



Town of Carlisle

MASSACHUSETTS 01741

Office of

PLANNING BOARD

MINUTES

February 16, 1981

PRESENT: Coulter, Kulmala, Raftery, Chaput

This out-of-sequence meeting was held to provide an informal review of a possible division of land by Mr. Jebediah Mannis.

Mannis presented a tentative plan for dividing 91 acres bounded by North Road, Rutland Road and Hemlock Estates. The plan showed a 1200-foot subdivision road (cul-de-sac) entering from North Road, with a 2000-foot common driveway continuing at the end. Eleven lots for houses were created; several additional building lots were identified as being deeded for conservation. The cul-de-sac accessed five houses; the common driveway, the remaining six.

However, Mannis indicated that the cul-de-sac as shown could not be built completely to town standards and still maintain the low density; it would be too expensive. Specifically, he asked if the Board could vary the width requirement (down to 18 feet), the bike/footpath (eliminate) and some drainage provisions.

In discussing this possibility, the Board felt that (a) it had no authority to vary the width or bike/footpath requirement, and (b) any significant relaxing of construction requirements would lead to a road the Town Meeting would not accept as a public way.

The Board suggested several alternatives to Mr. Mannis:

1. that he help frame appropriate language to Dave Stewart's petition warrant article that would define for the Town and the Board acceptable standards for smaller subdivisions,
2. that he consider two common driveways, one from Oak Knoll Road and one from North Road, that would provide emergency vehicles with through access between the two roads,
3. that he discuss with Cleverdon, Varney & Pike the long-term costs to the Town of lowering each construction standard called for in the Rules and Regulations.

Mannis will be present at the February 23 meeting with a new plan and additional cost/engineering data.

Meeting adjourned at 9:40 p.m.

Respectfully submitted,

Richard Coulter
Chairman