



Town of Carlisle

MASSACHUSETTS 01741

Office of

PLANNING BOARD

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MINUTES June 22, 1998

Nitsch engineering services contract

Request for database development for conservation restrictions, trail easements, and other restrictions approved by the Planning Board (request of Conservation Commission)

Review of Preliminary Subdivision Plan for Buttrick Woods, Concord Street, Map 4, Lot 20. (Petition of Landwest, Inc., North Reading, MA)

Discussion of "informal conceptual plan" for subdivision of land located at 698 Concord Street, Map 7, Lots 43A and 43-2. (Request of Coppermine Farm Trust, Judi Pettit, trustee)

Notice of Submission of Definitive Subdivision Plan and Common Driveway Special Permit application for West Meadow, 361 Acton Road, Map 17, Parcel 17A, and referral to review engineer.

Notice of Submission of Common Driveway Special Permit application for Hensleigh Acres Lane, West Street, Map 17, Lot 20, and referral to review engineer.

Request from counsel for plaintiff in matter of Treibeck v. Carlisle Planning Board (Laurajon Definitive Subdivision Plan, East St. - disapproved 2/25/96) to initiate settlement discussions (Executive Session)

Chair Hengeveld called the meeting to order at 7:35 p.m. Members Epstein, Holzman, Reid and Tice were present. Also present was Planning Administrator George Mansfield.

The **minutes** of the meeting of June 8, 1998 were reviewed with several changes made for clarification. Tice **moved to accept the minutes as amended.** Reid seconded and the minutes were accepted 4-0-1 with Epstein abstaining.

Bills were circulated and Mansfield noted that the packet contained a GIS conference registration form. He would be attending this conference along with representatives from other Town boards. A bill from Kopelman and Paige for the review of the Judith Nitsch contract was also included.

Nitsch engineering services contract

The Board was presented with a revised copy of the Judith Nitsch Engineering, Inc. Technical Services Contract. This copy showed the standard contract edited to reflect the changes recommended by Town Counsel. The Board asked that this contract be presented in a clean, retyped format for signature. Epstein noted that this contract has cost the Board approximately \$650 in review fees. Members requested that Mansfield contact Nitsch to express the Board's dissatisfaction regarding this issue.

Request for database development for conservation restrictions, trail easements, and other restrictions approved by the Planning Board (request of Conservation Commission)

Hengeveld reported that she had spoken with the chair of the Conservation Commission and it was agreed that from this date forward, the Planning Board would record the information requested and report to Cons. Com. The PB and Cons. Com. will work together to develop a standardized method of noting these items on the plans. Hengeveld agreed to allow the PB administration to help Cons. Com. track recent easements and restrictions on an as needed basis, but a comprehensive database cannot be provided.

Review of Preliminary Subdivision Plan for Buttrick Woods, Concord Street, Map 4, Lot 20. (Petition of Landwest, Inc., North Reading, MA)

Applicants Brian Ahern of Boxborough and Bruce Wheeler of North Reading, representing Landwest, Inc., were present for this discussion. Joe March of Stamski and McNary presented the plan on behalf of the applicants. The following members of the public were also present for this discussion: Dave Kelch of Oak Knoll Road, Bill Cooney of Concord Road, Betty Meehan and Florence Newman of Autumn Lane, Bob Webster, Wendell Sykes, Betsy Constantine, Claudio Rebbi, Bruce Goldberg, Tricia Smith, Noel Symas and Elizabeth Slade of Indian Hill Road, John and Jackie Pryor of Audubon Lane and Kiran Reddig of Judy Farm Road. As an abutter to this property, Tice recused himself from the Board for this discussion.

March stated that the 43.5 acre parcel located on Concord Road across from the Bisbee field is currently wooded. The wetland area noted on the plan was delineated by B&C Associates. The plan provides for 13 conventional lots of approximately 2.9 acres each and 2 porkchop lots of 4 and 6.7 acres. The proposed subdivision loop road would be approximately 2000 ft. long with entrances off Concord Road approximately 900 ft. apart. Frontage for all lots is off the proposed loop road. March then demonstrated drainage patterns on the property and showed the location of proposed detention basins and a

20,000 gal. fire cistern. Each lot would be designed with its own septic and well. As requested at the discussion of the conceptual plan, a dead-end road extension was shown to provide potential access to the adjacent property. A 20 ft. wide trail easement was also shown along the perimeter of the property. A 60 ft. restriction area was provided as a buffer along Concord Road. March demonstrated that with a conventional ANR plan, 12 lots could be created with access from Concord Road. The applicant feels that the proposed subdivision plan would be better for the Town.

Epstein asked if the open space requirements had been met according to the new rules and regulations. March responded by saying that 2 lots could be set aside to meet the 5% or minimum of 3 acres required, but he asked that this requirement be waived in exchange for the buffer along Concord Road.

Reid asked if provisions had been made for a wildlife corridor. March noted that the corridor proposed in the original plan would be cut with the addition of the stub road. He pointed out, however, that the wetland area is relatively dry and would still be used as a corridor. He added that a request for determination had been submitted to Cons. Com. on June 19 to determine the wetland boundary.

Mansfield presented March with written comments from Earth Tech.

March had questions regarding interpretation of the new rules and regulations: 1) Regarding easements, Art. III, Sec. 3.1, March noted that the trail easements may intersect ellipses and asked if this would require a waiver; 2) Regarding stone walls, Art. III, Sec. 1.B.1, March noted that stone walls along the perimeter of the property would remain intact, but interior stone walls do not allow construction within zoning requirements. The owner is willing to relocate these walls to the new lot lines. March asked if this would require a waiver.

March then explained that 4 trees would require removal in order to improve sight lines along Concord Road. Most trees on the property average 12"-18" in diameter and are a mix of pine and hardwood with larger trees growing along the perimeter of the property.

The Board then asked March to present the ANR plan which showed four standard lots and eight porkchop lots. The Board noted that curb cuts could be minimized by accessing these lots with a total of three common driveways. The Board also asked if a Conservation Cluster had been pursued.

Discussion was then opened to the public. John Pryor asked how far the houses would be set back off Concord Road with an ANR plan. March replied 40 ft. Pryor also expressed concern about runoff into Spencer Brook. March assured him that increased run-off is not permitted and water would be channelled through pipes along Concord Road and into a

detention basin. Houses could also be built to divert rain water from the roofs into individual dry wells.

Hengeveld asked what the roadway grades were at each of the entrances to the loop road. March explained that there is a grade of approximately 10% at the northern entrance and 6% at the southern entrance.

Tricia Smith of Cons. Com. stated that she would prefer to see houses built closer to the main road without a buffer. Doing so would move houses away from the wetlands and also build a stronger sense of community.

Wendell Sykes noted that the primary view from his house overlooks this property. He would prefer to preserve this view and is against a trail that would go along his property line and allow a view into his home. His neighbor, Elizabeth Slade, expressed the same concerns.

Betty Meehan asked about the driveway coming from the stub road and crossing the wetlands. March explained that this driveway goes around the wetland, but Meehan argued that her property is adjacent to this site and it is currently wet. March explained that she was referring to a different location, and the site of the proposed driveway is dry.

Bill Cooney asked if a traffic pattern study had been conducted. March explained that only sight distances have been studied and the Board may request a traffic study at a later stage if it deems this necessary.

Bob Webster noted that a significant amount of water flows south from this property yet March had only shown water flowing north and west. He also asked where the proposed trail would ultimately go. The Board explained that the Trails Committee is currently in the process of establishing links to existing trails and open space. The Trails Committee will be consulted.

Bruce Goldberg questioned the access to the lot shown behind the wetlands. March demonstrated that approximately 5000 sq. ft. of fill would be required to cross the wetland and the filled wetland would be recreated in the vicinity of the crossing.

The Board asked March to provide extra copies of the plan to the PA so that they could be forwarded to the Bicycle and Pedestrian Safety Committee. They also asked him to present a plan for a Conservation Cluster at the next meeting on July 6.

Discussion of "informal conceptual plan" for subdivision of land located at 698 Concord Street, Map 7, Lots 43A and 43-2. (Request of Coppermine Farm Trust, Judi Pettit, trustee)

The applicant, Judi Pettit was present along with her representative Michael Anthony, a real estate consultant. They presented an ANR plan approved on Nov. 17, 1997 and demonstrated their plan to create a 500 ft. road into the property which would allow them to create four 2 acre lots.

The Board expressed concerns regarding sight distances at this location, lack of sufficient acreage and possible linkage to abutting property. If this road were to be constructed the Board wished to limit its access to only four houses. The Board also asked the applicant to consider a common driveway if proceeding with the ANR plan.

Notice of Submission of Definitive Subdivision Plan and Common Driveway Special Permit application for West Meadow, 361 Acton Road, Map 17, Parcel 17A, and referral to review engineer.

Mansfield distributed the plans to the Board members explaining that the 5 lots are all accessed from the Common Driveway with their frontage on the cul-de-sac road. The Board asked the PA to speak with the applicant and have him explain the differences between this plan and the preliminary plan. Earth Tech was assigned to review this plan. A public hearing is scheduled for July 6.

Notice of Submission of Common Driveway Special Permit application for Hensleigh Acres Lane, West Street, Map 17, Lot 20, and referral to review engineer.

The PA noted that the preliminary plan showed that this Common Driveway would serve 4 lots, but an abutter has since purchased a portion of the property and the driveway now will serve only 3 lots. Mansfield also stated that the property has not yet been removed from Chapter 61A status, and the Board should not act until the Town's 120 day right of first refusal has expired. Land Tech was assigned as the engineer.

Notice of a meeting of the Carlisle Conservation Foundation/Carlisle Land Trust on Tuesday, June 23 at 7:30 p.m.

The CCF requested that a member of the Planning Board attend the above mentioned annual meeting. Epstein agreed to attend and Tice said he would also attend if his schedule allowed.

Request from counsel for plaintiff in matter of Treibeck v. Carlisle Planning Board (Laurajon Definitive Subdivision Plan, East St. - disapproved 2/25/96) to initiate settlement discussions (Executive Session)

Reid moved to adjourn to executive session in order to discuss pending litigation regarding Triebeck, and noted that the Board would not return to regular session at the conclusion of this discussion. Tice seconded. Members were polled and unanimously approved the motion.

At 10:30, Reid moved to adjourn from executive session and to adjourn the meeting. Tice seconded and the Board was polled and unanimously adjourned the meeting.

Respectfully submitted,



Anja M. Stam
Recording Secretary