



# Town of Carlisle

MASSACHUSETTS 01741

Office of

PLANNING BOARD

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## MINUTES

December 14, 1998

**ANR Plan: 138-142 East Street, Map 22, Lots 62, 62A, 62B, 63C, 63D and 71, Theodore and Carol Beth Treibick, Deborah MacDonald and Andrea and Ronald Schneebaum, applicants**  
**Engineer's review of as-built plans for Overlook Drive Common Driveway**  
**Review of Preliminary Subdivision Plan for Wheeler Lane (off Kimball Road) Map 29, Parcels 6-28B, 6-39, 6-D and 7-C. [Petition of John Swanson and Tall Pines Realty Trust]**  
**Notice of receipt of Common Driveway Plan and Profile for Berry Corner Lane, Map 7, Parcel 29 (prepared by Stamski and McNary on behalf of Michael Valchuis, et al.) and request for referral to review engineer**  
**Report from Municipal Land Committee (Abend)**  
**Review of RFP for Wireless Communications Facilities**  
**Informal review of site plan for Gleason Library building project [Request of Library Board of Trustees Building Committee]**  
**Discussion of proposed Open Space Neighborhood bylaw amendments**

Chair Hengeveld called the meeting to order at 7:30 p.m. Members Abend, Holzman, Reid and Tice were present. Epstein arrived at 7:35 p.m. and LaLiberte was not present this evening. Planning Administrator Mansfield and Mosquito reporter David Ives were also present. John Anderegg of Bedford Road was also in attendance for the entire meeting.

Abend moved to accept the minutes of November 23, 1998 as drafted. Tice seconded and the minutes were accepted 5-0. (*Epstein arrived*).

**ANR Plan: 138-142 East Street, Map 22, Lots 62, 62A, 62B, 63C, 63D and 71, Theodore and Carol Beth Treibick, Deborah MacDonald and Andrea and Ronald Schneebaum, applicants**

Hengeveld reported that the applicants have granted the PB an extension to January 28, 1998 to act on this application. The Board moved, seconded and approved a motion to accept this extension 5-0-1 with Epstein abstaining.

The Budget was reviewed and Tice requested that the budget report include the percent of budget year elapsed.

**Engineer's review of as-built plans for Overlook Drive Common Driveway**

Mansfield reported that an as-built plan has been reviewed by the Board's engineer and found to comply with the common driveway rules and regulations. The PA will send a copy of the December 7, 1998 letter from LandTech to Les Bishop. Abend recommended that all residents of the common driveway be provided with a copy of the completed as-built plan for their records. Board members discussed this and determined that this cannot be required of the applicant at this time. The secretary was asked to make a note of this for possible revision to the common driveway rules and regulations as they pertain to as-built plans.

**Review of Preliminary Subdivision Plan for Wheeler Lane (off Kimball Road) Map 29, Parcels 6-28B, 6-39, 6-D and 7-C. [Petition of John Swanson and Tall Pines Realty Trust]**

Hengeveld recused herself from this discussion and Epstein assumed the chair. Joe March of Stamski and McNary was present to present the plan on behalf of the applicants. Abutter Stephen Spang of 59 Fiske Street was also present.

March explained that there are existing houses at 1056 Curve Street and 1028 Curve Street. The new subdivision cul-de-sac would be built off Kimball Road extending approximately 750 ft. to service a total of four lots. March showed conservation restriction areas A and B on the plan and explained that the proposed subdivision complied with these restrictions. One catch basin would be built at Kimball Road and another one would be built in the center of the cul-de-sac. Both would subsequently filter into nearby wetlands.

Epstein asked March to respond to comments raised by Judith Nitsch Engineering in their December 11, 1998 letter to the PA. Regarding grading, March explained that grades along the roadway are between 1 and 3 percent. Approximately 3-5 feet of fill will be required around the cul-de-sac to allow for a detention basin.

At this point Mansfield noted that there had been a problem with posting this meeting. While there is no state regulation, the Carlisle PB rules and regulations require 10 days advance public notice for Preliminary Plan meetings. Abutters were notified well in advance via certified mail. Due to a technical problem at the *Mosquito* office, however, the meeting was published in the paper with less than 10 days advance notice. **Abend moved to waive the regulation requiring 10 days advance public notice.** Reid seconded and the motion carried 5-0.

March then went on to explain that he had no objection to providing a landscaping plan for the cul-de-sac if required. The detention basin is located within the circle to minimize disruption to surrounding vegetation. Addressing the cul-de-sac safety concerns, March explained that the detention basin would be no deeper than 4 ft. and a four-foot shoulder would be provided inside the cul-de-sac. He did not feel that a guardrail or fence would be required, but would provide one if PB regulations called for it. He plans to design the basin at the water table and plant it with red maples as a small wetland area.

Abutter Stephen Spang felt that this plan was excessive to access only four lots. He noted that the area supports a delicate ecosystem with vernal pools and wetlands and wished to see the 20 ft. pavement width minimized, with no sidewalks.

March stated that the BOH would be looking at these plans at tomorrow's meeting.

The Board gave March some direction stating that there should be no sidewalks and the cul-de-sac might have a smaller radius. Abend suggested that pavement width could be reduced to 16 feet. The status of Barnes Place off Hutchins Road was discussed and determined to be an unaccepted subdivision road with 16 ft. pavement width and a T-turnaround. It was understood that a roadway could not be accepted as a public way with less than 18 ft. wide pavement and 2 ft. shoulders. Epstein suggested that the applicant should be encouraged to reduce pavement to 16 ft. if he was willing to do so. Mansfield read Sec. 10.3 of the bylaws which state that roadway design must meet the PB rules and regulations to be accepted as a public way. He noted that the PB rules and regulations require a minimum 20 ft. pavement width and it is unclear if a roadway designed with any width waivers could be accepted.

March stated that the plan presented this evening requires no waivers. An existing fire cistern is within 1800 ft. of all proposed homes. A letter from Chief of Police, David Galvin, states that he reviewed the plan and determined sight lines to be adequate. Abend felt there was no need for further traffic studies.

The Board determined that it would wait until plans are more detailed before deciding if a landscaping plan will be required.

Spang asked March to show him the proposed septic locations on the plan. March did so and then agreed to return with revised plans on January 11, 1999 at 9:30 p.m.

**ANR Plan: 138-142 East Street, Map 22, Lots 62, 62A, 62B, 63C, 63D and 71, Theodore and Carol Beth Treibick, Deborah MacDonald and Andrea and Ronald Schneebaum, applicants**

Fred Lewis of Bedford Road was in attendance for this public hearing. Hengeveld again announced to the public that the applicants have granted an extension on endorsement of this ANR to January 28, 1999. Treibick will come before the Board on January 11, 1999 at 7:45 p.m. with a common driveway application.

**Notice of receipt of Common Driveway Plan and Profile for Berry Corner Lane, Map 7, Parcel 29 (prepared by Stamski and McNary on behalf of Michael Valchuis, et al.) and request for referral to review engineer**

David and Michael Valchuis were present along with their attorney, Thomas J. Raftery, and their engineer, Joe March of Stamski and McNary. March explained the plan, which upgrades the existing roadway to common driveway standards. The pavement will be 16 ft. for the entire length with a T-turnaround on the Valchuis property. Turnouts are provided every 300 ft. and there will be a roadway subdrain, which will drain onto the Valchuis property. The roadway surface will be 2" crushed gravel.

Mansfield noted that although this is a common driveway plan, no application has been submitted as agreed by the Board. Epstein stated that the plan needs to be reviewed by the Board's engineer, but no funds are available. Raftery agreed that his clients would pay the review fee. Board members asked if this plan had been reviewed by Bob Koning or the abutters, but the answer in both cases was no. The Board recommended that Valchuis schedule a meeting with the abutters to discuss a maintenance agreement.

Hengeveld said that she would contact LaLiberte and/or Town Counsel to discuss legal issues.

**Report from Municipal Land Committee (Abend)**

Abend reported that a public hearing is scheduled for February 1, 1999 to discuss proposed Town Meeting articles. He noted that at this point it is not clear what will be presented at the public hearing, but the committee is focusing on three goals: 1) financing the purchase of land; 2) assessing the Town's needs for recreation, housing, transfer station, DPW, etc.; 3) identifying parcels to be purchased by the Town. Abend is on the subcommittee focusing on the latter issue and has personally recommended the purchase of small parcels throughout the Town to be used for affordable housing. He felt this would lessen the impact on specific neighborhoods. Board members agreed that this was a good approach.

Mansfield noted that the subdivision control law states that land within a subdivision may be set aside for open space, parks or recreation purposes at the request of the Planning Board for up to three years. The Town has an option on that land during those three years, but the law does not specify what might become of that land if the Town exercises its option.

**Review of RFP for Wireless Communications Facilities**

The Board had no concerns over the document from the Town Administrator other than to ask if it had been reviewed by Town Counsel. The PA assumed that it had been. He indicated to the Board that David DeManche would be interested in feedback.

**Informal review of site plan for Gleason Library building project [Request of Library Board of Trustees Building Committee]**

The following people came before the Board to represent the Library: Sally Swift, Chair of the Building Committee and committee member Mary Cheever; Ellen Rauch, Gleason Library Director; Jon French and Jonathan Richmond, architects.

After the plans were presented, the Board asked questions about parking, snow removal and fire safety. When asked if Bob Koning had been asked about fire truck access, French said that Koning had seen the plans and never raised the issue. Having overseen a similar project in the City of Newton, Mansfield addressed three areas of concern. First, he felt that a facility of this size should have a minimum of 48 parking spaces. More would be even better since a new library is likely to draw more patrons. Second, he felt that the existing driveway entrance is at a very difficult location for both vehicular and pedestrian safety. He recommended moving the driveway entrance east which could provide a safe pedestrian walkway and potentially add five more parking spaces. He also recommended addressing drainage issues at this entrance. Lastly, Mansfield recommended a review of potential storage areas, particularly since there is no basement area. He noted that the new Town Hall lacks sufficient storage areas and this is often a problem.

The library representatives appreciated the Board's input and stated that construction is scheduled to begin the end of May 1999 and be completed approximately nine months later. The architects stated that the site plan is being designed by Joe March of Stamski and McNary. The Board asked to give input when drainage and lighting issues are addressed. The Board scheduled March to discuss these issues at 10:00 p.m. at the January 11, 1999 meeting.

**Discussion of proposed Open Space Neighborhood bylaw amendments**

Hengeveld, LaLiberte and Epstein met as a subcommittee to discuss the proposed bylaw amendments. Epstein reported that the committee plans to meet with other Town boards, conduct open meetings and research other communities and outside sources. He noted that Selectman Vivian Chaput supports the PB's pursuit of this amendment for the Spring Town Meeting.

Epstein explained that the goals of the Open Space Neighborhood are to transfer open space from individual to community use and reduce lot sizes with no overall increase in density. Use of the open space needs to be clarified. Reid suggested that the bylaw might be written to allow BOH review also. Abend cautioned that simply requiring a conceptual plan to demonstrate the potential number of subdivision lots could actually allow more lots than the PB would approve under a definitive subdivision plan. It was noted that the Open Space Neighborhood would not be granted solely as a special permit, but would also be treated as a subdivision and require BOH and Cons. Com. approval. The Board agreed that these issues must all be addressed.

Hengeveld noted that a video entitled "Creating Open Space" is available in the library. Mansfield added that Eunice Knight of the Carlisle Conservation Foundation has approached him to ask if the PB is interested in collaborating with the CCF again to purchase additional materials on this subject for the Library.

The meeting was adjourned at 10:35 p.m.

Respectfully submitted,



Anja M. Stam  
Recording Secretary