Town of Carlisle

MASSACHUSETTS 01741

P.O. BOX 827
CARLISLE, MA 01741
(978) 369-9702

Office of

PLANNING BOARD

Draft

MINUTES
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Review of drainage performance for High Woods Lane Common Driveway, 662 West Street
Review of work remaining to complete Tall Pines Definitive Subdivision Plan (7/9/90) [Request of William Costello]
Request for release of Lot 7 from covenant for Carriage Way Definitive Subdivision Plan, East Riding Drive (Map 13, Parcels 21, 22 & 23, Map 22, Parcel 75, and Map 23, Parcel 1) [Request of William Costello]
ANR Plan: 1028 Curve Street and Wilkins Lane, Map 29, Parcels 7A and 7C-39B, John M. Swanson and Tall Pines Realty Trust, applicants
Notice of receipt of application for amendment of Common Driveway Special Permit, 299 Bedford Road, and assignment of review engineer (public hearing scheduled for 6/25/00) [Richard and Nancy Shohet West]
Discussion of proposed draft Rules and Regulations for Site Plan Review
Discussion of proposed amendments to Subdivision Rules and Regulations
Evaluation of Potential Sites for Wireless Communications Facilities
Report on status of pending litigation, Valchuis et al. v. Planning Board

Vice Chair Reid called the meeting to order at 7:30 p.m. Members Abend, Hara and Lane were present. Zinicola arrived at 7:35 p.m. and Holzman arrived at 7:45 p.m. Epstein was absent this evening. Planning Administrator George Mansfield and *Mosquito* reporter Susan Yanofsky were also present.

Reid made two minor corrections to the minutes of 5/21/01. Abend then **moved to accept the minutes of 5/21/01 as amended by Reid.** Lane seconded the motion and it carried 4-0.

Regarding the **budget**, Mansfield explained that the BOH, ConsCom and PB administrators are proposing to purchase a light table jointly. The PB would be expected to pay $250. The BOH and ConsCom have already authorized their administrators to proceed with the purchase. Hara moved and Lane seconded a **motion to authorize the expenditure of $250 towards the purchase of a light table.** The motion carried 4-0.

(Zinicola arrived.)

Review of drainage performance for High Woods Lane Common Driveway, 662 West Street

Abutters Alan Lehotsky, John Forelli and Barry Hoffman of West Street were present. Original applicant, Christopher Fleming, arrived at 7:55.

Mansfield reported that the full amount requested for the project review account has been received, and the public hearing regarding rescission of the special permit may be cancelled. Abend **moved to cancel the second notice of public hearing in the *Mosquito*, and to note withdrawal of the public hearing in the next agenda notice.** Hara seconded the motion and it carried 5-0.

Hoffman informed the Board that he expected Fleming to attend the meeting this evening. Hoffman was also told by Mr. Fleming that he no longer holds financial interest in the High Woods development. Hoffman then stated that he does not believe the drainage problems will be resolved by the addition of clay dams in the swale. He stated that the hydrological engineer he hired to review the original plans anticipated the drainage problems that are now occurring. He expressed his dissatisfaction with Dale MacKinnon, the PB's review engineer, and requested that one of the Board's other review engineers be given an opportunity to review the plan. Hoffman also suggested that the PB consider keeping a contingency account in case of future problems with this development.

The Board explained that with a special permit, they have no authority to retain funds, other than for engineering review. However, the Building Inspector may not issue occupancy permits until the Planning Board certifies that the common driveway is complete. The Board also felt that MacKinnon should be given another opportunity to review the amended plans given the recent information.

(Holzman arrived.)

John Forelli who owns Lot 1 with the existing house, informed the Board that at the end of March there were approximately 2-3 feet of water standing around his tennis court which did not recede for approximately 6 weeks. Abend noted that because Lot 1 is part of the original application, it is considered part of the development site. The Board must concern itself with water flowing offsite and therefore has no authority over onsite flooding. Hoffman claimed that if the culvert had been working as designed, this water would have flowed onto his property.

(Fleming arrived.)

Abend and Holzman were both puzzled by the unusual flooding reported this spring. They did not believe there were significant amounts of impervious surface added to the site to warrant excessive runoff. Fleming reported that Northwest Development is expected to install the clay dams within the next two weeks. He felt that the drainage problems were mainly due to the severe storm coupled with the unfinished drainage structures and thought that the completed driveway would drain as planned. The Vice Chair agreed to keep this item on the agenda for the next meeting.

Review of work remaining to complete Tall Pines Definitive Subdivision Plan (7/9/90) [Request of William Costello]

The developer, William Costello, was present for this discussion.

The Board received a letter from Mark Sleger of LandTech dated 6/8/01 stating that he conducted a final inspection of the Tall Pines Subdivision on 6/6/01 and determined that the subdivision has been completed. Therefore, Abend **moved to release the remaining bond in the form of a triparty agreement held by Metrowest Bank dated 10/2/97.** Hara seconded the motion and it carried 6-0.

Reid asked Costello if arrangements have been made for roadway maintenance following the release and prior to acceptance by the Town. Costello stated that he will no longer maintain the roadway and that this is now the responsibility of the residents. Mansfield noted that the Planning Board has no further obligation regarding this subdivision, unless it is asked to make a recommendation to Town Meeting regarding roadway acceptance.

Request for release of Lot 7 from covenant for Carriage Way Definitive Subdivision Plan, East Riding Drive (Map 13, Parcels 21, 22 & 23, Map 22, Parcel 75, and Map 23, Parcel 1) [Request of William Costello]

Costello was also present for this discussion.

Recognizing that the value of the remaining three lots would cover the estimated completion costs of $157,000, Hara **moved to release Lot 7 of the Carriage Way Definitive Subdivision Plan from the covenant.** Abend seconded the motion and it carried 6-0.

ANR Plan: 1028 Curve Street and Wilkins Lane, Map 29, Parcels 7A and 7C-39B, John M. Swanson and Tall Pines Realty Trust, applicants

Mansfield explained that this ANR adjusts lot lines between lots on Curve Street and Wilkins Lane, making the lots more regular in shape. Hara moved and Abend seconded a **motion to endorse the Plan of Land in Carlisle, MA for John Swanson dated 5/15/01.** The motion carried 6-0.

Notice of receipt of application for amendment of Common Driveway Special Permit, 299 Bedford Road, and assignment of review engineer (public hearing scheduled for 6/25/00) [Richard and Nancy Shohet West]

The Board assigned Judith Nitsch Engineering as review engineer. Abend noted that the engineer should review the impact of an individual driveway versus a common driveway and also review the feasibility of an individual driveway. Mansfield said that the Fire Chief and the ConsCom administrator asked that the engineer review load capacity of the culverts and extent of work allowed in the riverfront area.

Discussion of proposed draft Rules and Regulations for Site Plan Review

Zinicola reported that she received some minor comments from the Board of Selectmen. She will incorporate these, e-mail them to the PA and have him forward them to the BOS.

Discussion of proposed amendments to Subdivision Rules and Regulations

The Board agreed to continue this discussion to the next meeting so that Epstein could be present.

Evaluation of Potential Sites for Wireless Communications Facilities

Abend reported that he spoke with Selectman John Ballantine regarding a potential wireless study, and he agreed that such a study should be conducted. The PA was asked to draft a Request for Proposals to be reviewed by Abend and Holzman. The consultant would be expected to review the Town's bylaws and rules and regulations governing wireless communications facilities, and to determine what parcels, if any, would meet the criteria for siting facilities in Carlisle. The consultant would also be asked to prioritize parcels in terms of ease of development and coverage needs of the carriers. Holzman agreed to provide a list of potential consultants. Response is requested by 6/22/01 to allow the Board to review proposals at its 6/25/01 meeting. The Board plans to utilize FY01 funds for this study.

Executive Session Minutes

Lane moved and Hara seconded a **motion to approve the minutes of the executive session held on 5/21/01.** The motion carried 6-0.

Report on status of pending litigation, Valchuis et al. v. Planning Board

Mansfield reported that Town Counsel notified him that oral argument was heard from the attorneys for both parties today, and that the judge has taken the matter under advisement.

Evaluation of Conservation Subdivision Design

Mansfield reported that he did not have an opportunity to speak with Mark Bobrowski at the MAPD meeting. However, Mansfield felt that the meeting was very informative and that Bobrowski's services would not be needed for the Board to conduct its own evaluation. He thought Bobrowski's services might be useful when the Board is preparing to make a presentation at Town Meeting.

The meeting was **unanimously adjourned at 8:59 p.m.**

Respectfully submitted,

Anja M. Stam

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Administrative Assistant