



Town of Carlisle

MASSACHUSETTS 01741

Office of

PLANNING BOARD

MINUTES

June 22, 1981

PRESENT: Coulter, Chaput, Hannaford, Kulmala, Raftery, Sauer, and Sillers

Four Seasons Common Driveway on Lowell Road

John Dunphy, Jr., Registered Land Surveyor, representing Four Seasons, presented a plan for two common driveways off Lowell Road. The first, Hickory Lane, to serve two lots (Lots 2 and 3), and the second, Litchfield Drive, to serve six lots -- (Lots 6, 7, 8, 9, 10, and 11). The driveways are to be paved to 14 foot width with 2 foot gravel shoulders on each side. The entrance of Litchfield Drive onto Lowell Road will be through the existing stone wall and not through existing bar-way.

Raftery moved that "the application for Hickory Lane be approved subject to:

- (1) that no opposition is received from any referral agency within 39 days from date of filing, and
- (2) that the covenant as modified is acceptable to the applicant."

Vote: 6 approve, 1 abstention (Sillers).

Raftery moved the same motion for Litchfield Drive.

Vote: 5 approve, 2 abstentions (Chaput and Sillers).

Rolando Special Permit for Pond

Mr. Rolando presented a plan for the creation of two ponds on River Road. One would be .91 acres on Lot 3, and the other would be .40 acres on new proposed common land of 2.54 acres being taken out of the present Lot 3.

Tom Raftery moved that "the Board find that the pond will not be detrimental as required under 5.B.5.c of the Zoning Bylaws."

Vote: 7 approve, 0 against.

Tom Raftery moved that "the application for the proposed pond on Lot 3 be approved subject to the condition that no opposition is received from any referral agency within 39 days from the date of filing."

Revision of Minutes of May 26, 1981 Meeting

The minutes of May 26, Page 2, Paragraph 5 were revised to add the following sentence after ". . . within the Flood Hazard Plain."

The added sentence is, "Based on its finding the Planning Board will support a petition to modify the Town's Flood Hazard map accordingly."

Mr. Bradbury Addresses CVP's Questions Concerning Monroe Hill Subdivision

Mr. Bradbury of Four Seasons addressed the questions and actions suggested in CVP's letter of June 3, 1981 on the subject of the Monroe Hill subdivision. Mr. Bradbury agreed:

1. to install 150 feet of French drain on the southern side of Nathan Lane. He will have a specific plan prepared to be approved by CVP before installation, and
2. to comply with the other requests set forth in CVP's letter.

It was agreed that Dick Coulter would contact Roger Davis to obtain his opinion of the problem presented by the placement of the transformers along the roadways in the Monroe Hill subdivision and any recommended solutions.

It was agreed by the Board to release Lots 18 and 19.

Vote: 4 approve, 3 against (Hannaford, Chaput, and Sillers).

Meeting adjourned at midnight.

Respectfully submitted,

Harold Sauer