

Town of Carlisle

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Office of
PLANNING BOARD

Minutes June 13, 2022

Minutes

Bills

Budget

Interim Planning Administrator report

Discussion of request for Scenic Road designation of Martin Street (Request of Carlisle Historical Society)

Municipal Vulnerability Preparedness (MVP) Annual Report

Discussion of application and project review fees for potential modification of Verizon Wireless site at 27 School St.

Discussion of Officers, Appointees and Liaisons

Discussion of Planning Board staffing

Co-Chair **Madeleine Blake** called the remote meeting to order at 7:00 pm. Co-Chair **Peter Yelle** and Members **Joe Gushue**, **Court Herschelman** and **Eric Adams** were present. Members **Adelaide Grady** and **Sara Smith** were absent. Co-Chair Blake hosted the meeting on a Zoom platform.

Interim Planning Administrator/Building Commissioner Jon Metivier, Assistant to Planner Gretchen Caywood, John Troast (Concord St), Jack Troast (Concord St) and Robert Kearney (Carlisle *Mosquito*) were also in attendance.

Discussion of request for Scenic Road designation of Martin Street (Request of Carlisle Historical Society)

Carlisle Historical Society (CHS) member John Troast was present to discuss this request. He explained that the CHS became interested in scenic road designation for Martin St. when it learned of the possible development of a Martin St. lot rendered buildable by lot line changes recently endorsed by the PB. Troast noted that while Martin St received its name more recently, it is actually one of the oldest roads in Carlisle, having an historic house at the end of the road and being located adjacent the cranberry bog, with stone walls flanking either side of the road. The CHS had submitted a letter of request to the PB along with photographs of several sites along Martin St and information supporting that it is one of the oldest roads in town.

Co-Chair Blake explained that if, on discussion, the PB is generally in favor of designating Martin St as a scenic road, it would sponsor a warrant article for fall Town Meeting, but that she would also like to get input from the residents of Martin St. by informing them by letter and giving them a chance to discuss at an upcoming PB meeting. Interim Planning Administrator Metivier explained that this designation would not be able to happen in time to preserve any stone wall in the right-of-way of the Martin St lot that is being developed. However he added that he has spoken with the developer, and explained the interest in designating Martin St a scenic road, and he noted that this developer can be expected to work with the town, understanding the importance of the trees and stone walls. This developer has also worked on other scenic roads in town and is familiar with the requirements.

On discussion, the Board members indicated consensus toward designating Martin St as a Scenic Road. Co-Chair Blake asked Troast if he would consider working with the PB to present this request at Town Meeting, and he agreed. The next step is for the PB office to send letters to the Martin St residents on this matter.

BOH	Peter Yelle
Town Counsel	Madeleine Blake
Traffic and Pedestrian Safety Committee	Joseph Gushue
RecCom	Eric Adams
Affordable Housing Trust	Adelaide Grady
Council on Aging	Sara Smith

The motion was approved unanimously (5-0) by roll call vote.

Interim Planning Administrator report

Interim Planning Administrator Metivier reported on the pre-submission land use staff meeting concerning a proposed conservation cluster for West St., and that an informal discussion of the preliminary plan is scheduled for the next PB meeting on 7/11/22. Metivier added that he has comments and input that were provided on the proposed plan, and that the applicant will likely submit a revised preliminary plan, but if not, he will summarize the comments for the Board.

Liaison Report

Co-Chair Blake reported that she went to the Organization for the Assabet River's Three Reivers Watershed Association meeting at which OAR presented information on maintaining green infrastructure, such as is installed at the Lion's Gate Subdivision. The presentation reviewed features of these systems, how to maintain them, and consequences of not maintaining the system. The presenter was Chip Miles of Parterre Inc. Blake suggested that the PB ask him to speak at an upcoming meeting, at which ConsCom members could attend as well. Adams mentioned that he knows Chip and will reach out to him on this matter.

Minutes

The Board reviewed the draft Minutes from the 5/23/22 PB meeting. Yelle moved that the PB approve the Minutes as drafted, Co-Chair Herschelman seconded the motion, and it was approved unanimously (5-0) by roll call vote.

Bills

Yelle moved to approve an invoice for an office chair, the purchase of which had been previously approved by the Board. Co-Chair Herschelman seconded the motion and it was approved unanimously (5-0) by roll call vote. The Board authorized Joseph Gushue and Pete Yelle as signatories for end of year invoices.

At 8:25 pm, Gushue moved and Yelle seconded the adjournment of the PB meeting, and the motion was approved unanimously (5-0) by roll call vote.

Respectfully Submitted,

Gretchen Caywood
Assistant to Planner
Carlisle Planning Board

List of documents associated with this meeting (available via the Planning office):

- Martin Street scenic road request submission letter and attachments dated 3/2/22.
- MVP program yearly progress report draft
- List of PB officers, appointees and liaisons from FY22