

CARLISLE PLANNING BOARD

MINUTES

AUGUST 27, 1990

Present:

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

Meeting called to order at 8:25 p.m.

Minutes

On motion of Mr. Lindsay seconded by Ms. Sillers, the members voted unanimously to approve the minutes of the August 6, 1990, meeting.

Continued public hearing - Common Driveway - River Road - Rolando

At 8:07 p.m., Chairman Chaput called to order the following public hearing continued from July 23, 1990: application of Charles Rolando to relocate and pave a common drive constructed off River Street pursuant to a Special Permit granted September 11, 1978. Ms. Chaput noted that on July 23, 1990, Mr. Rolando had requested an extension of time for this public hearing until August 27, 1990.

Mr. Rolando submitted the executed Amended Maintenance Agreement, which the members reviewed. Chairman Chaput inquired if any member of the public wished to speak to the Petition. There was no response. On motion of Ms. Sillers seconded by Mr. Lindsay the members voted unanimously to accept the Maintenance Agreement.

Chairman Chaput closed the public hearing at 8:24 p.m.

Discussion with Judith Nitsch, P.E.

Judith Nitsch of Judith Nitsch Engineering Inc., Civil Engineers & Planners, met with the Board to describe her company's services. In addition to a general description of the company's services as summarized on the handouts which she provided, she said that any project receives a cursory review from her assistant, Lisa Brothers, P.E., and then a detailed review by both Ms. Brothers and Ms. Nitsch. The company has some

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experience with erosion control practices and regulation, particularly because of work done in other states. The company also has experience and expertise in writing and revising regulations such as subdivision rules. The fee schedule is as follows, with no further mark-up: Ms. Nitsch's services, \$125/hr.; Ms. Brother's services, \$60/hr.; project engineer's services, \$45/hr.; support staff services, \$32/hr.; and reimbursement of expenses plus 10% of expenses. The Town would be the client, not the applicant, for all purposes including billing and payment. Ms. Nitsch agreed to work up an example of cost for a project.

Discussion with Walter Pourier about land off Rangeway Road

Walter Pourier of 20 Ideal Ave., Chelmsford, spoke with the Board on behalf of Raymond Brown, owner of a 21-acre parcel off Rangeway Road, to inquire about the possibility of developing the property. Board members explained to Mr. Pourier the need for an access road which is both legally and physically satisfactory. Ms. Chaput said that unfortunately the Board could not help with these matters and that the owner might want to seek legal counsel.

New Questionnaire Project

Ann Ballantine met with the Board to describe the proposal of an ad hoc citizens group to survey Town opinion on a variety of questions. After learning that the group plans to include questions in the survey from all Town departments, the members agreed to review the 1985 Questionnaire and comment on questions which should be included, should not be included, or should be modified for inclusion in the new questionnaire. Mrs. Olden was instructed to distribute copies of the 1988 Questionnaire to the Board members for this purpose.

ANR Plan - Kierstead - Lowell Road

After noting that the adjacent lot now or formerly of Ludwin is not a pork-chop lot because it does not meet the requirement of Section 4.1.2.4.3 of the Carlisle zoning bylaws, on motion by Mr. Foote seconded by Ms. Hughes, the members voted unanimously to endorse a plan entitled "Plan of Land in Carlisle, Mass. (Middlesex County) for: Kierstead" dated July 12, 1990, by Stamski and McNary, Inc., 80 Harris Street, Acton, Mass., "Approval Under the Subdivision Control Law Not Required."

Public Hearing on Amendment to Brookview/Nickels Lane Definitive Plan

Public Hearing on Amendment to Brookview/Nickels Lane Definitive Plan

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At 9:46 p.m., Chairman Chaput called to order the public hearing continued from August 6, 1990, on the application of Nickels Lane Realty Trust, George Senkler, II, Trustee, to amend a previously approved definitive plan entitled "Brook View, Carlisle, MA; Definitive Plan for: The Ledgewood Group LTD." by Stamski and McNary, Inc.; dated Revised Nov. 14, 1988, to extend the roadway within the street as shown on the approved plan.

In response to the Board's request at the August 6 meeting, the applicant presented design Options 1, 2, 3, 4, as detailed in a letter to the Board dated August 21, 1990, for terminating the road and reported that the present school department busing policy would mean that only a bus for kindergartners would use the road. When it was noted that a modification of Option 1 suggested by Mr. Foote would require work to be done in the area of a Conservation Restriction, the Board instructed Mrs. Olden to ask Town Counsel if the Conservation Restriction could be modified to permit the work and to send a copy of the response to the applicant.

When Chairman Chaput inquired if any member of the public wished to comment, Ferris Taylor said that granting a waiver for the 1061-foot road length would be inconsistent with an earlier decision of the Board. After further discussion of the excess road length, a consensus developed that the public interest in facilitating access to the land behind the subdivision justifies granting a waiver and that other public interests additionally served include preservation of a prominent boulder on the site and protection of wetlands.

The applicant reported that it would cost \$16,000 to install sloped granite curbing along the entire subdivision road and confirmed his request for a waiver to permit the continuation of Cape Cod berm along the extension portion of the road. The applicant's engineer stated that Cape Cod berm performs satisfactorily under the following conditions: it is a low berm installed simultaneously with the top course after silts and sands have been cleaned from the binder and an asphalt tack coat has been put down to facilitate bonding of the berm with the binder. He added that these conditions would be added as construction notes on the definitive plan.

At 11:05 p.m., Chairman Chaput continued the public hearing to Monday, September 10, 1990, at 8:15 p.m.

Contract Letter for Planner Assistant

On motion by Ms. Sillers seconded by Mr. Tobin, the members voted unanimously to authorize Chairman Chaput to sign a letter to Mrs.

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Olden renewing her employment as Planner Assistant for the current fiscal year.

Request to endorse Ice Pond Road Definitive Plan

Chairman Chaput reported that Charles Boiteau had submitted an executed Covenant as a performance guarantee and requested endorsement of the Ice Pond Road Definitive Plan in time for a closing on Thursday, August 30, 1990. She explained that there had been no time to review the document and the file to determine if there were any outstanding items and asked how the members wished to respond to Mr. Boiteau's request. After discussion, on motion made and duly seconded, the members voted unanimously to delegate Ms. Chaput and Ms. Natola to work with Mrs. Olden to review the document and the file and to arrange for members' signatures if everything was found to be in order.

Meeting adjourned at 11:35 p.m.

Respectfully submitted,

Elaine H. Olden  
Planner Assistant