



# Town of Carlisle

MASSACHUSETTS 01741

Office of  
*PLANNING BOARD*

P.O. BOX 827  
CARLISLE, MA 01741  
(508) 369-9702

## MINUTES SPECIAL MEETING February 19, 1997

**Tall Pines Subdivision, request for lot releases and review of costs of completion**  
**Review of draft amendments to the Zoning Bylaw and the Subdivision Rules and Regulations to establish Open Space Residential Development provisions for Town Meeting Warrant**  
**Review of Warrant article for augmentation of Conservation Fund for *Study Plan* implementation**

Vice Chair Hengeveld called the meeting to order at 7:30 p.m. Duscha, Hengeveld, LaLiberte and Yanofsky were present. Colman, Epstein and Tice were absent. Also present were Bill Costello, Selectman Vivian Chaput and Planning Administrator George Mansfield.

Action on minutes approval was again tabled since several members were absent.

### **Tall Pines Subdivision, request for lot releases and review of costs of completion**

Mansfield reported that a letter had been received from Mark Sleger of LandTech agreeing within \$500 to the estimates prepared by Stamski & McNary for the completion of the subdivision. These estimates total \$271,545 including the 15% contingency. Brigitte Senkler had previously prepared an estimated value of the lots remaining subject to the covenant, which estimate was in excess of \$5.8 million for an average lot value of \$233,000. Much of the board's discussion, however, centered on questions raised about the responsibility for the kidney dam and any damage it may have sustained in the storm of October 1996. Costello continued to claim that there has been no change in the condition of this dam since 1987. He suggested, however, that LandTech and Stamski & McNary take a site walk together and evaluate the condition of the dam and its effect on surrounding property. LaLiberte added that they should estimate what needs to be done and the cost of that work.

Costello also asked to add Lot 16 at the end of the Kimball Road cul-de-sac to the request for lot releases. Duscha moved to release the 10 lots that had been requested, numbers 4, 5, 13, 16, 17, 18, 19, 31A, 32A and 34A from the Planning Boards restrictive covenant for the Tall Pines Subdivision. The motion was seconded by Yanofsky and it was approved by a vote of 3-0 with Hengeveld recused from this discussion.

**Review of draft amendments to the Zoning Bylaw and the Subdivision Rules and Regulations to establish Open Space Residential Development provisions for Town Meeting Warrant**

Board members continued their detailed review and discussion of proposed zoning bylaw amendments to be brought to the spring Town Meeting.

**Review of Warrant article for augmentation of Conservation Fund for Study Plan implementation**

Chaput explained that she was proposing this article to increase the balance in the conservation fund in order to implement the master plan. She said this is necessary so that the Town can be a player equal to a developer when land comes up for sale. These funds, she suggested, would be used to hire an engineer to show a land owner how he could benefit from an alternative plan. Approval of this article would allow the Town to appropriate funds from free cash on an annual basis. For individual land purchases, however, it would be necessary to come back to Town Meeting. Chaput stressed that this is planning money not purchase money. She said that she has talked to the Conservation Commission, Fin. Com. and the Long Term Capital Requirement Committee about this concept. She said that she had first asked for \$100,000, but Fin. Com. would only commit to \$25,000 to \$50,000. Hengeveld said that she can support this concept and noted that the Conservation Commission has not done planning with their money in the past. Chaput further explained that she does not need a vote from the Planning Board at this time. She said she can't see this money building up to \$1,000,000 because it will be used on an ongoing basis. She explained that the Selectmen will sponsor the article and Fin. Com. will hold a hearing on it prior to Town Meeting.

The meeting was adjourned at 10:45 p.m.

Respectfully submitted,



George Mansfield  
Planning Administrator