



# Town of Carlisle

MASSACHUSETTS 01741

Office of  
**PLANNING BOARD**

## MINUTES

Meeting of November 13, 1984

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

The minutes of October 22 were discussed and were moved and voted to be accepted as mailed.

### Changes in Woodbine Place Subdivision Plan

Mr. Ludwin was present to discuss progress to date and some proposed changes. Three items were discussed: (1) fire protection, (2) Martin Jacob Lot, and (3) possible subdivision of land fronting on Lowell Street.

- (1) There is a fire hole on the left side of Partridge Lane near Meadowbrook Road. Mr. Ludwin asks to use this hole as it is within 2500 feet of the new subdivision. It was resolved that the Planning Board needs a recommendation in writing that the "existing public fire hole" can be used for the new subdivision. The chairman will call Bob Koning for written recommendation.
- (2) The second point is a 2.3 acre lot called the "Martin Jacob" lot which is completely surrounded by the land of the Commonwealth. Mr. Ludwin would like to combine that lot with lot 2B to be one 4 acre "pork chop" lot. The Board denied this.
- (3) The third issue is a lot on Lowell Street which has 4.9 acres and which required Conservation Commission review. Mr. Ludwin would like to extend Hillside Drive to access it, but he lacks 50' width to create a subdivision standard road. The access is only 36'. The Board could not waive the 50' width requirement.

A letter from CVP was read. Mr. Ludwin indicated that the request in the letter has been met with compliance. (See CVP letter in file dated October 25, 1984.) Mr. Ludwin also indicated everything was being done according to the plan.

### Mr. Lucier - Discussion Re Compliance of Penhune Lot with Zoning Bylaw

Mr. Lucier discussed with the Board the compliance with the Zoning Bylaw of the Penhune lot which has frontage using two legs of 88 and 66 feet, respectively. The Board believed that the lot did not comply with 4.A.2 of the Zoning Bylaw and Tom Raftery would discuss this with the Building Inspector.

Common Driveway Decisions

1. North Road for J.E. Grady & Co., Inc. was approved unanimously upon the condition that the permit be filed within one (1) year.
2. West Street for Classic Properties was approved unanimously upon the condition that the permit be filed within one (1) year.

Master Planning Committee Report

The first meeting has been held with a wide representation of town boards and interest groups. Demographic information and previous reports are being gathered at this point to ascertain what has been done previously. Chief Galvin reported on his committee's report concerning the town center. The Planning Board was asked to (1) point out any items which they believe should be considered and (2) review previous planning reports and provide synopses and history if possible.

Jack Leask has volunteered to be the Board's representative to the Board of Appeals.

Respectfully submitted,

Thomas J. Raftery