



# Town of Carlisle

MASSACHUSETTS 01741

Office of

*PLANNING BOARD*

827

P.O. Box ~~759~~

Ph. 369-9702

Fax 369-4521

CARLISLE EDUCATION CENTER  
872 WESTFORD ST.

## MINUTES NOV. 28, 1994

Chair Colman opened the meeting at 8:04. Present were board members Yanofsky, Hengeveld, Duscha, LaLiberte, and Evans. The minutes of Nov. 14, 1994, were accepted as amended on a motion by Hengeveld, seconded by Duscha. Voting in favor were Colman, Hengeveld, Yanofsky, LaLiberte and Duscha; Evans abstained. Bills were approved for payment as presented.

**SROSC regs** The P.A. will send a note to ConsCom and Health asking for comments; she will also let them know that the board hopes to finish and to vote them in early January. Comment has not been received from Town Counsel yet.

**Subdivision reg re town line subdivisions** The board discussed the proposed regs. Yanofsky asked for the rationale for these amendments, and wondered if they remove some of the flexibility the board should have to consider allowing such roads when the best use of the land dictates it. Duscha stated she is concerned about the safety of cul-de-sacs in general, so therefore is concerned as well about town line crossing cul-de-sacs. However, she questions whether this reg could be interpreted as similar in intent to snob zoning. Colman pointed out that any reg can be waived if the board finds good cause. LaLiberte suggested that rather than vote these regs and then waive them on occasion, perhaps the board could add some language which incorporates the basis for allowing them.

The P.A. will request opinions from highway superintendent Gary Davis, fire chief Bob Koning, and police chief Dave Galvin. She will also ask town counsel for an opinion as to whether these amendments are legally defensible and whether they give additional strength to Section 4.A.2.e. Colman adjourned the discussion to the conclusion of the Trails Committee presentation.

**Trails Committee presentation** Betsy Fell, Stuart Johnstone, Louise Hara, Sally Lakness, and Bill Holland of the committee, and Judy Lane of ConsCom, presented an overlay to the Assessors' map. The map, not yet complete, shows publicly owned lands, wetlands, existing trails on town or state owned land, existing trails for which there are conservation restrictions, and "missing links". These are trails which exist as wood roads, gas line easements, or informal interneighborhood trails, all of which the committee would like to see the town acquire by deed or by easement. Hara explained that the committee is hoping to establish greenbelts connecting neighborhoods or existing trails; some informal

trails exist which are not of particular interest because they don't provide linkage. Fell commented that the committee will try to understand the laws and regs under which the planning board operates. They will also try to gather information from outside sources such as the Conservation Law Foundation, to be shared with the planning board. Yanofsky asked if the committee is attempting to make trails accessible to all people. Fell replied that they are working to make those trails which are naturally accessible more fully accessible. Holland commented that not all trails must be or can be accessible. Yanofsky asked if the committee had ranked its wish list. Fell replied that the Open Space and Recreation Plan update committee, as part of determining the rank of desired parcels, ranked the trails on those parcels. This trail ranking was not placed in the final report. Yanofsky also asked whether the committee perceives that it has the support of the townspeople. Members pointed out the strong support for the rural environment which was shown at the planning board's community planning days, and that the new trails guide was sold out immediately. Yanofsky asked the committee to try to educate the community as to what they do, and as to the desirability of granting trail easements. Members agreed to do that, and pointed out that the new growth spurt in the town may indicate our last chance to create these links, that working with a large landowner is easier than working with individual lot owners, that the privacy of the landowner is valued (as evidenced by the fact that the trails guide shows only trails on public land), and that many trails are actually used by children to get to school because they are perceived as safer than public roads which lack side walks. When it is received in final form, the board will refer to the new map when reviewing special permit and subdivision plans.

**Subdivision reg, continued** Evans recalled a situation at the end of Prospect St. where Section 4.A.2.e. might not have protected the town from a subdivision crossing town lines. Yanofsky mentioned that although Ralph Anderson had told the board intertown cooperation is not really successful where staff and boards are part time, Koning had told the P.A. that there currently are specific situations where Carlisle has a successful arrangement with Concord and Acton for plowing and emergency coverage. Yanofsky also pointed out that there are very long cul-de-sacs totally within the town which present equally difficult safety issues. Others wondered if intertown agreements might be ephemeral. LaLiberte felt such agreements are irrelevant, and that to fulfill its obligations, the board needs to make its own decisions. Colman observed that in times of budget pressures towns close fire stations, as Billerica has just done. Evans observed that the tragedy which would test our assumptions about the success of the intertown agreements has not occurred. Yanofsky asked if this is the most important issue the board could be dealing with right now; why not work on design issues in general, she queried. LaLiberte and Evans agreed that it needn't be the number one issue to be important enough to act on. The P.A. commented that in considering intertown agreements, the board must make several assumptions about each abutting town: that their town meetings will accept roads, that they will be able to maintain roads, and that emergency services staffing will be maintained. In addition, the board must make assumptions about the decisions of the Carlisle School Committee regarding bus routes. Evans stated that this issue is strictly a safety issue. LaLiberte asked Yanofsky if wording which would state that the board would consider acceptable alternative access would assuage her concerns about good use of the

land; if that were true, he said, he would be willing to draft such language. The P.A. will submit the wording as advertised and the LaLiberte addition to town counsel as soon as possible and will circulate her response as soon as it arrives.

**Proposed amendments to common drive regs** Colman asked board members to comment on his circulated draft. Discussed were drive width and the issue of maintenance in all seasons of the traveled way and turnouts. Members recommended that Colman specify in design standard # 2 that the width be a traveled way of 12' and 2' wide shoulders for a total of 16' width, and that in # 4 the concept of year round maintenance be added. The requirement for a terminal turnaround was discussed, and the radius length was questioned. Further requirements for as built plans were suggested. Colman asked that further comments be submitted to him before the next meeting.

**LTCR and budget issues** Yanofsky reported that LTCR had scheduled three meetings in December. In terms of planning board requests, she reported that the P.A. feels the copier may need replacement. She also reported that the recreation committee has raised the possibility of an open air sports complex on Banta-Davis. She asked whether any board member wished to represent the board in considering such a proposal, because although the recreation committee had not seemed enthusiastic about the concept of including the board, she felt it would be entirely within the planning board's role. The P.A. reported that Selectmen Anderson had questioned the consulting status of the planner assistant at a meeting with the FinCom; he felt, it was reported to her, that such a status is inappropriate, and that the FinCom ought to begin to include benefits for a staff person in the planning board budget. Yanofsky felt the board should begin to think in that direction; she and Colman felt, however, that there is nothing in the present set up which contradicts IRS guidelines for consultants.

The meeting was adjourned at 10:40.

Sandy Bayne, Planner Assistant