



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

Meeting of September 14, 1987

Members Present: Sherr, Raftery, Sillers, Tobin and Davis

The minutes of August 10, 1987 were approved with the following amendments:

Page 2 - Section 5.C.1.a. Bike/Footpaths - Condition #2 should read:

trail easement connections between the cul-de-sac and the western subdivision boundary to be shown on the plan on Lot 14, such easements being granted to the Town;

Page 3 - Preliminary Subdivision Plan Discussion - C. Boiteau, East Street Subdivision - Line #7 beginning "S. Tobin said" should be corrected to:

S. Tobin said he does not believe the road placement will be acceptable and that the sight lines are not good.

The correction to Condition #2 will also be made on the document filed with the Town Clerk.

The members authorized payment of bills as presented.

Elizabeth Ridge House Numbers

Responding to a request from the Building Inspector, the Board decided that the numbering of the houses in Elizabeth Ridge Subdivision should begin at the "dump end".

Carlisle Planning Board Rules and Regulations Governing the Subdivision of Land 1986 - Amendments

The Board noted that no action had been taken on a request from the Fire Chief to amend the Carlisle Planning Board Rules and Regulations Governing the Subdivision of Land 1986 fire protection section to require that no lot within a subdivision shall be further than 1200 feet from an adequate source of water. The Board decided to so amend the Rules and Regulations. The Board also decided to ask the Fire Chief if he would like amendment of the Rules to require storage tanks with a minimum capacity of 10,000 gallons instead of 5,000 gallons. (Later in the meeting, the Board added to these items an amendment to bring the time for consideration of Preliminary and Definitive Plans into accord with the statute and possible amendments of the fee amounts.) A public hearing will be scheduled when the complete information is ready.

Perry Application for Public Hearing

Regarding an Application for Hearing submitted by H. Russell and Elsie R. Perry for amendment to special permit for common driveway approved June 11, 1985, for a 21.9-acre subdivision-ANR on Lowell Street, the Board voted unanimously against a motion by T. Raftery seconded by S. Sillers that the request constituted a significant change in the special permit. The Board decided to inquire of the Historical Society and of the Town Clerk if there is any conflict with an existing name or if another name would be more appropriate.

Boiteau - Preliminary Subdivision Plan, East Street

A continued discussion was held on the "Preliminary Subdivision Plan, East Street Subdivision, Carlisle, dated 6/26/87 by Westcott Site Services, 240A Elm Street, Davis Square, Somerville, Mass.". Mr. Boiteau explained that he had requested extension of the time for Planning Board action on this matter to allow Board members the opportunity to visit the site. He has not made any changes to the Plan. He has met with the Conservation Commission concerning the pond and there do not appear to be substantive issues to be resolved. All proposed houses are at least 100 feet from the wetlands. One drive will cross the wetland and serve the back three lots. Mr. Tobin asked if the back lots are accessible only by creating a common drive. Ms. Chaput said there is more division of land than in any previous project since the only access is through a wetland. The applicant said that there are eight lots in 20 upland acres with houses well spaced and well set back. Extending the subdivision road will require pushing houses into the wetlands buffer zone. The design of the subdivision is to utilize all of the upland. Ms. Chaput said she is not convinced that waiving the road length is appropriate; in this case, it appears to be a strictly economic consideration. The applicant said the deep holes indicate ideal soils for septic systems. There are three wetland crossings between the road and the common driveway. The lot length makes it difficult to develop the lot with a short road. The impact on existing dwellings is minimal. There is no potential for the subdivision's expanding. The curve in the road is to maintain the potential for subdividing one parcel. Mr. Raftery objected to a "reverse pork chop lot." Mr. Boiteau said he is willing to swap land with the abuttor to create for each a regularly-shaped lot. During a discussion of the possibility of the Conservation Commission's requiring relocation of the road, Mr. Boiteau said that if the road is not moved, the wetland will be replicated on one of the crossings.

A member of the public asked if the applicant has considered a trail connecting the Jim Davis lot with the public land. Mr. Boiteau replied that in his experience the public abuses the trails. He said he believed that development with cul de sacs creates privacy and safety, with which public access by trails interferes. A member of the public said that public access to the state forest will be blocked by the subdivision. Mr. Boiteau responded that he resists facilitating public access through the subdivision particularly because he plans to live in the subdivision and feels a responsibility for providing privacy and safety for the subdivision residents. Mr. Tobin pointed out that as a resident, Mr. Boiteau will be a member of the community, and that the trails are very important to the Carlisle community.

Ms. Chaput urged that the development be designed to reduce the impact on the house on the street and on the Davis house.

There was general agreement that a land swap would help with all of the concerns expressed by the Board members. A neighbor reported in Mr. Davis' absence that Mr. Davis thinks that the first house should be moved farther back. Mr. Tobin expressed a possible concern about the placement of septic systems. Action on this matter was deferred until completion of the agenda.

Brandhorst ANR

Mr. Sherr noted that there was no fee with an "Approval Not Required" plan entitled "Plan of Land in Carlisle, Mass. for Brandhorst," dated Aug. 27, 1987 by Stamski and McNary, and rejected submission of the plan because it is incomplete.

ANR - Aoki

On motion of T. Raftery seconded by S. Tobin, the Planning Board voted unanimously to endorse a plan entitled, "Plan of Land in Carlisle, Mass. as drawn for Kay Aoke," dated Aug. 1987 by D & A Survey Associates Inc. as Approval Not Required.

ANR - Morrison

On motion by T. Raftery seconded by S. Sillers, the Planning Board voted unanimously to endorse a plan entitled, "Plan of Land in Carlisle, Mass. Owner: David and Beverly Morrison," by Nelson Engineering Civil Engineers, dated June 18, 1987.

ANR - Savran

On motion by T. Raftery seconded by V. Chaput, the Planning Board voted unanimously to endorse a plan entitled, "Plan of Land in Carlisle, Mass. for Savran," dated Sept. 11, 1987, by Stamski and McNary, Inc.

Lot Releases - Patch Meadow

After a discussion with a representative of the Covenantor, on motion by R. Raftery seconded by S. Davis, the Planning Board voted unanimously to release Lots 4, 5, and 6 from the restrictions of a Covenant for a definitive plan of a subdivision of land entitled Patch Meadow plan designed by Stamski and McNary, dated July 31, 1986 and owned by Emmanuel Tripodakis, land located off Rutland Street and showing eight proposed lots.

Lot Releases - Rodgers Road

After discussion with a representative of the Covenantor, on motion by R. Raftery seconded by S. Sillers, the Planning Board voted unanimously to release Lots 7, 8 and 8A from the restrictions of a Covenant for a definitive plan of a subdivision of land entitled, "Rodgers Road, plan by Stamski and McNary, Inc. dated Jan. 27, 1986 and owned by J.N. & S.A. Williams, located off Stearns Street, Carlisle, and showing 9 proposed lots."

Discussion - Town Offices and Elderly Housing

During discussion of the Town Offices and Elderly Housing, Mr. Raftery agreed to contact the Selectmen to request that a Selectman speak with the Planning Board at the September 28, 1987, meeting about the proposed swap of land between the Congregational Church and the Banta land. Ms. Chaput reported that there will be an article at the Special Town Meeting to establish a Housing Authority, and that a public meeting on this article will be held in the near future.

Denial of Boiteau Preliminary Subdivision Plan

On motion by S. Sillers seconded by T. Raftery, the Planning Board voted unanimously to deny the plan entitled "Preliminary Subdivision Plan, East Street Subdivision, Carlisle, dated 6/26/87 by Westcott Site Services, 240A Elm Street, Davis Square, Somerville, Mass." because the length of the road does not comply with the requirements of Section 4. Design Standards 5. Deadend Streets Subsection a. of the Carlisle Planning Board Rules and Regulations Governing the Subdivision of Land 1986.

Planning Board Business

On motion by S. Davis seconded by T. Raftery, the Planning Board unanimously voted that the Planning Board authorize the payment to Elaine Olden, Administrative Planning Assistant, of amounts as billed and approved by the Planning Board of \$9.66 per hour for an average 19.9 hours per week.

On motion by T. Raftery seconded by S. Davis, the Planning Board voted unanimously to authorize the installation of a telephone in the Town Offices for Planning Board use, with service to be comparable with the service of other Town Office telephones. Mr. Raftery agreed to provide an answering machine for this telephone.

On motion by V. Chaput seconded by T. Raftery, the Board voted unanimously to reimburse the Administrative Planning Assistant \$60 for registration fee for a seminar entitled "Land Planning and Development in Massachusetts" to be held in Westboro on September 24, 1987.

On motion by T. Raftery seconded by S. Davis, the Planning Board voted unanimously to send a letter to Stephen Davis of the MEPA unit requesting that DEQE be required to conduct a Generic EIR of packaged sewer treatment plants for single-home subdivisions.

The members instructed the Administrative Planning Assistant to inform an inquirer about developing land on Woodbine Road that the Board will consider a written submission of his proposal.

On motion by T. Raftery seconded by V. Chaput, the Planning Board voted unanimously to send a letter prepared by S. Tobin to the Massachusetts Federation of Planning and Zoning Boards concerning Comprehensive Permits.

The Board informed Mr. Boiteau of its decision to deny the Preliminary Plan and responded briefly to his questions about the denial.

After discussion with the Administrative Planning Assistant about the relation of her position to the position of the Board secretary, it was generally agreed that while the administrative position does not carry any supervisory responsibilities, nonetheless the availability of the Assistant implies a leadership role. Mr. Sherr agreed to contact the Board secretary to explain the secretarial duties as they relate to the administrative duties.

Respectfully submitted,

Elaine Olden
Administrative Planning Assistant