



Town of Carlisle

MASSACHUSETTS 01741

Office of

PLANNING BOARD

MINUTES

Meeting of February 25, 1988

Present: Sillers, Chaput, Raftery, Sherr, Davis, Tobin, Leask and Admin. Assist. Olden

Common Drive Special Permit - Ice Pond Road

Public hearing on the application of Charles Boiteau for a Special Permit pursuant to Section 5.H.3 of the Carlisle Zoning Bylaws for a Common Drive to serve four (4) lots:

Information presented on behalf of the Petitioner:

Three back lots will share in a Maintenance Agreement. The fourth lot will be burdened by the easement but will not use the common drive.

The common drive will cross an intermittent stream at the narrowest point, with 400 square feet of wetlands filling.

The common drive will be built to the same standards as a subdivision road except for the width.

Because the Conservation Commission wanted more room between the edge of the pavement and the edge of the wetlands (25 feet) the cul de sac from which the common drive will exit is reduced in diameter to 110 feet (55 foot radius) from the subdivision standard and will require a waiver on the definitive plan.

The common drive easement will be 20 feet wide, with 2 foot aprons to be seeded and loamed. The drive is approximately 450 feet from the right of way at the cul de sac to the entrance onto Lot 4.

All four lots will be served by the common drive

The application package does not contain a plan showing alternative means of access to the lots served by the common drive.

A revised alignment of the common drive is to be submitted.

A turning template was used on the reduced cul de sac for tractor trailers and for WB-20 trucks.

The Petitioner would prefer not to pave the center of the cul de sac.

No plan has ever been produced to show alternate access to the lots.

After the Planning Board requested that a plan showing alternate access to the lots be submitted, the chairman continued the hearing until March 24, 1988 at 9:00pm.

Public hearing on the application of Charles Boiteau for a Special Permit pursuant to Section 5B.5a(1) to construct a pond over .5 acre in a Wetland/Flood Hazard District:

Information presented on behalf of the Petitioner:

The pond will hold 13,000 gallons. It will have a 3:1 side slope and a five-foot chain link fence. It is no longer intended that it be used as a fire pond. It will consist of 1.13 acres. The excavated material is all to be used on the subdivision site. A description of the water flow was given. The construction of the pond will not impact the natural flow of water in the area. The pond is designed to maintain the water at the prevailing ground water level. Siltation and flotation will be controlled by hay bale dams. The hearing was continued until March 24, 1988 at 9:15pm.

Ice Pond Road Subdivision - Continuation of Discussion

A change has been made in the layout of the subdivision road. Further discussion of this plan was postponed until later in the meeting.

Patch Meadow - Lot 8

After determining that the value of the one lot which remains as performance security and that an amount being held by the developer's attorney is sufficient for the cost of completing the subdivision as estimated by CV & P

(\$64,000), and that the surface of the road presently affords access to all lots in the subdivision, on a motion by T. Raftery, seconded by S. Sillers, the Board voted unanimously to release Lot 8, Patch Meadow, from the restrictions of the covenant.

Interviews by Selectmen

As the Selectmen joined the Board to conduct interviews of firms which had submitted proposals for preparation of planning studies in connection with the site selection for existing and/or new facilities for Town Offices and Post Office, T. Raftery announced that because his firm is general counsel for one of the proposing firms, he would not participate in the interviews.

The meeting proceeded with Selectmen Hal Sauer and Grant Wilson, all Planning Board members except Mr. Raftery, and with George Foote participating as a member of the committee which reviewed the proposals before the interviews.

After interviewing the following firms: HMM Associates, Inc., with John Brown Associates; BSC Group; and RPPW, Inc., with Dewing and Schmidt Architects, Inc., and after discussion with Planning Board members and Mr. Foote, the Selectmen selected HMM Associates, Inc., and instructed Mrs. Olden to request that firm to prepare a contract for signature by the Board of Selectmen.

Ice Pond Road Continued

After discussion of some details of the plan, the Board proceeded to vote on the requests for waivers in the requirements of sections of the Carlisle Planning Board Rules and Regulations Governing the Subdivision of Land, 1986 as follows:

On motion by S. Sillers, seconded by V. Chaput, the Planning Board voted unanimously to grant the waiver for Section 3.b.2. [black India ink on tracing cloth]

On motion by T. Raftery, seconded by S. Sillers, the Planning Board voted unanimously to grant the waiver for Section 3.B.2.C.10. [colored ink]

On motion by V. Chaput, seconded by S. Sillers, the Planning Board voted unanimously to grant the waiver for Section 4.A.3.d. [curb radius at intersection]

On motion by S. Sillers, seconded by T. Raftery, the Planning Board voted unanimously to deny the waiver for Section 4.A.5.a. [1,000 foot dead-end street]

On motion by V. Chaput, seconded by S. Davis, the Planning Board voted unanimously to deny the waiver for Section 4.F.3. [chain link fence]

On motion by S. Sillers, seconded by V. Chaput, S. Sillers voted to grant the waiver for Section 5.c.; V. Chaput, T. Raftery, S. Davis and S. Tobin voted to deny the waiver. [bike/footpath]

On motion by T. Raftery, seconded by S. Davis, V. Chaput, T. Raftery, S. Davis and S. Tobin voted to deny the waiver for Section 4.B.3; S. Sillers abstained. [trail easement]

On motion by T. Raftery, seconded by V. Chaput, the Planning Board voted unanimously to disapprove the definitive plan for the following reasons: (1) The plan does not meet the requirements of the following sections of the Carlisle Planning Board Rules and Regulations Governing the Subdivision of Land 1986: Sections 4.A.5.a; 4.B.3; 4.F.3; 5.C; and (2) The Board of Health has reported that the plan does not comply with the recommendations of the Board of Health and as such requires that the Planning Board disapprove the plan.

Lot Shape Bylaw

Because of the lateness of the hour, discussion of a lot shape bylaw to be presented at Annual Town Meeting was postponed until another meeting. The Board instructed Mrs. Olden to reserve a place on the Town Meeting Warrant for the matter.

Minutes February 8, 1988

On motion by S. Tobin, seconded by S. Sillers, the Board voted unanimously to approve the minutes of February 8, 1988 as presented.

Budget FY89

Chairman Sherr reported that, in a conversation with Roberta Spang, chairman of the Finance Committee, he learned that the Finance Committee has restored the original amount for "Clerical" to the Planning Board budget and that the Finance Committee believes that, because the position of Planner was the result of a Town Meeting vote for FY88 and an amount for that position was not in the FY88 budget, it is not appropriate for the Finance Committee to approve the requested 5% increase in the Planner budget item. After discussion, it was agreed that the implication of this report about the Planner budget item is that in FY89 the Planning Board may spend an amount which represents a 5% increase over the FY88 amount, or \$10,694, to be funded as follows: \$7,887 from

the FY89 budget and \$2,807 from the unexpended FY88 funds in the warrant article for the Planner appropriated at the 1987 Annual Town Meeting for the services of the Administrative Planning Assistant.

Flood Insurance Rate Maps

On motion by T. Raftery, seconded by S. Davis, the Planning Board voted unanimously to authorize expenditure of no more than \$500 to have maps prepared to demonstrate the revision of the flood insurance maps at a public hearing and at Annual Town Meeting. Discussion of the necessary zoning bylaw amendment was postponed until another meeting.

Respectfully submitted,

Elaine H. Olden
Administrative Planning Assistant