



# Town of Carlisle

MASSACHUSETTS 01741

Office of  
**PLANNING BOARD**

## MINUTES

August 25, 1980

PRESENT: Raftery, Sauer, Coulter, Courant, Kulmala

The continuation of the Public Hearing on the application for a Common Driveway Permit of Albert Gould, was called to order. Sherrill Gould, representing the applicant, was present. No abutters were present. The plan shows Parcel A, Lowell Road, containing an easement to access Parcel B. Hal Sauer moved to approve the plan, subject to approval from the Conservation Commission, for the reason that the driveway location is safer and further away from the wetlands than if it entered over the frontage of Parcel B. The motion was seconded and unanimously voted in favor with the condition that the permit be filed within one year of the approval date. The wording of the covenant will be slightly modified and a copy sent to the Planning Board. The hearing was adjourned at 8:30.

Regarding the Mannis application for a Common Driveway Permit, a letter from Dave Stewart was read. Stewart suggested a revised location of part of the driveway which would move it away from Stewart's lot line. Mannis presented a new plan showing the driveway location at that particular place moved 40 to 60 feet away from the lot line of the abutters. Tom Arnold, Chairman of ConsCom, was present to say that the driveway as previously planned was equal in impact to the route proposed by Ken Harte in his "minority report" (a letter received at the time of the Public Hearing). Dave Stewart was present to say that the revised location of the driveway satisfied his concerns. Mannis plans to put a restriction on the 40-60 foot strip between the driveway and the abutters' lot lines.

It was moved to approve the application, subject to being notified by Conscom that it has approved the revised plan, with the following conditions:

1. That the permit be filed within a year of the approval date.
2. That permanent markers be located on the East Street entrance of the driveway so as to clearly identify the lots. (This should be made part of the covenant.)
3. That permanent markers be located along the driveway so as to clearly identify those lots served by the branches of the driveway.

The motion was seconded and unanimously voted in favor. The Board felt that one road entering East Street instead of six and only one crossing of the wetlands was preferable. A revised covenant was requested.

It was suggested to revise the Procedural Rules to allow for permanent markers such as discussed and required above.

Roger Corbin presented a plan of land on Maple Street of the Estate of Mabel Porter. The plan showed Lot 1, 152,316 s.f. (3.497 acres) with 340.98-foot frontage; Lot 2, 87,162 s.f. (2.001 acres) with 250-foot frontage; Lot 3, 87,272 s.f. (2.003 acres) with 250-foot frontage; and Lot 4, 87,276 s.f. (2.004 acres) with 425.33-foot frontage. The record location of the right of way of Piggery Road was shown as part of Lot 1. The plan was signed under Approval Not Required.

Regarding Housing for the Elderly, it was noted that there were no setback requirements which applied to District M. The Planning Board does have the right to require that setback restrictions be applied to the plan; however, application for a variance from the Board of Appeals is not appropriate.

Regarding fire and police station location(s), it was noted that November 19 is the date of the Special Town Meeting to select a site. Sites on the new Town Center maps were noted and identified. Members of the Board will attend the August 27 meeting of the Building Committee to discuss these sites.

The Minutes of the June 9, July 7 and July 28 meetings were deferred. Minutes of the August 4 and August 18 meetings were approved as read.

Hal Sauer reported that there will be a September 9 meeting of the State Advisory Board to address the subject of proposed plans for the farm at the State Park.

Meeting adjourned at 10:30 p.m.

Respectfully submitted,

Meredith DeLong  
Secretary to the Board