



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

APRIL 12, 1982

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

Public Hearing: McColgan, 2 Lots off River Road

The hearing was called to order at 7:40 P.M.

Kris Nelson presented a plan for a Common Driveway for two lots off River Road. One portion of the driveway is within 100 feet of wetland and also passes over a stream. The ConsCom hearing has not been held yet because of cancellation due to storm. No turnouts are planned because only two houses are to be served. It is also expected that the width of the shoulder may allow a car to pass another. There were no comments from the public.

The hearing closed at 7:47 P.M.

Vivian Chaput made a motion that the application be approved pending approval by ConsCom of the particular layout. Decision is to be based on the finding that the location of two separate driveways would present a more dangerous situation. The motion was seconded by K. Kulmala. Motion passed 5 in favor, 0 opposed.

Public Hearing: Young, 3 Lots off Bedford Road

The hearing was opened at 7:55 P.M.

Kris Nelson presented a plan for a Common Driveway to be built off Bedford Road on land owned by Eleanor Young (formerly the Patch property). The drive will be gravel, 12 feet wide plus 2 feet of shoulder on each side. It will serve 3 lots. The offset from Stearns Street on the opposite side of Bedford Road will be about 120 feet. It will be about 700 feet from the curve at Bates Farm. It was suggested that the rules and regulations of the Planning Board be consulted for guidance in placement of a sign denoting the private way. It was stated that the plan is to put utilities underground. Mr. Ruetters, who lives next door (at the original Patch house), stated that they cut the vegetation down in order to see the approach. Their driveway will be parallel and close to the proposed common drive. They currently find it difficult to get out onto the road during heavy traffic, but believe that one additional drive would be a

better solution than two or more. The need for turnouts was questioned. Distance to first house is about 475 feet. A question was also raised whether an additional lot (Lot 3) on Bedford Road might be added to the common drive at a later time. Kris Nelson said that they would look into it. The hope is to minimize the number of driveways directly off the main road. The public hearing was closed at 8:25 P.M.

Discussion: Vivian was concerned that we had what seemed to be a piecemeal view of what would happen eventually with the full set of lots. There are two lots that are not included in the common drive proposal. The decision is to be put on the agenda for April 26 to give members a better chance to view the site, and to give ConsCom time to make a decision.

Public Hearing: Zoning Amendments

The hearing opened at 8:35 P.M.

- a. Revision to Wetland/Flood Hazard Zoning Map:
There were no comments from the public or Board.
- b. New Section 5.I Conservation Cluster:
The latest set of changes to the draft were reviewed.

Susan Baxter asked whether the Board of the developer would identify the historic/natural resource to be preserved. Tom Raftery explained that he envisioned that it would be the developer that would make the identification, and that this would have to ^{be} agreed to by the Planning Board.

Charles Evans asked whether more than one parcel could be included in the cluster. Tom responded that the application would have to be with respect to one parcel when presented to the Board.

Susan Baxter asked what motivation would lead a developer to apply for a conservation cluster. The response was reduced frontage requirements, an additional lot, and possibly less expensive development of roads, et al.

Dick Coulter drew attention to the wording of 5.I.2.b which requires that the 3/4 acre of dry land in a lot must be contiguous.

- c. Article 4.A.6 Lot Widths:
Tom will add this provision to 4.A.1 on the floor at Town Meeting.

There were no comments from the Public or Board members. The hearing was closed at 9:10 P.M.

Vote on recommendation of Zoning Amendments:

- a) passed unanimously
- b) passed unanimously (note version dated 3/25/82)
- c) passed unanimously.

Minutes and Mail

A request from Gleason Library that members of town boards not smoke at meetings in the building was read.

Kay presented a draft of town meeting presentation on the conservation cluster amendment. Dick and Tom will work on the material.

Selection of Planning Board Clerk: Vivian suggested that members do it on a rotating basis. Kay has prepared an "instructional kit" for our benefit. Vivian's idea was moved formally by Dick Coulter. The duties will rotate in alphabetical order, the next person in line being the backup. The motion passed unanimously. Vivian will take the first turn. Vivian reported that closing for Elderly Housing is scheduled. When will the Special Permit be issued? Record of notification to Town Clerk was found.

Charles Evans asked about town center study. He had been asked to take a lead position. Tom said that after Town Meeting we would be considering what projects to take up next. This was tentatively scheduled for the first meeting after Town Meeting.

An expression of gratitude to Kay Kulmala for her years of service was made.

The meeting adjourned at 9:47 P.M.

Respectfully submitted,

Sylvia Sillers