



# Town of Carlisle

MASSACHUSETTS 01741

Office of  
PLANNING BOARD

## MINUTES

Meeting of July 9, 1984

Present: Sillers, Raftery, Sherr, Leask, Clarke, Chaput and Hannaford

The meeting began at 8:05 P.M. The minutes of June 25, 1984 were read and unanimously accepted as presented.

### Cherubini ANR Plan

A plan drawn by McGlinchey Associates Inc. dated June 20, 1984 for land owned by Anthony R. and Julia Cherubini was presented for two lots off Lowell and North Roads; i.e., Lots 4 and 5. Lot 4 is a 2 acre lot. The plan was endorsed as "Approval Not Required under the Subdivision Control Law". Note this is a plan which reflects changes from a plan submitted on June 25, 1984, but withdrawn by the applicant.

### Public Hearing, Cutters Ridge Subdivision

Public hearing commenced at 8:15 P.M. Roger Corbin, William Ericson, Ray Goodman, respectively the engineer, the attorney and the developer. Roger Corbin indicated that the road will be built on an existing easement for Tophet Road into the subdivision. The wetlands and lower lands would be virtually untouched. An engineering overview was presented. It was represented that the Conservation Commission had had a hearing on this plan. That Commission recommended moving the firepond, pulling the cul-de-sac back, changing the culvert sizes. The proposed fire pond is to be excavated below the water level and will be also recharged by rain water. The unpaved portion of the Tophet Road may still be owned by that subdivision's original developer. Betty Ann Mann, an abutter on East Street, questioned Lot 5 and access to an existing way off East Street. However, Lot 5 is not in the Subdivision Plan and the state of the way is left to the parties using the way. The next issue was the right to pave the stub end of Tophet Road. Joe Donnelly gave the history of the stub end. Carol Dundorf indicated that there are no easements granted upon her certificate of title, but Mr. Ericson indicated that the individual lots were conveyed only to the edge of the road. It was suggested that a bike/footpath be considered to East Riding Drive. Mrs. Chaput suggested that the proponent consider that in exchange of a reduced road width. A member of the public suggested that motorized bikes, e.g., mopeds be banned. Mrs. Dundorf asked if there was another access to the proposed subdivision from East Street. Joe Donnelly spoke to a drainage problem on Lot 6 where surface drainage could be exacerbated by any construction on the lot. Dan Roy questioned access to the back lots, i.e., Lot 10. A common driveway will serve Lots 10, 12 and 13. Discussion continued with respect to the development of Lot 6 and its potential for effect on drainage if developed. Mr. Corbin indicated that the wetland as shown on Lot 6 is accurate. Mr. Donnelly indicated

that nearby lot development is creating a larger wetland. The owner and the developer agreed to a building construction limit line which Mr. Donnelly agreed would be acceptable to him. Ed Fields expressed his concern with respect to the test pit on Lot 9. The public hearing closed at 9:30 P.M.

#### Public Hearing, Cutters Ridge Common Driveway Application

Member Clarke questioned whether the issue was premature if the subdivision might not be built. Mrs. Chaput indicated that public notice, the attendance of the parties and the relevance to the subdivision plan hearing made the timing of this hearing appropos. No maintenance covenant was prepared. The proposed driveway is close to the lot lines, i.e., 35 feet back. It was suggested that it be located 40 feet back from the lot line. Dan Roy objected to the possibility that lights might shine into his bedroom given the location of the driveway. Pat Cutter indicated that she cannot clearly see the Roy residence from the property line. Not having the common driveway means Lot 10's driveway might adversely impact a wetland according to Mr. Corbin. (At this point a response from CV&P was read concerning the subdivision.) Member Clarke suggested that the driveway could be relocated to minimize the headlight impact on the neighbors. Mr. Corbin indicated that the location is intended to reduce excavation. The public hearing nearly completed, but it was suggested that the hearing be continued until the members of the Board walked the area. The public hearing was adjourned at 10:00 P.M. to be continued until August 13, 1984.

#### Public Hearing, Woodbine Place Subdivision

The presentation was made by Mr. Ludwin. Harry Schechter requested that the bicycle/foot path be placed on the opposite side of the road. Mr. Ludwin indicated that he will grant an easement to have access to the State Park boundary for use by the public and state foresters. With respect to fire protection, Mr. Ludwin is considering a ground water supply system. Mrs. Huber raised the question as to whether a bike/footpath is really necessary. Mrs. Schechter suggested Lot 5 may be under water and access might be difficult. Mr. Ludwin will report to the Board on August 13, 1984 with respect to relocating the bicycle path to the opposite side. Member Clarke made certain suggestions with regard to the road cut to preserve natural beauty of the area. The public hearing closed at 10:41 P.M.

#### Public Hearing, Martin Street Common Driveway Application by Braeburn Development Corporation

Attorney Joseph Shanahan made the presentation of the proposed driveway. Mr. Smith indicated that there may be a boundary dispute with respect to his land and this. Mr. Shanahan indicated Braeburn does have a purchase and sale agreement for this property with Mr. Andersen as the seller. Mr. Andersen had several questions, all of which were succinctly answered by the Board. It was indicated that a 10% grade was too steep for a gravel surface and the applicant indicated that a bituminous surface would be installed in that grade portion. Construction cross-section and greater drainage detail will be shown. The members indicated a willingness to view the property. This matter will be reconsidered on August 13, 1984. The public hearing closed at 11:50 P.M.

Common Driveway Application for a Common Driveway off West Street by Hartwright, Inc.

An application was filed by Christopher Hart. The public hearing will be September 24, 1984.

The Clark Land

Discussion of the Clark Land purchase pursuant to the 61A restriction took place. The Conservation Commission has not yet voted. The issue is to buy or not to buy. Joe Gardner spoke to the issue. The purchase price is \$35,000.00. The motion was made to recommend purchase. The vote was 4 in favor, 1 opposed, and 1 abstention.

The meeting adjourned at 12:25 A.M.

Respectfully submitted.

Thomas J. Raftery