



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

Meeting of August 13, 1984

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

The minutes of the meeting of July 9, 1984 were read and accepted upon unanimous vote properly moved and seconded.

Martin Street Common Driveway

Braeburn Development Corporation now owns the property having received a deed from the Andersens. The Smith dispute is still unresolved according to Attorney Shanahan, but he is trying to resolve it. There will be a culvert at the end of the drive to prevent blockage of water down Martin Street and a dry well. Some suggestion was made that a culvert be placed to drain the driveway under Martin Street into the cranberry bog, but there was no representation that the owner of the cranberry bog and the Town of Carlisle had or would assent to that.

The drywell at the base of the driveway is shown on the material previously submitted to the Board. Attorney Joseph Gannon from Andover, representing Mr. Smith, spoke against the location and disputed the ownership of Lot 4 shown on the plan. It was decided to approve the ANR plan with 5 voting in favor and 1 (Chaput) abstention. (It was decided to seek the opinion of town counsel regarding the issue of ownership and the endorsement "Approval Not Required"). Member Clarke moved to approve the common driveway upon the conditions that (1) the applicant use his best efforts to get town permission to place a drainage culvert under Martin Street and onto a drainage easement on the Cranberry Company's land, (2) the driveway slope be limited to 12%, (3) that "dry wells and catch basins" be added to the maintenance covenant provisions, (4) the lots be numbered off Martin Street. (With respect to condition (1), the applicant will return on September 10, 1984 to present evidence to the Board of his best efforts.) The motion was duly seconded. The motion passed with 5 in favor, 1 (Chaput) opposed.

Ludwin Subdivision

Mr. Ludwin reported changes in the Subdivision Plan. Mr. Ludwin read a proposed easement concerning the preservation of existing rights and an expansion for use of the general public for foot and non-motorized traffic. The proposed easement and the subdivision covenants will be sent to Town Counsel for review. The bicycle/foot path will be placed upon the right of the road and Mrs. Mortensen and Mr. Ludwin will negotiate with respect to placing portions of a meandering footpath on her property in order to

preserve trees. Mr. Ludwin also proposed to use an open ditch rather than the 15" concrete pipe in certain portions of the drainage easement. Mr. Gardner of the Conservation Commission suggested that the headwall be retained in any event. Nevertheless, the definitive plan as drawn shows the 15" pipe. The motion was made to approve the definitive plan on the conditions that (1) the subdivision covenant is acceptable to Town Counsel and filed or recorded and (2) that no release of Lot 5 be given until an Order of Conditions by the Conservation Commission is granted. The vote was unanimous in favor.

Cutters Ridge

A motion was made to accept the request of Mrs. Cutter to extend the time for decision to September 14, 1984.

Jones Common Driveway

A preliminary discussion was held concerning the common drive application. A grade of 12½% was indicated with a crusher run surface. The public hearing will be held on September 10, 1984.

ANR for Charles and Dorothy Poole

A plan was presented drawn by Stamski and McNary, Inc. dated July 14, 1984 showing 2 lots, Lot 8-27.02 and 8-27.01 upon land of Poole. Deed reference is Book 1161, Page 529. The ANR endorsement was given.

Police Station

Jack Leask related the meeting of the Selectmen concerning the Police Department. He recommended that a new look be taken at the Conant Land.

The meeting was adjourned at 11:20 P.M.

Respectfully submitted,

Thomas J. Raftery