



Town of Carlisle

MASSACHUSETTS 01741

Office of

PLANNING BOARD

MINUTES

November 28, 1988

Present: Ms. Sillers, Mr. Sherr, Mr. Tobin, Mr. Foote, Mr. Davis, Ms. Olden

Chairman Sillers called the meeting to order at 8:00 p.m.

Minutes

Although the minutes were not in final form and could not be approved, the members reviewed them and made insignificant corrections.

Boiteau Definitive Plan

When Ms. Olden reported a request from Charles Boiteau to have the mylar of the definitive plan for Ice Pond Road which the Board denied returned to him, the members instructed her to do so, making sure that a copy remains in the Board's records.

MacAfee Intent to Sell

The Board considered the Notice of Intent to Sell received from Robert T. MacAfee concerning property which has been classified under Chapter 61B, Recreational Land. The members decided to raise the possibility of purchasing the land with the Selectmen and the Conservation Commission, in view of its proximity to land owned by the Conservation Trust and to Carlisle Pines. Mr. Foote agreed to pursue the matter with the Selectmen. The members asked Ms. Olden to ask the Board of Assessors for information concerning the use of the land under its present classification.

Hayes Farm Modification

Representatives of Carlin Realty Trust and Hayes Farm Partnership met with the Board to request modification of the plans entitled "Hayes Farm," dated August 22, 1986, Revised to January 12, 1987, by Stamski and McNary, Inc., and "Hayes Farm Section II," dated March 3, 1987, Revised to July 29, 1987, by Stamski and McNary, Inc. Mr. Foote said that he would not participate in this matter because he has a possible conflict of interest. The representatives explained that the modification is to move the road pursuant to a decision issued by the Massachusetts Department of Environmental Quality Engineering. The proposal is to route the road over a

small parcel of land which was not originally part of the Purchase and Sale Agreement. The amount of filling for a wetland crossing along 700 feet of road will be reduced from 25,000 square feet to 12,000 square feet. Retaining walls are an additional modification, proposed to shrink the cross section and reduce the amount of area altered in the wetland as compared with the usual tapered side slopes. Further modification includes drainage changes associated with the road change.

In considering the plan, the Board noted that the applicant has not provided an easement document to the Town of Carlisle for access to the portion of the fire cistern which does not lie in the road nor has the applicant provided an executed Conservation Restriction for the trail. The applicant agreed to provide the fire cistern easement document and requested that information about the Conservation Restriction be sent to Richard A. Nylen, Jr., Esq., Davis, Malm and D'Agostine, One Boston Place, Boston, MA 02108.

On motion by Mr. Sherr seconded by Mr. Davis, Mr. Sherr, Mr. Davis, Ms. Sillers, and Mr. Tobin voted that the requested modification is significant and warrants a public hearing. The Board instructed Ms. Olden to advertise for a public hearing for December 19, 1988 at 8:00 p.m. The members also instructed Ms. Olden to transmit the modification plan to Cleverdon, Varney & Pike for their review before December 12, 1988.

Subdivision Rules and Regulations

At 9:20 p.m., Mr. Foote rejoined the Board. After discussion of a memorandum concerning possible changes in the subdivision rules and regulations, the Board decided on the following changes:

SUBDIVISION RULES CHANGES UNDER CONSIDERATION

1. "The Planning Board recommends that the road name not conflict with the existing road names and that it be appropriate to the site, such as but not limited to names of Native Americans, early settlers, or natural features associated with the site." (Sec. 3.B.2.a.4)
2. "an ellipse for dwelling site as required by Section 4.1.3.3 of the Town of Carlisle Zoning Bylaws, which ellipse shall
 - 1) be completely within the lot;
 - 2) have an area of at least 1.12 acres;
 - 3) have a minor diameter of at least one hundred fifty feet (150')."(Sec.

2.B.2.j. [ANR plans]; Sec. 3.A.3.e. [Preliminary Plans];
Sec. 3.B.2.c.5. [Definitive Plans])

3. "A water hole shown to contain 10,000 gallons of usable water throughout the year where usable water is that water which can be removed from the water hole without reducing the depth at the designed suction hose location to less than 4 feet, or" (Sec. 4.F.2.b.)

7. ". . . monuments shall be of stone or *reinforced concrete* or another type specifically approved by the Board. . . ." (Sec. 5.G.2)

8. "The Definitive Plan shall be prepared by a Registered Professional Engineer or Land Surveyor and shall be clearly and legibly drawn *in waterproof drawing ink on linen, mylar, or the equivalent.* . . ." (Sec. 3.B.2)

9. "three contact prints, including one for the Planning Board, one for transmittal by the Planning Board to the reviewing engineer, and one for transmittal by the Planning Board to the Conservation Commission." (Sec. 3.B.1.d.)

10. change "will" and "are to be" to "shall" in Section 3.C. Supplementary Plans

12. To conform Sec. 5.B. with Sec. 4.A.2., change final sentence of 5.B. to read, "The centerline of all constructed roadways shall coincide with the centerline of the street rights-of-way, except as allowed under Section 4.A.2."

13. delete "and of such a" before "excessive fines" in Sec. 5.C.2 Construction.

14. "The minimum width of paved roadways meet the requirements of the Article X PUBLIC SAFETY, Section 10.3.8.3 of the General Bylaws of the Town of Carlisle." (Sec. 5.B.2)

17. Section 4.A.1.a. and 2, including deleting the remainder of (1) beginning with "unless" so that the provision reads: "A subdivision, or continuation of a subdivision, shall not have fewer than two (2) accesses except in a subdivision of fifteen (15) or fewer building lots having legal frontage on a single dead end street."

18. 5.B.6 Curbing, if used, shall be granite.

19. 5.F.4. Drainage system shall be designed such that in 10 years storms and 100 year storms the peak flow rate across any section of the external boundary of the subdivision shall not exceed the peak flow rate across said section of boundary prior to the subdivision. For the purposes of this calculation the ultimate anticipated development of the subdivision shall be assumed, including but not limited to houses, roadways and clearing. The Board instructed Ms. Olden to advertise a public hearing for these changes (and any others that are decided on before the publication notice is ordered) for January 23, 1989.

Mr. Foote agreed to work on the following items: Sec.5.E. Slopes; Sec.5.J. Cross Section; Sec.3.C.3. Release of Performance Guarantee [Certificate of Compliance]. The Board agreed to take up the MAPC Groundwater Quality Report as a whole, separate from consideration of subdivision regulation changes. Mr. Foote agreed to write a soil mapping regulation.

The Board instructed Ms. Olden to report on a sedimentation and erosion control bylaw.

The Board instructed Ms. Olden to schedule further discussion on subdivision regulation changes for December 12, 1988.

The Board instructed Ms. Olden to schedule discussion of the Housing and Master Plan topics for December 12, 1988.

Mr. Foote agreed to develop common driveway construction standards as part of a general revision of road construction standards.

After Ms. Olden explained that the Middlesex North District Registry had returned the revised subdivision rules and regulations which she had transmitted to it pursuant to M.G.L. Chapter 41, Section 81Q, with a request for a recording fee in the amount of \$33.00, the Board instructed her to transmit the regulations again with an explanation that the Board believes that recording is not necessary pursuant to Section 81Q.

Chairman Sillers adjourned the meeting at 10:30 p.m.

Respectfully submitted,

Elaine H. Olden, Administrative Planning Assistant