



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

JUNE 14, 1982

PRESENT: Raftery, Hannaford, Sillers, Clarke, and Chaput

The meeting was called to order at 8:15 P.M.

The minutes of May 24 were accepted unanimously.

Continuation of Kydd Public Hearing - Common Driveway

The Public Hearing was continued from the meeting of May 3. Paul Herlihy from Fleming, Bienvenu and Associates brought a new set of plans showing the common driveway up through the center of the parcel as had been discussed previously with the Board. The drive will be 12 feet wide and of bituminous surface. The maximum grade will be 11% at a point well back from the road. There will be a single branch to serve the lots at the rear of the parcel. The motion to approve the application was made by Mr. Clarke with the condition that appropriate markers be placed at the entrance to the drive from the road and at the branch to identify the individual lots. Approval was unanimous, 5 - 0.

Procedural Rules for Conservation Clusters

Tom Raftery will work these after talking with Dick Coulter.

Long-term Planning Goals

Tom suggested that this might be a good year to look at our bylaws and regulations in light of our experiences since they were put into effect. Vivian brought up the home occupations questions. It was decided to continue the discussion at the next meeting.

Munroe Hill

The status of the list of things to be finished was discussed. A motion was made to release the \$13,000 bond to ensure the construction of the French drains. During the ensuing discussion primary concern was about runoff from Lot 8 onto Nathan Lane, but this has no direct relation to the original

drainage problem further down on Nathan Lane. Tom will check into the best approach for handling this problem. He will discuss the Keep Right and/or Stop signs with Dick. Frank will go out to look over the situation with respect to the remaining items. Dave Crispin will be asked to attend our June 28 meeting to discuss the full list of items. The motion to release the bond was withdrawn pending the discussion on the 28th.

Rolando Presentation of Plans for Elliott Land

Mr. Rolando made an informal presentation to the Board of the plans for the Elliott land on Skelton Road which is currently under an agricultural restriction. The goal will be to maintain all the open fields in their current state with placement of houses behind tree lines. Development is planned to occur in three phases, with 5 lots (4 of these on Skelton Road) in Phase 1, and two more lots on the section of the parcel nearer River Road developed in Phase 2. The Elliotts would retain ownership of the farm and a portion of the remaining land. Common driveways would be constructed to serve the new lots. Six or seven years from now four more lots would be developed in the interior of the parcel. It is likely that two of the lots will never be built upon, however.

ANR for Flannery

A plan to divide a parcel on Concord Street between Bingham Road and South Street to create a pork chop lot with 40-foot frontage and 4.3+ acres of land was considered. The parcel with the Flannery house would still have approximately 255 feet of frontage and 4.2+ acres. A motion was made and the plan was approved unanimously.

The meeting adjourned at 9:58 P.M.

Respectfully submitted,

Sylvia Sillers