

CARLISLE PLANNING BOARD
MINUTES
OCTOBER 16, 1989

Present:

George B. Foote, Chairman
Vivian F. Chaput
Stephen Tobin
Phyllis W. Hughes
Norman S. Lindsay
Elaine H. Olden,
Planner Assistant

Meeting called to order at 8:02 p.m.

Minutes

On motion by Ms. Hughes seconded by Ms. Chaput, the members voted unanimously to approve the minutes of the September 25, 1989, meeting, with the replacement of the phrase under Preliminary plan for Tall Pines Subdivision "a 75-foot restrictive easement near the edge of the Carlisle Pines with no clearing of trees greater than 3 1/2 feet in diameter" with the phrase "a 150-foot restrictive easement and a 75-foot restrictive easement near the edge of the Carlisle Pines with no clearing of trees greater than 3 1/2 inches in diameter."

Mosquito reporting

Ms. Hughes commented that the Mosquito reporting has been extensive and in at least one case helpful in resolving a problem.

Mr. Davis joined the meeting during the following discussion.

Master Plan

Mr. Lindsay reviewed the Master Plan outline and questioned the need for the Housing section. After lengthy discussion during which the purposes of the different sections of the Master Plan were clarified, Mr. Lindsay said that he is satisfied that the Housing section as outlined is appropriate. The members agreed with Mr. Lindsay that two planning items omitted from the present outline, fireponds and trail network, should be included. The Board scheduled discussion of the completed Master Plan Phase I outline material for November 27 and established November 17 as the deadline for submitting the material to the office for distribution before the meeting.

Continued public hearings on Ice Pond Road Conservation Cluster and Common Driveways

At 8:45 p.m., Chairman Foote called to order the public hearings

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continued from September 25, 1989, on 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 application 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.

In the absence of the number of members required for an approving vote on Special Permits and with the agreement of the applicant, Chairman Foote continued the hearings until Wednesday, October 25, 1989, at 8:00 p.m.

MAGIC representative

Chairman Foote reported that Kay Kulmala has resigned as Carlisle's representative to MAGIC and invited suggestions for a replacement. Ms. Hughes said that she was willing to accept the appointment if Mr. Lindsay would serve as an alternate. Mr. Lindsay said that he would. Mr. Jim Davis, Jr., a member of the public in attendance, volunteered to be a second alternate. The Board was very pleased to accept Ms. Hughes' offer, and Mr. Foote planned to report the Board's endorsement to the Selectmen.

Modification of approved Ice Pond Road definitive plan

At 9:00 p.m., Chairman Foote called to order the public hearing on the request of Charles Boiteau for property located north of East Street to modify an approved Definitive Plan entitled "Ice Pond Road - 1145 Ft.," which shows a one-lot subdivision, to change the alignment of the road to permit a two-lot subdivision. At the request of the applicant, Chairman Foote continued the public hearing on this matter to 8:15 p.m. on October 25, 1985, subsequent to the continued public hearings on the Special Permits requested for this site.

The applicant's attorney pointed out that the first publication of the notice for this hearing lacked the time and requested that a notice be published for the continuance date. The Board instructed Mrs. Olden to order the publication and to request that it be at no charge.

Ice Pond Road fire pond

Mr. Boiteau reported that he is waiting for a response from Mr. Brooks, owner of the fire pond which Mr. Boiteau proposes to use, before proceeding with this matter before the Board. He said that if he proceeds with his plan to use this fire pond to serve

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the Ice Pond Road project, he will follow the recommendation for an alternate design for suction made by the Board's consulting engineer in a letter dated September 22, 1989.

Ice Pond Road documents

Mr. Boiteau submitted the following documents in connection with the Special Permits with the request that any review by Town Counsel be completed in time for the continued hearing on October 25: Declaration of Trust, Common Driveway Declaration of Easements and Restrictive Covenants, and Restriction. The Board instructed Mrs. Olden to fax the Restriction to Town Counsel on the next day with a request that review be completed and reported to the Board by October 25. The Board also instructed Mrs. Olden to research Town Counsel's comments on the easement for the trail.

Covenant for Hayes Farm II

On motion by Ms. Hughes seconded by Ms. Chaput, the Board voted to sign a covenant dated June 27, 1989, for Hayes Farm Section 2, and to retain it in the Board's files in the expectation that a superseding covenant will be submitted shortly.

Preliminary plan for Tall Pines subdivision

The applicant's engineer presented a copy of the revised plan previously presented, entitled "Preliminary Plan of Tall Pines Subdivision in Carlisle, Mass. (Middlesex County) for Costello" dated July 13, 1989, rev. Sept. 5, 1989, by Stamski and McNary, Inc., 80 Harris Street, Acton, Mass., which had been colored to highlight the wetlands on the site. The following information was presented: one pipe under Fiske Street drains eight acres; one pipe farther west and beyond the area on the plan drains 100 acres and should be a 36-inch pipe to be effective; the applicant can provide a granite V-notch weir for the kidney dam; after meeting with the Conservation Commission concerning the front portion of the site, the applicant is considering the possibility of requesting waivers in the Planning Board regulations to reduce the amount of fill by reducing the shoulder width and the distance between the road and the bike/foot path.

During the discussion, Ms. Chaput pointed out that on some lots, such as Lots 1 and 2, access to the building site is through buffer zones. Patricia Loring, Conservation Administrator, reported that there has been no Conservation Commission discussion of driveways in buffer zones because the Commission is still working on identifying the wetlands and is presently concerned about reducing fill amounts for the roadway crossings. Ms. Chaput requested that the Conservation Commission input be

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made available to the Planning Board as soon as possible.

Ms. Chaput also asked about the possibility of redesigning the rear area where development will impact the Carlisle Pines and require wetland crossings. She presented sketches she had made of alternative designs which would make the lots function better and reduce the road costs.

Members of the public asked about the visibility on the access roads. The applicant's engineer replied that the sight lines at both intersections with the subdivision roads are adequate and said that the data for this determination will be available when the Definitive Plan is presented.

Responding to residents' expression of concern about this proposed development, Mr. Davis said that residents need to support any proposed new regulations to protect against impacts of such subdivisions.

On motion by Mr. Lindsay seconded by Ms. Chaput, the members voted unanimously to approve a preliminary subdivision plan entitled "Preliminary Plan of Tall Pines Subdivision in Carlisle, Mass. (Middlesex County) For: Costello" dated July 13, 1989, Rev. Sept. 5, 1989, by Stamski and McNary, Inc., Acton, Mass., originally filed with the Planning Board on August 23/28, 1989, concerning the property located near the southwesterly corner of Curve and Fiske Streets and showing 42 proposed lots, with the following modifications suggested by the Board:

1. Minimize the impact on the buffer zones;
2. Develop the land west of the common driveway with one less lot, a shorter road and a common-driveway-standard road, and better house siting for the purposes of reducing impact and utilizing the land better and protecting adjacent town land.

Proposed Language for Conservation Restriction at Tall Pines

After reviewing the Proposed Language for the Conservation Restriction for an area on the Tall Pines Preliminary Plan to buffer the Carlisle Pines, the members noted that the document needed a great deal of editing and instructed Mrs. Olden to write to the applicant's engineer suggesting that the form recommended by the Conservation Law Foundation be used instead.

Proposed Lender's Agreement for Cranberry Hill Lane Subdivision

After reviewing a proposed Agreement and Contract to be used as a Lender's Agreement to secure completion of road construction according to the approved definitive plan for Cranberry Hill

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Lane, the Board found the document unacceptable in both structure and content and instructed Mrs. Olden to write to the applicant recommending that Form K supplied by Town Counsel be used instead.

Housing Conference November 9

On motion duly made and seconded, the Board voted unanimously to authorize payment of registration fee and time for Mrs. Olden to attend a conference on "New Sources of Housing Dollars" in Boston on November 9, 1989.

Meeting adjourned at 11:08 p.m.

Respectfully submitted,

Elaine H. Olden
Planner Assistant