



Town of Carlisle

MASSACHUSETTS 01741

Office of

PLANNING BOARD

MINUTES

April 11, 1988

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

Minutes

On motion by T. Raftery, seconded by S. Sillers, the Planning Board voted unanimously to accept the minutes of the March 24, 1988, meeting as presented.

Town Meeting Presentation

After discussion during which T. Raftery said that he is working with the materials from the town offices planning study to prepare a presentation to be made at Town Meeting, the Planning Board decided to vote on a site recommendation after the consultant's presentation scheduled for April 21, 1988.

Hayes Farm ANR

On motion by S. Tobin, seconded by S. Davis, S. Tobin, S. Davis, P. Sherr, and S. Sillers, voted to endorse a plan entitled "Plan of Land in Carlisle, Mass. (Middlesex County) For: Hayes Farm Partnership" dated March 23, 1988, by Stamski and McNary, Inc., 80 Harris Street, Acton, Mass. "Approval Under the Subdivision Control Law Not Required". Mr. Raftery voted in opposition. After the vote, T. Raftery noticed that the check for the fee had not been signed. On motion by S. Tobin, seconded by S. Sillers, the Planning Board voted unanimously to reconsider the vote to endorse the plan. On motion by T. Raftery, seconded by S. Davis the Planning Board voted unanimously to deny the plan for failure to file a proper application.

Lane's End ANR

The Planning Board rejected a plan entitled "Land Court Plan of Land in Carlisle, Mass. (Being a Subdivision of Lots 11 & 12, l.c.c. 23,415) (Middlesex County)," dated March 21, 1988, by Stamski and McNary, Inc., 80 Harris Street, Acton, Mass., submitted for endorsement "Approval Under the Subdivision Control Law Not Required" because

the application was improperly filed, the fee check not being signed.

Bylaw Review

In response to a Planning Proposal submitted to the Board by Mrs. Olden, the Board expressed interest in a planning session with the Bylaw Review Committee, suggested either the second meeting in May or the first meeting in June for scheduling possibilities, and instructed Mrs. Olden to place the proposal on the agenda again after election. During discussion, George Foote, a member of the Bylaw Review Committee who was attending the Board meeting, commented that the Bylaw Review Committee would be delighted to participate in such a planning session.

Billerica Egg Farm Plan

In response to Mrs. Olden's report of a conversation with Billerica Planning Board member alerting the Board to a proposal for the "Billerica Egg Farm" on the Carlisle town line, the Board instructed her to get a copy of the proposal and to identify the location.

Procedural Rules Discussion

After discussion about Section I.H.2.(e) in the Procedural Rules of the Carlisle Planning Board regarding Special Permits for Common Driveways as amended through January, 1981 which references the possibility of a public hearing under the Scenic Roads statute, the Board agreed that the reference is inappropriate and should be deleted in the revision which is presently being prepared.

Public Hearing Canterbury Court

The Public Hearing concerning a proposal that the Selectmen lay out and the Town accept Canterbury Court was called to order by Chairman Sherr at 8:35p.m.

On a motion by T. Raftery, seconded by S. Sillers, the Board voted unanimously to recommend to the Selectmen that Canterbury Court be accepted by the Town. Mrs. Olden was instructed to compare the deed description with the text of the layout.

Public Hearing closed at 8:40 p.m.

Suffolk Lane Extension

After noting a letter dated April 5, 1988, from Eric L. Fleming, owner of Suffolk Lane Extension, requesting a waiver from the requirement of Section 5, Paragraph G, "Monuments" of the Rules and Regulations Governing the

Subdivision of Land to allow the use of concrete bounds instead of stone, and a letter dated April 8, 1988, from John S. Anthony, Civil Project Manager with Cleverdon, Varney & Pike, Inc., recommending grant of the waiver with certain conditions, on motion by T.Rafertry, seconded by S. Davis the Board voted unanimously to grant the requested waiver.

Public Hearing Suffolk Lane Extension

Public Hearing concerning a proposal that the Selectmen lay out and the Town accept Suffolk Lane Extension called to order by Chairman Sherr at 8:45 p.m.

After a lengthy discussion of problems with the construction of the road at the Suffolk Lane Extension reported by Thomas and Kathleen Wester in a letter dated April 5, 1988, and in person by Mrs. Wester, the Board agreed with the owner of the road, Eric L. Fleming, to defer action on recommendation concerning acceptance of the road by the Town until the problems are corrected to the satisfaction of Gary Davis, Acting Superintendent of the Department of Public Works, as well as Mr. and Mrs. Wester.

Public Hearing continued to April 21, 1988, at 8:00 p.m.

Suffolk Lane ANR

On motion by T. Rafertry, seconded by S. Davis the Planning Board voted unanimously to endorse a plan entitled "Plan of Land in Carlisle, Mass. (Middlesex County) for: The Fleming Corp." dated February 15, 1988, by Stamski and McNary, Inc., 80 Harris Street, Acton, MA "Approval Under the Subdivision Control Law Not Required," reserving the last signature contingent upon the Town accepting Parcel G-1 as a way and receiving the deed for Lot 51B.

Bylaw Public Hearing - Section 2.B

Public hearing concerning a proposal to amend the Town of Carlisle Zoning Bylaws by adding the following sentence at the end of Section 2.B. Location of Districts: "This map further amended on May 2, 1988; by adoption of the Flood Hazard A District as shown on maps entitled "Preliminary Flood Insurance Rate Map (FIRM) for the Town of Carlisle, Middlesex County, Massachusetts," dated October 29, 1986, effective date May 17, 1988" called to order by Chairman Sherr at 9:11 p.m.

Using a map prepared for the purpose by John E. O'Donnell & Associates, the Board members demonstrated that the effect of the proposed bylaw is to incorporate the data on the Preliminary Flood Insurance Map by redrawing the

boundary of the Wetland/Flood Hazard District so that the boundary line at any point is the more restrictive of the boundary lines of the Wetland District Map dated May 5, 1976, and the Preliminary Flood Insurance Map.

Public hearing closed at 9:24 p.m.

On motion by T. Raftery, seconded by S. Davis the Planning Board voted unanimously to recommend adoption of the Flood Hazard A District as proposed.

Bylaw Public Hearing - Section 4.A.3.c.

Public Hearing on proposal to amend the Town of Carlisle Zoning Bylaws by inserting the following section as Section 4.A.3.c.: "The site of the dwelling shall be completely within an ellipse, which ellipse shall (1) be completely within the lot; (2) have an area of at least 1.12 acres; and (3) have a minor dimension of at least one hundred and fifty (150') feet. This requirement shall not apply to lots of record on the effective date of this section of the zoning bylaw."

George Foote of the Bylaw Review Committee explained the concept as follows: The area in the ellipse is approximately the area which is presently required for pork chop lots. The ellipse is less restrictive because it can be compressed.

Brigitte Senkler said that the engineering firm of Stanksi and McNary has commented to her that the proposed bylaw would present an engineering certification problem.

Mr. Foote said that this proposal has the most flexibility for accomplishing the basic goal.

S. Tobin asked if the actual effective date of the bylaw will be inserted in the text. Mr. Foote said it would be.

Public Hearing closed at 9:35 p.m.

On motion by T. Raftery, seconded by S. Sillers the Board voted unanimously to recommend adoption of the zoning bylaw to Town Meeting.

Public Hearing Rules and Regulations

Public Hearing concerning proposals to amend the Town of Carlisle Planning Board Subdivision Rules and Regulations as follows: to conform the time periods for action on preliminary and definitive plans to the requirements of M.G.L. Ch. 41, Sec. 81S and Sec. 81U, as amended; to establish the following fees: for "Approval Not Required" Plans, \$25 per plan plus \$10 for each new lot created; for

Preliminary Plans, \$10 per lot; and for Definitive Plans, \$100 per plan plus \$25 per lot; to require that the 250-foot-diameter circle for the site of a dwelling on any "pork chop" lot as required by the Zoning Bylaws (Sec. 4.a.2.d.3) be shown on "Approval Not Required " Plans, Preliminary Plans, and Definitive Plans; to require that the location, if any, within a subdivision to be used for the disposal of wood wastes, tree stumps or wood debris generated by the clearing of land in connection with the subdivision be shown on the Definitive Plan; and to amend Section 4.F. Fire Protection to require a recharge rate in paragraph 2a. of 3,000 gallons per minute instead of the presently required 500 gallons per minute; to delete paragraph 2b. ("A water hole containing a minimum of 10,000 gallons throughout the year"); and to require that a storage tank used in conjunction with a dry hydrant have a minimum capacity of 10,000 gallons, instead of the presently required 5,000 gallons.

Mr. Foote proposed a change in the proposed amendment concerning the fire protection provisions, as follows: to retain paragraph 2b. with the addition of the word "or" preceding the next paragraph; and to revise the present next paragraph so that it will read: C. Installation of a dry hydrant connected to a storage tank with minimum capacity of 10,000 gallons, which tank shall be automatically maintained at full capacity by recharge from a well and pump system satisfactory, as shown to the Board in writing, to the Chief of the Town Fire Department.

The Planning Board instructed Mrs. Olden to confer with the Fire Chief regarding this proposed change, and on motion by T. Raftery, seconded by S. Sillers, voted unanimously to continue the public hearing to April 21, 1988, at 8:15 p.m.

Meeting adjourned at 10:07 p.m.

Respectfully submitted,

Elaine H. Olden
Administrative Planning Assistant