

CARLISLE PLANNING BOARD

MINUTES

March 27, 1989

Present: Ms. Sillers; Mr. Davis; Mr. Tobin; Ms. Hughes; Mr. Foote; Mrs. Olden, Administrative Planning Assistant

On motion by Mr. Tobin seconded by Mr. Foote the Board voted unanimously to approve the minutes of the January 23, 1989, meeting as presented. On motion by Ms. Hughes seconded by Mr. Foote the Board voted unanimously to approve the minutes of the February 6, 1989, meeting with insignificant corrections. On motion by Mr. Tobin seconded by Mr. Foote, Mr. Tobin, Mr. Foote, Mr. Davis, and Ms. Hughes voted to approve the minutes of the February 17, 1989, meeting as presented. Ms. Sillers abstained. On motion by Mr. Davis seconded by Mr. Foote, Mr. Davis, Mr. Foote, Mr. Tobin, and Ms. Hughes voted to approve the minutes of the March 13, 1989, meeting as presented. Ms. Sillers abstained.

Bills

The Planning Board authorized payment of bills as presented.

Ms. Chaput joined the Board during discussion of the next item.

Road Acceptances

At 8:17 p.m., Chairman Sillers called to order the public hearing on a proposal that the Selectmen lay out and the Town accept Elizabeth Ridge Road continued from March 13, 1989. Ms. Olden reported that the Fire Chief has said he is satisfied with the fire protection facility at Elizabeth Ridge. After the Board agreed to an informal recommendation to the Selectmen that the Board foresees no impediment to the Selectmen's laying out the road, at 8:21 p.m. Chairman Sillers continued the public hearing to April 10, 1989, at 8:15 p.m.

At 8:21 p.m., Chairman Sillers called to order the public hearing on a proposal that the Selectmen lay out and the Town accept Rodgers Road continued from March 13, 1989. After Mrs. Olden reported receipt of a letter from the Board's consulting engineer that all previously outstanding items had been completed, the Board agreed to recommend to the Selectmen that the road be accepted. At 8:23 p.m., Chairman Sillers closed the public hearing.

At 8:23 p.m., Chairman Sillers called to order the public hearing on a proposal that the Selectmen lay out and the Town accept Patch Meadow Road continued from March 13, 1989. After Mrs. Olden reported that the previously outstanding items have not

been completed, the Board agreed to an informal recommendation to the Selectmen that the Board foresees no impediment to the Selectmen's laying out the road. Chairman Sillers continued the public hearing to April 10, 1989, at 8:25 p.m.

At 8:27 p.m., Chairman Sillers called to order the public hearing on a proposal that the Selectmen lay out and the Town accept the road to be known as Cutter's Ridge Road, formerly known as Lane's End, continued from March 13, 1989. After Mrs. Olden reported a March 9, 1989, letter from the Board's consulting engineer referencing an earlier letter which reported a bound marked by a railroad spike and notifying the Board that the railroad spike is no longer there, on motion by Mr. Foote seconded by Ms. Chaput, Mr. Foote, Ms. Chaput, Mr. Tobin, Mr. Davis, and Ms. Hughes voted to waive the requirement for the missing bound and to recommend to the Selectmen that the road be accepted. Ms. Sillers abstained. At 8:32 p.m., Chairman Sillers closed the public hearing.

Ice Pond Road

At 8:45 p.m., Chairman Sillers opened public hearings on the following applications simultaneously:

Application of Charles Boiteau for approval of two (alternative) Definitive Plans for property located north of East street, the plan entitled respectively "Ice Pond Road - 1000 Ft." and "Ice Pond Road - 1070 Ft.," with each plan showing one lot;

Application of Charles Boiteau for a Special Permit for a Conservation Cluster pursuant to Section 5.5 of the Carlisle Zoning Bylaws for property known as "Ice Pond Road" on a Definitive Plan submitted concurrently with the Special Permit application; and

Applications of Charles Boiteau for Special Permits for two Common Driveways ("A" and "B") pursuant to Section 5.4 of the Carlisle Zoning Bylaws for property known as "Ice Pond Road" on a Definitive Plan submitted concurrently with the Special Permit applications.

The following information was presented by the Applicant:

The definitive plans are a revision of previously submitted definitive plans. Common driveway B will serve two lots, will not be paved and will be of crushed stone. The driveway and the trail will overlap to allow for cross country skiing. The drainage for the common driveways is designed for a 100-year storm. There will be no provision for gas installation. Utilities will be buried.

The natural resources to be preserved by the Conservation Cluster are preservation of open space at the entrance and rear of the development and as a buffer; the maintenance of rural character with the houses out of sight of East street and the neighbors; maintenance of historical character of the town with selected views and vistas and buffer areas; preservation of natural habitats; and linkage of conservation land. There are 38.547 acres in the parcel. Thirty percent will be in open space, with 50% of that area outside of the Wetland/Flood Hazard District. The decision as to ownership of the open space has not been made yet.

Chairman Sillers asked if any member of the public wished to speak to the applications. Mr. Jim Davis, Jr., commented that the plan was quite good, with public benefit. Mrs. Davis expressed concern about the drainage onto her horse field. Mr. Davis said that the drainage will go into the Tophet Swamp. Mr. Boiteau said that the runoff is balanced by the pond weir so that the rate of post-construction runoff is slightly less than the rate of pre-construction runoff.

Mr. Ken Ernstoff said he agreed with Mr. Davis' comments that the plan is good and has public benefit.

At 9:42 p.m., Chairman Sillers continued all of the public hearings to April 10, 1989, at 9:30 p.m.

Release of Guaranty - Rodgers Road

At the request of Mr. John Williams, owner of the Rodgers Road subdivision, the Planning Board took up the matter of releasing the guaranty of completion of the road, in the form of a bank book in the Planning Board's name. When Mrs. Olden reported that the Town had received a statement of interest earned on the funds, on motion by Mr. Foote seconded by Ms. Hughes, the Board voted unanimously that the interest be assigned to Mr. Williams. On motion by Mr. Foote seconded by Mr. Tobin, Mr. Foote, Ms. Sillers, Mr. Davis, and Ms. Hughes voted to accept the subdivision as complete and to release the funds being held to Mr. Williams at such time as he provides the appropriate forms to transfer the tax liability for the interest to Mr. Williams. Ms. Chaput abstained.

Approval Not Required Plan - Evans - Baldwin Road

Mr. Evans presented a plan entitled "Final Subdivision Plan - Baldwin Road, Carlisle, Massachusetts," Prepared for: Kenneth & Jane Evans, 493 Baldwin Road, Carlisle, Massachusetts 01741, dated January 25, 1989, by Cuoco & Cormier, Inc., Civil Engineers/Land Surveyors for endorsement by the Planning Board "Approval Not Required." On motion duly made and seconded, the Board voted unanimously to sign the plan.

Release of Guaranty - Suffolk Lane

On motion by Mr. Foote seconded by Mr. Tobin, the Board voted unaniously to release the guaranty of completion of Suffolk Lane.

Meeting adjourned at 11:00 p.m.

Respectfully submitted,

Elaine H. Olden
Administrative Planning Assistant