



# Town of Carlisle

MASSACHUSETTS 01741

Office of  
PLANNING BOARD

## MINUTES

Special Meeting of May 31, 1983

Present: Sillers, Chaput, Coulter, Hannaford, Raftery

Public Hearing: Common Driveway Application, Bates Property

Bob Santomena presented the proposed plans for a Common Driveway to serve the lots created by the division of the Bates property.

An issue was raised about which lots were to be served by the Common Driveway. Only lots E & F on the endorsed ANR plan are shown on an approved plan. Although the proposed restrictions on the deeds limit the number of lots that can be further created from E & F, the Board did not want to approve a proposal that did not enumerate the lots covered by the permit.

A suggestion was made that the driveway covenants include a prohibition against the lots having individual driveways.

It was also suggested that permanent markers be placed at Bedford Road, and at each fork on the Common Driveway, showing the lot numbers along each path.

Addressing several of the Board's concerns, Mr. Santomena stated that (1) the driveway covenant contains a prohibition against serving more than five lots out of E & F, and (2) the proposed driveway plan shows the location of the drive at the present time, with modifications to be brought to the Board as they occur.

A possible solution was proposed to amend the wording of the covenant to require any future divisions of lots E & F to create only parcels that are contiguous with the Common Driveway in existence (at the time of division). This would establish a precedent that would be workable for other developers who might want to get a driveway approved for more lots than are shown on an approved plan.

Mr. Santomena will draft a revised covenant which includes these points.

The public hearing closed at 9:15 P.M.

Discussion of Bates Property Common Driveway

The Board agreed to meet again on Thursday, June 2, 1983 at 8:00 P.M. to review the revised covenant.

ANR Plan of Carlisle Land Trust, Bedford Road

Grant Wilson presented a plan dated May 18, 1983 showing the division of Lot F (recorded in Middlesex North District Registry of Deeds in Plan Book 138, Plan No. 118) into two lots.

Created are lots J (5.0 acres, with 250 feet of frontage on Bedford Road) and K (11.97 acres with 101.93 feet of frontage on Bedford Road).

The plan was endorsed as Approval Not Required.

The meeting adjourned at 9:30 P.M.

Respectfully submitted,

Richard R. Coulter