



Town of Carlisle

MASSACHUSETTS 01741

Office of

PLANNING BOARD

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MINUTES

February 9, 1998

ANR Plan: Bedford Street, north side, between Church St. and Stearns St. (West Isle Corp. - Kimball)

CONTINUED PUBLIC HEARING: Stearns Street (Malcolm Meadows) - Amendment to Special Permit for Senior Residential Open Space Community, Northwest Structures, Inc., applicant

Review of draft decision and endorsement of plans: School Street - Special Permits for Conservation Cluster and Common Driveway, Nancy Rockstrom, applicant (Permit approved 1/26/98)

CONTINUED PUBLIC HEARING: Cross Street - Special Permit for Common Driveway, James Ford, applicant

Discussion of appeal of disapproval of Hunters Run Definitive Subdivision Plan (Request of Brian Hebb)

ANR Plan: 211 Bellows Hill Road (McCormick)

Chair Yanofsky called the meeting to order at 7:30 p.m.. Abend, Duscha, Hengeveld, and Tice were present. Also present were Planning Administrator George Mansfield and Roy Watson, Jr. and David Ives of *The Mosquito*. LaLiberte was absent from tonight's meeting and Epstein arrived at 8:15 p.m.

Abend moved to accept the minutes of December 8, 1997 as drafted. Tice seconded and the minutes were approved 5-0 Hengeveld moved to accept the minutes of January 12, 1998 as drafted. Tice seconded and these minutes were approved 4-0-1 with Duscha abstaining. After minor changes were made for clarification, Tice moved to accept the minutes of January 26, 1998 as amended. Abend seconded and these minutes were approved 4-0-1 with Yanofsky abstaining.

Regarding budget items, the bills were circulated and Tice noted that he will meet with Fin.Com. on February 18. With 58% of the year completed, the Board has spent 55% of its budget. Yanofsky then asked if there was money in the budget to have an engineer do a site walk at Pine Meadow to look at possible tree cutting within the 4 ft. shoulder as specified in the subdivision approval. The contractor suggested that all the trees may not

need to come down. It was determined that there are funds available from the 53G account for this and Mansfield will arrange a site walk with an engineer.

ANR Plan: Bedford Street, north side, between Church St. and Stearns St. (West Isle Corp. - Kimball)

The plans were presented and Hengeveld moved to endorse the ANR for Michael and Peter Kimball dated January 22, 1998, shown on Map 22, parcels 74, 75 and 76. Tice seconded the motion and it was approved 5-0.

CONTINUED PUBLIC HEARING: Stearns Street (Malcolm Meadows) - Amendment to Special Permit for Senior Residential Open Space Community, Northwest Structures, Inc., applicant

Present for this hearing was Steven Graham, the attorney representing Peabody of Northwest Structures. The following members of the public were also present: Betsy Fell of Patten Lane and Steve Webster, Greg Felch and Deborah Webster of Stearns St. and Tom Rice of Hutchins Rd.

Graham presented the original landscaping plan with highlights showing those trees which will not be planted since the area was not cleared. He also presented the revised plan showing the cistern in the new location with a note stating that the area around the standpipe will be planted "with necessary plantings to screen the standpipe and flashing lights as determined in the field." He also noted there will be plantings in the turnaround as designated in the original landscaping plan.

Debbie Webster expressed concern over the vegetation being left and noted that most existing trees are only seedlings. Tom Rice of Hutchins Road wished the Planning Board to be clear on what it expected of the developers. He stated that he had contracted with Northwest Structures in the past and had a difficult time working with them.

Duscha expressed concern over leaving only deciduous growth and not planting evergreens. She suggested interspersing spot plantings. Graham said the developer would not be able to plant trees without disturbing existing vegetation. Mansfield recommended that most of the vegetation along the road and stone wall need not be removed, but some white pine seedlings in the open field may be cleared in order to plant larger evergreens. He suggested that the three hollies and pines on the original landscaping plan between the trail parking lot and Stearns St. be retained.

The Board then discussed plantings around the cistern. Greg Felch said he would prefer to specify the use of needled evergreen other than pine, or broadleaf evergreens around the cistern. He felt pines would not be appropriate.

(Epstein arrived.)

Betsy Fell of the Carlisle Conservation Foundation wanted to make sure that the plantings don't infringe on the trail easement. She also noted that there were large boulders in the area and wished to ensure that the trail will be handicapped accessible. Mansfield explained that the boulders were put there at the request of the Fire Chief to define the edges of the cistern and to prevent vehicles from driving on top of it. He suggested that these boulders should appear on the plan.

Abend recommended that the amended plan show that the evergreen plantings will be done and that only the deciduous plantings may be removed from the plan. A specific plan for plantings around the cistern should also be drafted and presented to Bob Koning for approval. Yanofsky added that the boulders should also be located on the plan.

Abend moved to continue the public hearing to March 9, 1998 at 7:45 p.m. Duscha seconded and the motion carried 5-0-1 with Epstein abstaining.

Review of draft decision and endorsement of plans: School Street - Special Permits for Conservation Cluster and Common Driveway, Nancy Rockstrom, applicant (Permit approved 1/26/98)

The Board was generally in agreement with the decision. Duscha thought that Town Counsel should review the decision, specifically that condition requiring inspection by the Board's engineer prior to issuance of occupancy permit. Epstein wondered if wording could be added regarding lighting along the driveway. He felt this would be appropriate since it had been discussed at the public hearing. Mansfield and Duscha agreed to finalize the decision the next day.

CONTINUED PUBLIC HEARING: Cross Street - Special Permit for Common Driveway, James Ford, applicant

Present for this public hearing were the applicant James (Sandy) Ford, his engineer George Dimakarakos of Stamski and McNary, the developer Chris Hart and the co-applicant Paul Wolossow. Abutter Steve Kendall of Cross St. was also present.

Hart presented the lot plan showing the alternate location of the drive. Then he presented the revised plan for the common drive locating the T-turnaround further west along with an alternate access to the lot. Mansfield noted that Judith Nitsch Engineering reviewed this plan for the Board and responded with a letter dated Feb. 6, 1998.

document which might be considered a binding agreement. Abend suggested that perhaps Hebb could present a conceptual plan at a future meeting. The Board could then give more concrete feedback as to its concerns and preferences.

Epstein asked if a new conceptual plan could be presented under the old rules and regulations. Alphen explained that if Hebb won the suit, the old subdivision regulations would apply and if the Board won the suit, Hebb could reapply under the new regulations. With a negotiated settlement they might find agreement on some middle ground.

The Board asked Alphen to return on March 9, 1998 with the waiver plan and some thought given to how the new regulations would apply to it. Mansfield recommended putting this on the agenda. Alphen agreed to call a week before to schedule this.

The Board also asked Alphen to remind his client of the past due engineering bill for this project.

(Epstein left the meeting.)

ANR Plan: 211 Bellows Hill Road (McCormick)

Ken Harte presented this ANR. After review, Hengeveld moved to accept the ANR for McCormick dated January 7, 1998, shown in deed book 8591, page 166, land court plan #41553A. Tice seconded and the motion carried 4-0-1 with Abend abstaining.

Report from Rules and Regulations Subcommittee (Epstein)

The Rules and Regulations Subcommittee will meet on Wednesday, February 11, 1998 at 7:15 p.m.

Contracts and cost estimates for engineering services: Judith Nitsch Engineering, Inc. and Earth Tech, Inc.

Hengeveld recommended signature of the draft contract for Judith Nitsch noting that it was very straightforward and is not a long term contract, but rather refers only to temporary services. Hengeveld then moved to accept the contract between the Planning Board of Carlisle and Judith Nitsch Engineering, Inc. Tice seconded and the motion carried 5-0.

Regarding Earth Tech, Mansfield expressed concern over lack of response from Dale MacKinnon. Mansfield forwarded the revised Rockstrom plans to MacKinnon last

Tuesday, asking to have them reviewed before tonight's meeting. Despite several phone messages, there was no response.

Review of draft 1997 Town Report

Board members gave Mansfield written comments regarding this draft.

Report from Municipal Land Committee (Duscha, Yanofsky)

Yanofsky and Duscha attended this meeting and said there was very little information from this meeting. Discussion was focused on the O'Rourke property.

Long Term Capital Requirements Committee budget request

Yanofsky reported that she had not yet prepared a budget request for computer equipment. Tice noted that Town Administrator David DeManche was planning on a computer system for the whole building, but advised each board to submit individual requests.

Planning Administrator performance evaluation

Hengeveld noted that an evaluation of Mansfield should have been done in August, but was just done today. Mansfield presented Yanofsky and Hengeveld with goals and objectives for the coming year. Hengeveld will prepare them for the Board to review and discuss at the next meeting. Anja Stam, the recording secretary, will be reviewed next August or September.

Board members were reminded to prepare to discuss the Valchuis litigation and the future of the Board at the next meeting.

The meeting was adjourned at 10:55 p.m.

Respectfully submitted,



Anja M. Stam
Recording Secretary