



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

Meeting of September 10, 1984

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

The minutes of August 27, 1984 were approved.

ANR Plan - Trainor, Rutland Street

Kris Nelson brought in another plan for the Trainor lot which had been previously signed as Approval Not Required on August 27, 1984. This plan moves the property line further from the existing house creating Lot #1 of 3.0 acres with sufficient frontage on Rutland Street and Lot #2 of 15.69 acres with sufficient frontage on Rutland Street. The plan was unanimously approved.

Public Hearing, Common Driveway, G. Jones, North Road

Bill McNary of Stamski and McNary, Inc. presented the plan for the common driveway to serve two pork chop lots. McNary presented percentage of slope data for Gerald Jones' driveway which averaged 14% and is constructed of the same crushed stone and stone dust. Finding: The single driveway appears preferable to the two which could be constructed for the properties.

Special permit for Common Driveway approved unanimously with these conditions:

- (1) Driveway will not be named but instead numbered off North Road. Signs are to be placed at North Road and at intersection of driveway.
- (2) Permit must be recorded within one year.
- (3) Covenant must be reviewed for legal requirements.

ANR Plan for G. Jones, North Road

The plan for the two lots shows Lot #36-12.01 of 4.025 acres with 47.20 feet on North Road, and Lot 36-12.02 of 4.021 acres with 43.97 feet on North Road. The plan was unanimously approved.

Continuation of Hearing for Cutters Ridge

Frank DiPetro and Lowell Fox of Joseph Moore & Co. presented revised plans. The common driveway serving Lots 11, 12 and 13 was moved to have less impact on the wetland. Building restriction lines and limit of clearing lines have been added to take into account neighbors' concerns.

Joe Gardner indicated that the question concerning the easement for the street has been resolved and that the abutters have granted the easement. It has not yet been signed, however.

Bob Rothenburg, Carleton Road, made a recommendation that construction vehicles be required to enter only on one street and exit on the other.

Fire pond will be checked by the Fire Chief.

Comments were made concerning the fact that the developers and engineers have cooperated in meeting the concerns of the neighborhood.

A question arose concerning whether the developers would rather have an 18' wide roadway with a 5' bike/footpath. Because the existing road is 24', the developers indicated they would maintain the 24' width.

The driveway serving Lot #6 should be labeled "private".

The proposed common driveway specifications, cross section and covenant for the driveway were presented.

The subdivision plan for Cutters Ridge was discussed. The following motion was proposed but tabled. (Pat. Cutter requested an extension to September 24.)

Approval with conditions:

- (1) Documented access, i.e., a signed easement and approval by Town Counsel of the access to the subdivision.
- (2) Approval by the Fire Chief of the Fire Pond as designed.
- (3) Lot #6 driveway marked "private".
- (4) Approval of the Board of Health according to 3-B.3.
- (5) Order of Conditions from the Conservation Commission.
- (6) Approval by Town Counsel of the covenant agreement which is the performance guarantee, and such guarantee to be recorded as required.
- (7) Notation on the plans of the performance guarantee covenants.
- (8) Prior to the release by the Board of any lot within the subdivision drainage and right-of-way easements satisfactory to the Board and Town Counsel are to be recorded at the Registry of Deeds.

This will be discussed on September 24, along with the common driveway.

Braeburn Development, Martin Street

A letter from the Board of Selectmen, dated September 7, 1984, granted permission to install a culvert under Martin Street. Mr. and Mrs. Kenneth Milik of Martin Street indicated that such a water flow would come onto their property. They do not wish to have the flow cross their property.

The manager of the cranberry bog was present to indicate that no request for drainage had ever come to his attention.

Mrs. Milik stated that heavy equipment has been crossing the gas line easement and the easement across her property states that the surface of the easement cannot be altered without written permission from Tenneco. She questioned whether they would approve private driveways across the easement. They intend to file an appeal to the decision on the Special Permit with the Town Clerk.

Garrett Whitney Land on Estabrook Road

This plan shows two lots, Lot #3-3 containing 3.74 acres with 309.55' on Estabrook Road and Lot 3-3.10, an unbuildable lot (so noted) of .27 acres, no frontage, to be conveyed to K. Harte and become a part of the Harte property. Plan was unanimously approved.

Elliott Common Driveway, Skelton Road

Request was made by Fontaine Richardson to extend the Common Driveway permit already granted for an additional year. Motion was made to extend it to February 1, 1986. Five in favor, 1 abstention (Chaput).

Fontaine Richardson Property, North Road

A plan was presented showing two pork chop lots; Lot 5 of 5.15 acres with 46.66' frontage and Lot 6 of 4.09 acres with 71.95' frontage on North Road. Plan was unanimously approved.

Len Clarke filed the notifications of approval of the Ludwin subdivision with the Town Clerk. He also is filing the notification of Special Permit for the Common Driveway on Martin Street since the conditions appear to have been met.

The meeting adjourned at 11:50 P.M.

Respectfully submitted,

Vivian F. Chaput