



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

February 27, 1978

Present: Sauer, Cutter, Hannaford, Bridges, Zielinski, Raftery

The first two sentences of paragraph 2 of the Minutes of the February 13, 1978, meeting were changed to read, "Hal Sauer read a letter he had sent to the Selectmen conveying the position of the Planning Board on the questions of the Indian Hill Stub. He reported that at the Selectmen's meeting of February 1 Neil Melone suggested that..." In the same paragraph "all town roads are owned to" was changed to read "most" town roads. In the last paragraph on page 2, the sentence referring to "an argument from Deck House" was changed to read "as to the rationale under which the way should be defined as a private driveway." The Minutes were accepted as amended.

A letter was received from Warren Lyman, Open Space and Recreation Committee, requesting further funding of \$150 from each of the Planning Board and Conservation Commission for publication of their report. The Committee had previously received \$50 from each of those Boards to get them started in their study. It was felt that the preliminary report should be seen to see whether it does impact on future growth of the Town. It was suggested that Lyman be asked to attend our next meeting to bring the Board up to date on the report.

Regarding issuance of a Special Permit if such were applied for by Deck House relative to their Bedford Road development, a letter from Neil Melone pointed out that "the Board of Appeals is the special permit granting authority for all special permits except those involving the Wetland District." The Board was unanimous in its agreement that they were the proper Board to hear this.

William Berkes, President of Deck House, was present to argue the case for definition of the proposed way off Bedford Road as a private driveway. Mr. Berkes had previously sent to each member of the Board a copy of a letter presenting his point of view. Bob Zielinski read the appropriate section of the Zoning Bylaw (5.B.4.d(7)) and particular emphasis was placed on the wording "where alternative means of access are not appropriate or otherwise feasible."

Berkes pointed out that only fifteen feet of the way will cross a wetlands; that these fifteen feet could have been positioned elsewhere but that sightlines were not as good at the other locations; that by eliminating one lot and putting in two driveways without connecting them would conform even to the proposed Driveway Bylaw to be acted upon at Town Meeting; and that these approaches could have been done without the approval of any Town board.

Under the Subdivision Control Act, contours and drainage presently planned would require waivers from the Board. Special Permit Procedures under the Wetlands Act were discussed. These two approaches would likely take more time for work to begin.

It was pointed out that the Order of Conditions, including the covenant for maintenance of the way, imposed by the Conservation Commission will never be lifted from the deeds to any of these properties; that instead a notice of compliance would be added when appropriate.

After further discussion it was unanimously voted that the proposed way was a private paved driveway permitted as a matter of right under Article 5.B.4.d(7).

A plan of land of Lapham on Bingham Road showing Lot 1 containing 4.0± acres and having 200 ft. frontage and Lot 2 containing 3.0± acres and having 250 ft. frontage was presented under Approval Not Required. Because of the plus/minus designation, only three signatures were affixed to the plan. Upon receipt of a letter stating that Lot 1 does in fact contain four or more acres, Frank Hannaford will affix the fourth signature.

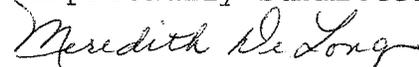
In brief discussion regarding the Indian Hill Stub, Tom Raftery felt that Town Counsel should lay out the alternatives available to the Selectmen. The Planning Board felt that the Town should not pave the stub but should provide access by way of a license or other such means. Pat Cutter is to attend the Selectmen's meeting on March 1 when this situation will be discussed.

Legal Notice of the Driveway Bylaw Hearing will appear on March 9 and March 16; the Hearing will be held March 27.

A Site Plan of Robert and Janet Lawson for property on Bedford Road was shown to the Board. The Plan contained an underground recording studio. Consideration of this plan was placed on the Agenda for March 13 at which time the Board's recommendation will be forwarded to the Selectmen.

Meeting adjourned at 11:00.

Respectfully submitted,



Meredith DeLong, Secretary