

CARLISLE PLANNING BOARD

MINUTES

SEPTEMBER 10, 1990

Present:

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

Meeting called to order at 8:07 P.M.

Minutes

On motion by Mr. Lindsay seconded by Ms. Hughes, the members voted unanimously to approve the minutes of the August 17, 1990, meeting, with insignificant corrections.

Ice Pond Definitive Plan

Charles Boiteau met with the Board to discuss the requirements for the Board's endorsement of the Ice Pond Road Definitive Plan. Mr. Boiteau and the members agreed that a submitted copy of an easement to Fire Pond No. 18 executed by Mr. and Mrs. Brooks was not required for endorsement since a Covenant for fire protection is being provided and the arrangements for use of the fire pond are not complete. The Board accepted the Covenant to guarantee completion of the road and listed the following items needed for acceptance of the Covenant for completion of fire protection: description of the purpose of the covenant and the words "Fire Protection" in the title; a statement that the covenant runs with the land; and correction of typographical errors. Mr. Boiteau arranged to submit a copy of the new Covenant to the Planner Assistant for review before having it executed.

On motion of Ms. Hughes seconded by Ms. Natola, the members voted unanimously to endorse the definitive plan subject to submission of a executed Covenant for fire protection acceptable to a subcommittee of Ms. Chaput, Ms. Natola, and Mrs. Olden. At Mr. Boiteau's request to expedite endorsement, two members signed the plan and it was agreed that Ms. Chaput and Ms. Natola would sign the plan after submission of an acceptable Covenant.

Public Hearing on Amendment to Brookview/Nickles Lane Definitive Plan

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Mr. Foote joined the meeting.

At 9:05 p.m., Chairman Chaput called to order the continued public hearing continued from August 27, 1990, on the application of Nickles 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.

The applicant's engineer presented a detailed plan for "Option 2", including construction specifications for Cape Cod berm installation, as discussed at the August 27 meeting. The members agreed that Cape Cod berm would be acceptable and that the approval would be granted with the condition that inspection of the berm installation would include inspection of the cleaning the underlying layer and the application of the bonding coat. Mrs. Olden reported a telephone response from Town Counsel that it would require a vote of Town Meeting and of two-thirds of the legislature to change the Conservation Restriction as suggested at the August 27 meeting.

At 9:30 p.m., Chairman Chaput continued the hearing until September 24, 1990, at 8:15 p.m. The applicant made arrangements with Mrs. Olden to send the plan to Cleverdon, Varney & Pike as soon as possible with the understanding that the review would not begin until the applicant's engineer notified the town's consulting engineer that no further changes had been required by the Conservation Commission at its September 13th meeting.

West Meadow Subdivision Approval Extension

After brief discussion of Robert Koning's letter dated August 8, 1990, for an extension of an approval of a plan entitled "West Meadow Definitive Plan For: Robert Koning" dated January 21, 1988, Rev. May 12, 1988, by Stamski and McNary, Inc., on motion by Mr. Foote seconded by Ms. Sillers, the members voted unanimously to approve an extension for two years, until October 1, 1992, subject to the condition that the Definitive Plan, the original approval, the approval extension, and the Covenant are recorded on or before October 20, 1990.

Draft Memorandum on Necessary Elements of Legal Documents

The members instructed Mrs. Olden to place the draft memorandum to Town Counsel on the elements which should be included in a legal document on the agenda for discussion at a future meeting.

Master Plan

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After discussion, the members agreed on the following guidelines for review of Phase I of the Master Plan: 1. written by the Planning Board; 2. present facilities/uses only, documented; 3. sources must be referenced.

October Meeting Schedule

The members agreed to hold regular meetings if warranted on October 15 and 29 and to hold a meeting to review the Master Plan on October 1 or 2, the date to be determined by Mrs. Olden after checking with members about their schedules.

Meeting adjourned at 11:45 p.m.

Respectfully submitted,

Elaine H. Olden
Planner Assistant