



# Town of Carlisle

MASSACHUSETTS 01741

Office of  
PLANNING BOARD

## MINUTES

Meeting of April 13, 1987

Present: Sherr, Sillers, Leask, Tobin, Davis and Chaput

### Public Hearing - Hayes Farm Subdivision, Section 2

The hearing opened at 8:15 P.M. The subdivision plan shows a proposed extension of previously approved subdivision road (dead end) onto the Bisbee property. The plan was presented by Bill McNary. Road to have 18-foot pavement width. Lot total is 15 for Phases 1 & 2. Waivers (requested in writing) were requested as follows:

- Rules & Regs:
- 1) Names and addresses not shown on plan (for abutters).
  - 2) Red ink not used on original drawings.
  - 3) Road length (2520') greater than 1000 foot limit in rules and regs (eliminated in General Bylaws).
  - 4) 5b2 - says 24 foot width.
  - 5) No bike footpath (Phase 1 did not have any).

Question by Member Steve Tobin: Trails to Spencer Brook and Concord (along existing cart path) will be included as easements in deeds to affected lots? (Lots 14, 15 and 10 prior to subdivision approval.)

Question by Member Leask: Accuracy of flood hazard zone on plans. Mr. McNary feels his methods of establishing flood line at elevation 147 are accurate.

Public comments: 8:40 P.M.

Janet Turley - Concord Street: Commended Concord residents for their past efforts in helping Carlisle, and saying they have valid concerns. Wanted to know if concessions were made by Planning Board to allow Bisbee parcel to be purchased by Carlisle. Member Sherr replied no.

Mrs Perry of Concord: She is concerned about pollution of Spencer Brook headwaters. A group in Concord has been working for 15 years to preserve their part of Spencer Brook. Mr. McNary explained septic system design and safeguards against water pollution.

Judy Lane - Concord Street: Thought that not as much care was taken in this subdivision as for Elizabeth Ridge, in terms of planning. Didn't see the benefit to the town of granting waivers in this case. Questioned relationship of this project to DEQE appeal for road. Mr. McNary explained they were completely separate.

Catchbasins will all have gas traps.

Mrs. Lane wanted to know what will happen if the Board turns down the road extension. Is the sale of the Bisbee land to the town contingent in any way on the approval of this extension? Mr. Tocio said no.

Victor Tyler - Westford Road, Concord: He wanted to know the normal level of water in the swamp. (Mr. McNary replied it is 145 feet.) Mr. Tyler claimed that last week (Thursday, April 9) the water level was at 150 feet, whereas predicted flood level is 147 feet. Concern of abutters is flooding of the stream.

Chip Dewing - South Street: He wanted to know why two separate plans for subdivision were presented instead of one. Mr. McNary answered that the Bisbee land was not purchased in time to include it.

Mr. McNary said DEQE superseding order of conditions should be issued within two weeks. Mr. Dewing urged a walk on the land to witness the high water level.

Ms. Skauen-Hinchliffe asked about Army Corps of Engineers application. Mr. McNary answered it will be filed after Orders of Conditions are issued by DEQE. She asked also about safety of long road with 15 houses. Mr. Sherr answered that would be a consideration in granting a waiver. In response to question of bridging the wetlands, McNary said it would cost four times as much as filling. Also damage to the wetlands would be done during construction.

Mrs. Lane asked about putting fewer houses in, to lessen the impact. Mr. McNary estimated 2/3 of the new five lots are uplands and 1/3 wetlands. No estimate of amount of material to be moved in changing contours for roads and house lots.

The Public Hearing closed at 9:15 P.M.

Public Hearing - Spencer Brook Realty Common Driveway on Concord Street

The public hearing opened at 9:15 P.M. The plan, for five house lots, was presented by Bill McNary. One common drive will serve all five houses to minimize dangerous entries onto Concord Street. There are also very steep grades (10 to 15%) down from Concord Street, especially at the Bisbee end.

There were no questions from the Board.

Public comments:

Attorney Charles Merrill of Chelmsford representing the Howes (abutters): There is a discrepancy on lot lines between the two properties. It is being surveyed for the Howes presently. Engineers will then get together to discuss it.

Paul Macone (abutter) also has a lot line problem. There is an 18,000 square foot area in question. Mr. Perly has been retained as surveyor. Plan done for Mr. Doerfer last September by Nelson Engineering has significantly different lot lines. Asked Board to wait the full 90 days until engineers can iron out differences. If lot line is incorrect. 250 foot circle would not fit in Lot 5A.

Mr. Sherr pointed out the Building Inspector determines if lots are buildable or not. Mrs. Chaput said that we must trust the engineers' drawings.

Mr. Macone objected to the common driveway being approved until the lot line location is decided, or the full 90 days.

Janet Turley of Concord Street presented information (documents) on a 10 year old boundary question abutting the Macone property on the other side.

The plan shows a 16 foot common drive, crusher surface (not paved). It will be named, but no name has been chosen yet.

Jim Foote of 820 Concord Street questioned the safety of access to Concord Street. Width of driveway will be 40 feet at Concord Street. Sight lines are better to the north than south (large tree in the way).

Land will be staked on Wednesday. Concord Street is a scenic road.

Judy Lane spoke on behalf of a trail on the property, to give access to the Bisbee land. Mr. McNary said he has alerted Mr. Hamilton (also in attendance).

The public hearing closed at 9:47 P.M.

#### Elizabeth Ridge

Lot 30 is to be included in common driveway, but may not be used for access. Mrs. Chaput suggested that new special permit be filed. Lisa Bergemann, a representative of the bank, said the amended covenant would be sufficient.

Motion to accept the change in the covenant made, seconded and passed unanimously.

#### Lot Releases for Elizabeth Ridge

Lisa Bergemann represented the Concord Co-operative Bank. The bank proposed to post a bond for the amount necessary to complete the road. Mrs. Chaput pointed out that the Board retains 10% of the bond until after the town accepts the road. A letter from CV&P dated April 1, 1987 stated the cost to complete the road was \$254,000, including a 20% contingency.

A motion was made and seconded to accept the Performance Bond secured by Bank Passbook from the Concord Co-operative Bank in the amount of \$254,000 to assure the completion of Elizabeth Ridge on the condition that the applicant understands and has added to the declaration an agreement of understanding that 10% of the performance bond will be withheld until such time as the road is accepted by the town. In exchange for the performance bond, the motion also included a release of the covenants on Lots 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40 and 41. The passbook number for the bond is: 114000012.

The motion passed unanimously.

#### Patch Meadow - Release of Lot 7

Lots 2 and 3 were previously released. The remaining five lots will still be held by the town. The builder certified in a letter that the lot has access for service and emergency vehicles.

Mrs. Chaput moved that we release Lot 7 in Patch Meadow on the assurance by the developer that adequate access exists for service and emergency vehicles. Five lots are still held by the Town of Carlisle. The motion passed unanimously.

#### Minutes of March 23, 1987

Under Housing Assessment Committee, Gallagher should be Galligan. Motion to approve with change was made, seconded and passed unanimously.

Soil Conservation Service

Mrs. Chaput reported on meeting with Soil Conservation Service of Middlesex County regarding soil maps. The Board will acquire for \$10 a report and set of maps on Carlisle's soil types. This information will allow us to identify prime agricultural lands, as well as aquifer recharge areas. It will probably not be definitive on a lot-by-lot basis.

Town Office Study

Sylvia and Jack spoke to Building Committee on the selection process for the Town Offices. They are working to define space needs for all town bodies, and were asked to share this information with the Planning Board. The Building Committee has not rated existing buildings yet. State requirements for secure document storage are a problem in existing structures.

Planning Assistant

Steve Davis noted that we could place an ad for an administrative planning assistant in the next week. He will write up a job description and talk to Lori Stokes to get her approval. The add will be placed in the "Mosquito" and the "APA News".

Flood Plain Maps

Jack Leask spoke about new flood plain maps. We were supposed to be considering these for approval. Discussion should be placed on the agenda for the next meeting.

The meeting adjourned at 10:55 P.M.

Respectfully submitted,

Steve Tobin