

CARLISLE PLANNING BOARD

MINUTES

JUNE 25, 1990

Present:

Vivian F. Chaput, Chairman
Norman S. Lindsay
Stephen Tobin
Sylvia Sillers
George B. Foote
Jill Natola
Elaine H. Olden,
Planner Assistant

Meeting called to order at 8:05 p.m.

Minutes

On motion by Mr. Lindsay seconded by Mr. Tobin, the members voted to approve the June 11, 1990, minutes as presented with the following corrections: under "comments on outstanding items" on page 4, complete Mr. Foote's comment to read: "do not want to waive review of bridge"; change "Mr. Sillers" to "Ms. Sillers"; and complete Ms. Sillers' and Mr. Lindsay's comment to read: "want review of bridge specifications".

On motion by Mr. Lindsay seconded by Ms. Sillers, the members voted unanimously to approve the June 4, 1990, minutes as presented.

On motion by Mr. Tobin seconded by Mr. Lindsay, the members voted unanimously to approve the May 14, 1990, minutes as presented with the following corrections: change spelling of "Tuscano" to "Toscano" throughout; under the Tall Pines public hearings, change "Steve ?" to "Steve Spang"; and correct typographical errors.

Summer Schedule

The members agreed to change the August 13, 1990, meeting to August 6, 1990.

ANR Plan - Nickles Lane

On motion by Mr. Foote seconded by Mr. Tobin, Mr. Foote, Mr. Tobin, Mr. Lindsay, Ms. Sillers, and Ms. Natola voted to endorse a plan entitled "Plan of Land in Carlisle, Mass. (Middlesex County) for: Nickles Lane Realty Trust" dated June 22, 1990, by Stamski and McNary, Inc., "Approval Under the Subdivision Control Law Not Required." Ms. Chaput abstained.

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Master Plan Plans

Each member with responsibility for Master Plan sections reported as follows on the status of his or her section:

Ms. Sillers: The rewrite of the Council on Aging subsection done by Mrs. Olden is satisfactory. Mrs. Olden will talk to Cynthia Seavey about missing information. Mr. Lindsay will talk to Gabor Miskolczy about information on waste issues with the expectation that Mr. Miskolczy may be willing to provide the material for the hazardous waste subsection. Ms. Olden will explore with Lois Surgenor the possibility of her contributing material to the subsections on waste issues. Ms. Sillers will ask Tom Raftery if he would be willing to draft the subsection on roads. Mrs. Olden will send a copy of the road repair schedule and a copy of the Town Offices/Library traffic counts to Ms. Sillers. Mr. Foote will provide a copy of the bond rating report with information about total miles of through roads and total miles of dead-end roads; and in the alternative, Mrs. Olden will ask the Town Treasurer for a copy of the bond rating report. Mrs. Olden will check with Peggy Hilton, Librarian, about the status of the Library draft report which Mrs. Hilton is reviewing.

Mr. Tobin: His section was submitted in draft form some time ago. He has since responded to a list of questions from Mrs. Olden with the information he had and has asked Mrs. Olden to research the unanswered questions. Except for some research on the Water Committee work, his research is complete.

Ms. Natola: In two meetings with Ms. Hughes and Ms. Olden, it was noted that a section on demographics would be a valuable addition to the Master Plan. Ms. Natola presented the reasons for this and an outline for doing the work, which she offered to complete by the end of August. The members approved the addition of the demographics section and accepted Ms. Natola's offer to be responsible for it.

Ms. Hughes: A memo reporting on the Land Use and Housing section was presented by Mrs. Olden outlining the remaining work, which will be completed by the end of August.

During the discussion about the need for a demographics section separate from the Housing section, it was agreed that the Synthesis, to be written by Mr. Lindsay, will interpret the interconnections among the parts of Part 1 without encroaching on the policy discussions of the next two Parts.

The members agreed to a deadline at the last meeting in August for Part I, with a progress report at each meeting in the interim.

Subdivision Process

Mr. Foote suggested the following changes in the subdivision regulations:

1. to give the Board of Health the general information about a proposed subdivision site that they need to carry out their responsibilities under M.G.L. Chapter 41, Section 81U, require a soils map prepared to the scale of the definitive plan from the map prepared by the Soil Conservation Service;
2. change the word "lots" in Section 3.B.3 to "areas" to reflect the language of Sec. 81U;
3. require an as-built plan before the completion guarantee is released showing the points at which the actual construction differs from the approved definitive plan;
4. specify that road length is to be measured to the farthest point of the road, not to the center of the cul de sac.

Mr. Foote noted in passing that he had thought about revising the language of Section 5E to clarify what is meant to be preserved, but decided that the present language is clear.

The Board members agreed that all of the changes proposed by Mr. Foote should be considered.

In discussion of the soils map requirement, the members instructed Mrs. Olden to invite Rhett Grant of HMM Associates to a Board meeting to discuss the use of the soils map. During this discussion, Mr. Foote proposed to send a memorandum to the Board of Health stating the Planning Board's understanding of the responsibility of the Board of Health in the subdivision process. After deciding on the text of the memo, the members agreed with Mr. Tobin's suggestion that Mrs. Olden consult with the Selectmen's Executive Secretary to reach an understanding of the appropriate role of the Board of Health in the subdivision process.

In addition, the members accepted Mr. Foote's suggestion that a Board member monitor the "field changes" reported by the developer and by the Board's consulting engineer as the subdivision is being constructed, approving minor changes and bringing major changes to the Board for action. Mr. Foote pointed out that all changes will eventually be presented to the Board as part of the as-built plan, if that requirement is added to the regulations. He also volunteered to accept the responsibility for monitoring field changes, and his offer was accepted by the

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board members.

Ms. Chaput asked Mrs. Olden to find the name of the person or firm which prepared the original Elizabeth Ridge definitive plan.

Mrs. Olden said she would provide the list of possible regulation changes which she has been keeping. Members suggested the following changes as well: smaller radius and smaller entrance radii. Mr. Tobin suggested pursuing a bylaw change to require that roads be more narrow, and Mrs. Olden was instructed to report on standards for narrower roads.

Mr. Tobin noted that a mistake on his telephone bill called to his attention that Concord Town Meeting voted to assess telephone customers in order to pay for burying all electric wires in the Town of Concord.

Meeting adjourned at 10:35 p.m.

Respectfully submitted,

Elaine H. Olden
Planner Assistant