



Town of Carlisle

MASSACHUSETTS 01741

Office of

PLANNING BOARD

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MINUTES May 12, 2003

Conference with new Fire Chief

Joint Public Hearing with Carlisle Tree Warden of request to remove 837 trees in the public right of way on Acton St., Brook St., Curve St., East St., Fiske St., Lowell St., Maple St., North Rd., Russell St., Rutland St., School St., Skelton St., South St., and West St., under the provision of the Scenic Roads Bylaw (Art. XII & MGL Ch. 40, s. 15C) and the Public Shade Tree Act (MGL Ch. 87, s. 3) to provide clearance for utility lines [Petition of NStar Electric Co.]

Identification and analysis of potential sites for Wireless Communications Facilities [Broadcast Signal Lab and GPR] – Draft final report

Budget

CTPC workshops

Request for extension of time to complete Maplewood Definitive Subdivision Plan (Map 17, Lots 17A-1 through 17A-5 [Request of Robert Koning]

Review of application to Zoning Board of Appeals for Comprehensive Permit under MGL Chap. 40B for an 8-unit condominium, Laurel Hollow, 302 Lowell Road (Map 21, Parcel 12), 2 units to be offered as affordable housing. (Application of MKCKMK, LLC, referred by Board of Appeals)

Development of digital town-wide parcel data layer and GIS technical support [Applied Geographics]

Preparation of Community Development Plan to meet requirements of Executive Order #418 [Thomas Planning Services and McGregor & Associates]

Chair Kate Reid called the meeting to order at 7:30 p.m. in the Heald Room at Town Hall. Board Members David Freedman, Dan Holzman, Tom Lane (Treasurer) and Phyllis Zinicola were present. Planning Administrator George Mansfield, Administrative Assistant Anja Stam and *Mosquito* reporter David Ives were also present. Louise Hara (Vice Chair/Clerk) arrived at 7:50 p.m. following the CDP Steering Committee Meeting held in the Nickles Room.

Conference with new Fire Chief

Fire Chief David Flannery was present for this discussion.

The Board welcomed Flannery to his new position and Reid asked him if he was satisfied with Fire Cistern Regulations. Flannery said that he helped write the current regulations and is generally satisfied although he does have some concerns. In particular, the Chief noted he has seen some problems with a number of homes on long, narrow common driveways. He would like to look at these situations more carefully.

Reid asked why the fire chief requires one fire cistern in some developments and two in others. Flannery explained that there are many factors to consider such as access, elevation, size of structures, length of roadway, availability of alternative water sources, etc.

In response to Zinicola's question, Flannery then explained how fire cisterns operate. He noted that the cisterns are generally constructed of 20,000 gallon concrete tanks that are similar to septic tanks and are not under pressure. In order to

utilize the tanks, they must be outfitted with fill, draw and vent pipes. A fire truck must be able to access the tank while allowing room for other trucks to pass. The tank is also outfitted with a well that will slowly refill the tank over several days at a rate of five gallons per minute. The warning lights on the cistern indicate when the tank is below ¼ full or when the pump is on. After installation, the tank is tested by filling, emptying and then refilling.

Abend informed Flannery that he is developing fire cistern requirements to include in the Planning Board's regulations and he would like to be in touch with the Chief during this process. Flannery welcomed the opportunity. Mansfield suggested that the Board might make it standard procedure to invite the Fire Chief to conceptual plan discussions for new developments. Flannery agreed that this would be helpful, particularly for common driveway applications.

Freedman informed the Chief that the Board's EO418 consultant suggested that Carlisle should apply for an improved insurance rating. Flannery was aware of this and said that it has been over 25 years since the ISO rated Carlisle. He said that there are many factors reviewed in this study and the Fire Department has been preparing for an updated evaluation. Flannery anticipated that the Town could improve its rating by at least two points and save homeowners money on insurance fees.

(Hara arrived.)

Joint Public Hearing with Carlisle Tree Warden of request to remove 837 trees in the public right of way on Acton St., Brook St., Curve St., East St., Fiske St., Lowell St., Maple St., North Rd., Russell St., Rutland St., School St., Skelton St., South St., and West St., under the provision of the Scenic Roads Bylaw (Art. XII & MGL Ch. 40, s. 15C) and the Public Shade Tree Act (MGL Ch. 87, s. 3) to provide clearance for utility lines [Petition of NStar Electric Co.]

Tree Warden Gary Davis joined the Board at the table for this joint public hearing. Karen Doherty and Nicole Sullivan of Trees New England represented NStar. Gunilla and Claude Lacoche of 766 North Road, Ed Humm of 776 East Street and Cynthia Schweppe of 373 School Street were present.

Doherty stated that she was representing Calvin Layton of NStar who could not be present this evening. She explained that the NStar tree program is focusing on eliminating nuisance and hazard trees in order to be more proactive and improve reliability of service. Doherty defined nuisance trees as small trees, which could eventually grow taller and interfere with wires. Hazard trees are in poor condition and have high potential to damage wires and roads or cause fires.

Humm said that he noticed workers in front of his property recently, and they broke limbs from trees rather than cut them off. Sullivan stated that NStar is currently seeking approval for its tree clearing program and has not begun any work. She suspected that the tree damage might have been done by another utility company. Board members noted that Com Cast has been installing cable throughout the town.

Gunilla Lacoche asked why the 24" diameter oak in front of her property was marked for removal. She observed that the tree appeared to be healthy and also had wires attached to it. Sullivan explained that although this tree appears to be healthy it is in decline because it has been hit by lightning. Neither she nor Davis recalled any wires attached to the tree, but agreed to verify this and report to NStar. Davis stated that whether or not wires are attached, the tree poses a hazard and should be removed to protect both public and private property.

Schweppe was present to support removal of the marked trees.

Abend moved to allow removal of the trees from scenic ways as identified in the public hearing notice. Freedman seconded the motion and it carried 8-0 including the tree warden's vote. The Board directed the PA to prepare the notice for NStar.

Minutes

The Board reviewed the minutes of 4/28/03. Abend moved and Hara seconded a motion to approve the minutes of April 28, 2003 as drafted. The motion carried 7-0. The Board also reviewed the minutes of 5/2/03. Hara moved to accept the minutes of May 2, 2003 as drafted. Abend seconded the motion and it carried 7-0.

Identification and analysis of potential sites for Wireless Communications Facilities [Broadcast Signal Lab and GPR] - Draft final report

According to GPR's proposal, two color copies of the final report or eight black and white copies could be provided to the Planning Board within budget. Two additional color copies could be provided to the Board for \$110. Mansfield suggested requesting a total of four color copies and eight black and white copies at an additional cost of \$210. The Board agreed.

Next, the Board reviewed GPR's bill and questioned why the bill exceeds the original proposal by \$1020. GPR charged an additional \$162.44 in order to purchase the Town's Assessors' Maps. Board members questioned this expense and wondered why they had not contacted the Planning Board office in order to obtain the maps. Other expenses billed outside the proposal included attendance at an additional meeting, preparation of final report, and reimbursable copying and mailing expenses. The Board agreed to pay for the maps and reimbursable expenses, but directed the PA to ask GPR to inform the Board in the future if contracts are to be amended. Board members agreed that the Town should not be responsible to pay for attendance at a meeting that was within the scope of work.

In an e-mail message, Laura Chan of GPR offered to sell the Town high quality color copies of the Assessors' Maps overlaid on USGS topo sheets at \$36.00 per set. Board members agreed to purchase one set.

Mansfield agreed to send the changes in the draft report as noted at the May 2nd meeting to Maxson. Abend will be available to Maxson if there are any questions regarding these changes.

Hara suggested that the Board schedule simple balloon tests on several sites. Abend and Freedman thought that balloon tests would not be appropriate until the community and other Town boards have had the opportunity to review the wireless study. The Board then discussed the need to invite other Town boards to the presentation of the final report at the June 23rd PB meeting. Abend offered to meet with the BOS, Hara with the Historic Commission and Cons Com, and Holzman with the ZBA to give an overview of the wireless study and invite the boards to attend the presentation on June 23, 2003.

Budget

The board noted that \$200 remains in the budget encumbered from FY02 to pay for the wireless study. Additional funding for the wireless study will come from the remaining FY03 budget.

Reid encouraged the PA to research the cost of a new computer monitor.

CTPC workshops

The PA noted that the Town would save insurance money by sending Board members to these workshops. Freeman and Lane agreed to attend the sessions on Subdivision Control/ANR on June 10, 2003

Request for extension of time to complete Maplewood Definitive Subdivision Plan (Map 17, Lots 17A-1 through 17A-5 [Request of Robert Koning]

In a letter dated April 25, 2003, Robert Koning requested that the Planning Board extend the time for completion of the subdivision due to pending litigation regarding a property line dispute. Abend **moved to extend the completion date of the Maplewood Subdivision to June 30, 2004**. Freedman seconded the motion and it carried 7-0.

Mansfield noted that Hart Farm is also nearing its expiration date. He will notify the developer to make him aware of this.

Review of application to Zoning Board of Appeals for Comprehensive Permit under MGL Chap. 40B for an 8-unit condominium, Laurel Hollow, 302 Lowell Road (Map 21, Parcel 12), 2 units to be offered as affordable housing (Application of MKCKMK, LLC, referred by Board of Appeals)

Hara attended the most recent ZBA meeting and reported that the only action taken on this 40B application was the selection of Susan Carter of David Ross Engineering as the Town's peer review engineer.

Holzman noted that the impact of development on neighboring wells is a major issue on this site and is becoming a growing concern throughout town. He suggested that the PB should work with the BOH and ConsCom to develop a water management plan, especially for the summer months. Holzman maintained that a proactive policy should be implemented to avert a crisis situation. He also suggested that the Board work to incorporate ground water recharge regulations into the subdivision and cluster regulations.

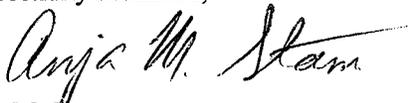
Freedman asked if the Town could require sidewalks with a 40B development. Mansfield explained that the Town may request an easement, but may not require construction of sidewalks nor money in lieu of construction.

Development of digital town-wide parcel data layer and GIS technical support [Applied Geographics]

Mansfield reported that he received a CD-ROM with a pilot parcel plot of the Assessors' parcels from Applied Geographics. The firm has asked the Board to review and comment on the data and format. Lane offered to review it at home and recommended that it also be reviewed by the Assessors' office.

At 10:00 p.m. Reid moved and Abend seconded a **motion to adjourn**. The motion carried unanimously.

Respectfully submitted,



Anja M. Stam
Administrative Assistant