



Town of Carlisle

MASSACHUSETTS 01741

Office of

PLANNING BOARD

MINUTES OF MEETING

JULY 27, 1981

Present: Coulter, Sillers, Sauer, Raftery, Kulmala, and Chaput

Canterbury Court - Definitive Plan Hearing

The hearing was called to order at 8:08 P.M. Roger Corbin of Joseph Moore Co. presented plans for the subdivision of 1272.07 feet of public way plus two common driveways. The subdivision is off of Bedford Road. Eight house lots are involved.

Mr. Corbin stated that there would not be excess fill created in this subdivision. It might, in fact, be the case that fill would be required to be brought in from outside the subdivision.

The question of a bike path arose. The plan shows a 24 foot width with no bike path. The other option would be a 20 foot width with a 5 foot bike path. Opinions supporting both options were voiced by various Board members.

The Public Hearing closed at 8:51 P.M.

Canterbury Court - Common Driveway Hearing

The hearing opened at 9:00 P.M. Roger Corbin presented the plan of two common driveways. The one to the north will support three lots and the driveway to the south will serve four lots. Mr. Corbin stated that the two common driveways would be advantageous to the town by eliminating seven separate driveways leading to the turn-around on Canterbury Court. Also this plan would eliminate crossing certain wetland areas if separate driveways were used.

Vivian Chaput questioned the use of gravel instead of blacktop on two 800 foot common driveways.

A number of Board members questioned adequacy of a 10 foot wide driveway. Mr. Corbin agreed to increase those portions of both driveways serving more than one lot to 14 feet. He also agreed to place one turnout on each driveway about 70 feet back from each driveway's entrance on Canterbury Court.

The Public Hearing closed at 9:34 P.M.

Raftery's Comments Re Covenant Covering Common Driveway

Tom Raftery had six comments relative to the covenant covering the common driveway which are as follows:

Maintenance Agreement

1. State specification to which driveway will be constructed.
2. Responsibility for maintenance of driveway should be "joint and several".
3. Rights of enforcement should be in accord with C.84((12-14 or similar thereto).
4. Majority vote for reconstruction and repair, but this shall not relieve the owners of their joint and several responsibility to maintain the way to the standard in #1.
5. Grantor to maintain driveway until all lots sold.
6. Overflow parking should not impede access of emergency, police and fire vehicles.

Four Seasons' New Plan for Lots off Lowell Road

John Dunphy, engineer for Four Seasons, presented a new plan for lots off Lowell Road. An Approval Not Required Plan for these lots had been signed by the Board on May 26, 1981. The new plan creates certain easements which will be used for a common driveway to be presented to the Board in the future.

The Board unanimously voted to approve the plan.

Move to Approve Plan for Hickory Lane

Kay Kulmala moved to approve the plan for the common driveway called Hickory Lane as presented on a plan by Four Seasons Development Corp. dated June 10, 1981. The common driveway would serve Lots 2 and 3.

Five members approved; one (Chaput) abstained.

Proposed Amendment to Planning Board's Rules and Regulations

Tom Raftery proposed the following amendment to the Planning Board's Rules and Regulations relative to 20 and 18 foot wide roads:

4.A.1a.4)

No road constructed on or after June 22, 1981 or shown

on a subdivision plan approved on or after said date having a paved roadway of 20 feet or less may be used to provide access to a subdivision having more than 15 building lots unless such road has a paved bicycle/foot path at least 5 feet in width included in or adjacent to the right of way.

Vivian Chaput moved that the above be adopted. It was unanimously approved.

Accepting Minutes

It was moved to accept the minutes of May 22, June 8, June 16, June 22, and July 13, 1981. Approval was unanimous.

Plan Approval for Four Seasons

Since the last meeting the following plan was approved by the Planning Board:

For: Four Seasons Development Corp.
Dated: July 14, 1981
Land: West side of Lowell Road formerly owned by Jay Fisk.

CVP Report of Site Survey

CV&P reported in a letter that they have made a site survey of the boundary between Mr. Petroskey's land and the Munroe Hill development and have found that an area 6 to 8 feet and up to 3 feet wide has been filled on Mr. Petroskey's land.

Chris Hart's Request for Lot Releases at Southside

Chris Hart appeared before the Board to request release of four of seven lots in the "Southside" subdivision. Mr. Hart estimated that about \$5,000 worth of work remained to be done.

It was moved by Tom Raftery that "Lots 21, 20, and 22 be released and in addition Lot 17 be released subject to an agreement between the purchaser and developer which will allow the developer to continue work along the road and drainage easement."

The Board unanimously voted in the affirmative.

Lots 18, 19, and 16 will remain to be released by the Board.

Respectfully submitted,

Harold Sauer



Town of Carlisle

MASSACHUSETTS 01741

Office of

PLANNING BOARD

MEETING OF JULY 27, 1981

AGENDA

- | | |
|------------|--|
| 8:00 P.M. | Canterbury Court - Definitive Plan Hearing |
| 9:00 P.M. | Canterbury Court - Common Driveway Hearing |
| 9:15 P.M. | Hickory Lane (Fisk Land) - Common Driveway |
| 9:30 P.M. | R & R Amendment Regarding 18-foot Paved Ways |
| 10:00 P.M. | Minutes for 5/26, 6/22, 7/13
Mail
Bills |
| 10:20 P.M. | Other Business
Discussion on Goals Poll
Fee Schedule |