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Town of Carlisle

MASSACHUSETTS 01741

Office of

PLANNING BOARD

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MINUTES

December 8, 1997

Long Term Cap Requests

Report from Selectmen's All-Board meeting (11/12) - Abend

Malcolm Meadows: Report on status of compliance with SROSC plans

Report From Fin.Com. meeting (11/24) - Tice

Fielding Farm Drive (Cross St.): Engineer's report on compliance with amended common driveway special permit plans

Status report on issues for consideration re: possible further amendments to subdivision rules and regulations

LandTech request for determination of potential conflict re: proposal for engineering services for Town Center pedestrian/bike path

Request for discussion of Hunters Run disapproval (Executive Session)

Chair Yanofsky called the meeting to order at 7:20 p.m. Members Abend, Duscha, Epstein, Hengeveld and Tice were present. LaLiberte was absent. Also present was Planning Administrator George Mansfield. Roy J. Watson, Jr. of the *Mosquito* was also present.

The **minutes** of the meeting of November 24, 1997 were reviewed. Hengeveld **moved to accept the minutes as drafted**. Tice seconded and the minutes were approved 5-0, with Abend abstaining. The minutes of the special meeting of November 13, 1997 were reviewed and several changes were noted. Hengeveld **moved to accept the minutes as amended** and Tice seconded. These minutes were approved 5-0 with Tice abstaining. The PA noted that the minutes of January 30, 1997 had not been drafted earlier, but were being presented now because of a public records request. Hengeveld **moved to accept these minutes as drafted** and Tice seconded. They were approved 5-0 with Abend abstaining.

Long Term Cap Requests

Yanofsky expressed the need to purchase a computer for the P.A. Abend reported that at the last Long Term Cap. meeting, the only PB item discussed was the GIS system which was also supported by Bob Koning. The Long Term Cap Com. explained that computers for all Town Hall employees had been put on hold. Mansfield further explained that the wiring in the new Town Hall is designed to support a networked computer system. He also noted that two other Town boards have purchased computers from their own operating budgets. Yanofsky offered to prepare a request for computer purchase and have it ready for Board review at the next meeting.

Report from Selectmen's All-Board meeting (11/12) - Abend

Abend reported that this meeting was well attended with good discussion. He brought up the blasting issue and suggested that the town research this and develop a formal plan. He also asked for input from other boards. They in turn asked for notification when new plans are brought in to the PB. They are particularly interested in the development impact statement. Abend suggested to the PB board members that the BOH and Cons.Com. should be invited to conceptual plan discussions. The Historical Commission expressed concern over the "mansionization" of Carlisle, and Vivian Chaput asked the PB to consider a Barn Bylaw. The ZBA needs to amend one of its bylaws and would like to use this opportunity to do a comprehensive review of the bylaws with input from other boards. Abend also took the opportunity to mention the need for the bigger table in the meeting room.

(Abend excused himself from the meeting for a few minutes.)

MAGIC dues

Mansfield explained that the dues have increased from \$1,000 to \$1,300 this year. Tice and the PA discussed this outside the meeting, and recommend that these dues be split between the PB and the Selectmen. Tice **moved to formally request that the Selectmen pay for half of the MAGIC dues.** Duscha seconded and the board approved 5-0 with Abend not present for the vote.

Malcolm Meadows: Report on status of compliance with SROSC plans

Mansfield reported that as of today the parking lot has been cleared and graded, and the berm has been installed, except at the cistern. Trees and shrubbery have also been planted. He expects to receive an application for amendment this week. He suggested that the board members look at the site before the next meeting. He also recommended putting this on the agenda for January 26, 1998 to allow for better notification of public hearing and review by the PB landscape architect consultant.

(Abend returned to the meeting.)

ANR Plan: 698 Concord St., (Pettit)

The plan was reviewed and compared to the new rules and regs. Tice **moved to accept the plans from Judith Pettit dated November 17, 1997.** Abend seconded and the plans were approved 4-0 with Abend and Epstein abstaining.

Report From FinCom. meeting (11/24) - Tice

Tice reported that he was given an explanation of the distribution of funds and it was made clear to him that additional funding was not available unless the PB generated more income from fees. Tice asked the PB administration to research fee structures in neighboring communities and prepare data on a spreadsheet. Mansfield reviewed his projection of fee income for FY1999, noting that Fleming's project on West St. was not included since he plans to present a conservation cluster with a \$300 fee as opposed to \$1500 fee for a subdivision.

Fielding Farm Drive (Cross St.): Engineer's report on compliance with amended common driveway special permit plans

The December 3, 1997 letter from LandTech was reviewed along with a letter from John H. Blanz dated November 10, 1997, and areas of concern discussed. Mansfield said that he had spoken with Joe March today and suggested that the Board send him a copy of the LandTech letter. Mansfield will also draft a letter to Fielding explaining the issues, with a copy to Blanz. Tice will review the letter to add "warmth."

Blanz arrived at the meeting later and explained the current situation of the common drive. The Board explained the action they had taken and gave him a copy of the LandTech letter. They asked him to update the other lot owners if he had contact with them.

Status report on issues for consideration re: possible further amendments to subdivision rules and regulations

The Board asked Mansfield to discuss the blasting issue with the BOH and determine what is expected of the PB.

In addition to the suggestions submitted by Mansfield, Duscha, Epstein and Hengeveld it was noted that Lawrence A. Sorli made some good points in his November 26, 1997 letter to the Planning Board. The Board wished to address David Kelch's concern regarding erosion control and Abend expressed concern over cut and fill requirements. Yanofsky noted that Judith Cutler recommended dropping all additional language surrounding the 500 ft. cul-de-sac limit to eliminate confusion. Mansfield submitted notes on his research of cul-de-sac limits and also recommended several reference sources. The board concluded that this topic should be discussed at a rules and regs. subcommittee meeting. All members present expressed an interest in serving on the subcommittee.0 Suggestions from Board members must be submitted to the PA by Dec. 15 and the meeting will be held at 7:30 p.m. on Dec. 22. Epstein said he would call Sorli and thank him for his input and recommend that he contact the PA to clarify the issues raised in his letter.

LandTech request for determination of potential conflict re: proposal for engineering services for Town Center pedestrian/bike path

Abend explained that the Carlisle Bike and Pedestrian Safety Committee is planning to build sidewalks in and near the Town Center, and are seeking engineer's proposals. The Board decided there was no conflict with this project and PB work.

Request for discussion of Hunters Run disapproval (Scheduled for 1/12/98)

Tice moved to go into executive session to discuss strategy with respect to the pending litigation re: Hunters Run. Abend seconded. The Board members were polled and all answered in the affirmative 6-0.

The board came out of executive session ten minutes later and Yanofsky stated that she will call Town Counsel on Tuesday, December 9, regarding the Hunters Run disapproval. She expects to cancel the appointment with Hebb on January 12, 1998.

The meeting was adjourned at 10:15 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Anja M. Stam". The signature is written in dark ink and is positioned above the printed name.

Anja M. Stam
Recording Secretary

