Way definitive Subdivision), Map 13, parcels 22 and 23, William Costello and Brian and Nancy Anderson, applicants

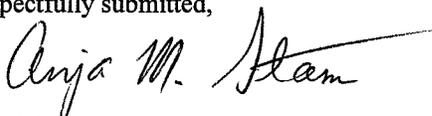
This ANR plan reconfigured Lots 6, 7, 8 and 9 so that Lot 8 now meets the new lot regularity requirement. To accomplish this, the plan creates eight new parcels to be recombined into four building lots. The plan also separates parcel X-3 from Lot 10 so that it may be conveyed to the Town. Mansfield noted that the applicant did not include the new parcels in determining the ANR application fee. Abend moved to waive the balance of the application fee as follows: \$50 for the parcel to be conveyed to the Town and \$150 for expeditious reasons. (This should have totalled \$250 if it was the intent of the Board to waive all fees not paid with the Form A application.) Holzman seconded the motion and it carried 5-0. Abend then moved to endorse the Plan of Land in Carlisle, MA prepared for William Costello and Brian and Nancy Anderson by Stamski and McNary, dated 8/28/2000 as approval not required. The motion was seconded by Zinicola and carried 5-0.

Inclusionary Housing Options

Reid and Hara reported that they will be meeting with the Housing Authority tomorrow (9/26/00) to discuss inclusionary housing options.

The meeting was unanimously adjourned at 10:25 p.m.

Respectfully submitted,



Anja M. Stam
Planning Board Secretary