



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

JANUARY 25, 1982

PRESENT: Coulter, Kumala, Chaput, Hannaford, Sillers,
Sauer, and Raftery

Previous Minutes

The minutes of December 7, 1981 were accepted as presented by unanimous vote. There being no quorum on December 21, 1981, there was no meeting and, thus, no minutes. The minutes of the January 4, 1982 meeting were modified to add the following as the next to last paragraph in the section on the DeBenedictis Petition:

"The consensus of the Planning Board was that the decision of the Planning Board was limited to the reason given for denial by the Board of Appeals in their minutes."

The January 4, 1982 minutes were unanimously accepted as modified above.

Munroe Hill Status

The Board has received two letters from Nelson Engineering, Inc., respectively dated January 5, 1982, and January 5, 1982 (both same date) certifying construction data on retention basins on Lots 15 and 16, Nathan Lane, and Lots 30 and 31, Aaron Way. CV&P letters of January 12, 15, and 21, 1982 were read. Discussion with Dave Crispin (CV&P), Deborah Gray (Four Seasons), Hal Warren (Four Seasons) then ensued. Mr. Warren indicated loose stones would be immediately addressed; other work may have to wait until Spring although some certification work on french drain may proceed. Mrs. Chaput asked if retention basins, as constructed, could pose any problems, aesthetic or otherwise since they are not built to plan specifications. Dave Crispin answered that he anticipated none. Deborah Gray offered to post a bond for completion of the subdivision (\$25,000.00) in exchange for release of the remaining unreleased lot, i.e., Lot 30. The issue of the french drain on the high bank, south side, of Nathan Lane was briefly discussed; that will be exposed tomorrow for Nelson to inspect and certify. Ms. Gray explained that the "bond" will actually be a reserve of \$25,000 invested in two repurchase agreements (commercial

paper) of \$13,000 and \$12,000 held for the benefit of the Town of Carlisle, Ms. Gray will attend to the Petroskey's concerns. Dave Crispin noted no problems with road construction when he walked it in October 1981. In exchange for letter reserve agreement, Four Seasons wants a release from the June 23, 1980 agreement. Their letter will be sent to Neil Melone, Esq. for his approval.

Motion by Kumala to release Lot 31 upon approval by Town Counsel of a letter agreement to be provided by Four Seasons for establishment of a \$25,000 reserve fund to complete items on CV&P's January 21, 1982 letter plus installation of french drain on high bank, south side of Nathan Lane. Seconded by Raftery. Motion passed 5 - 2, Chaput and Hannaford opposed.

Carlisle Land Trust

Application for Bates Farm Land for Approval Not Required Endorsement. Filing fee waived on a 6 - 0 unanimous vote (Raftery abstaining from votes on this matter). The plan was heartily endorsed by the Board as "Not Requiring Approval under the Subdivision Control Law."

OSRD Discussion

There seemed to be general consensus that multi-family idea be separately presented at Town Meeting as well as the idea of noncontiguous open space (similar to transferable development rights). The two-step process, i.e., special permit and then definitive plan, was the subject of a suggestion to be shortened, but some reservation was expressed as to a shortened time. Some differences between the Raftery and Kumala draft are: (1) homes association optional if no common land and (2) recreational land definition. On page 3, paragraph 3(c) may be clarified. A strong reservation was expressed as to the transferable development rights. The Cluster Zoning Subcommittee will meet at the Town Hall on February 1, 1982, at 8:00 P.M. to work on a draft for presentation by February 8, 1982. Coulter suggested all divisions have truncated remainders. That suggestion met general agreement.

Annual Report

It is in; all thought it good.

Budget

Level funding has been suggested by the Finance Committee with appeal to Town Meeting for any amounts over the sevel funding figure of \$3350.00. The bueget submitted by the Board was \$4700.00. A problem appears in the Town Accountant's report dated January 1, 1982, where \$232.44 is shown as engineering expenses whereas most Board members recall having endorsed accrued bills having a larger sum. The Board has taken in

\$210 in fees through January 1, 1982, and expended \$700+, but we cannot ascertain how much expense is attributable to applications. (Sara Andreassen will be contacted by Dick Coulter to ascertain how engineering costs are allocated to the Board.) Mrs. Chaput suggested changing the "Misc." category to "Office Supplies, Postage, Xerox, Notices, Etc." A water study, if feasible this year, will be proposed as a warrant article rather than as an addition to the Board's budget. Coulter will submit a revised budget: \$800 Misc., \$1200 for Secretary, \$1350 for Engineering for a total of \$3350.00. Motion by Chaput voted unanimous approval.

Planning Board Clerk, Etc.

Planning Board Clerk and other elections of importance to the Board:

Clerk - Dick Coulter will run advertisement in local newspapers once again. Election deferred for time being.

Chairman-elect - Hal Sauer was nominated and unanimously elected. The Chairman-elect assumed the Chairmanship for next meeting. (Raftery)

Warrant Articles

Space should be reserved for OSRD and lot shapes articles. Home occupations were briefly addressed. There was a concern as to how to identify and control abuse. It was suggested that an open meeting be held to solicit views of townspeople.

Lot Shapes

Hal Sauer showed two drawings which depicted lot shapes. Hal will revise proposal to reflect 40 feet all around the lot and present it at the next meeting. Discussion abounded on the 40 foot width and it served as food for thought for the next meeting.

Motion was made to thank Dick Coulter for a year as Chairman well done. Applauded unanimously.

Housing for the Elderly

Bids exceeded budget. Negotiations with Farmer's Home in process to effect compromises and it appears close.

The meeting adjourned at 11:25 P.M.

Respectfully submitted,

Thomas Raftery