



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

Meeting of January 14, 1985

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

Hickory Lane

An amendment to Hickory Lane common driveway which was discussed as an amendment to the original covenant was presented to the Board. A motion was made to approve the amendment upon the condition that there be a plan attached to the amended permit which shows the construction standard and layout of connection to Lot 4. The motion was duly seconded and unanimously approved. (Note: The motion to approve the amendment as "not significant" was passed on October 11, 1982.)

MAPC Representative

Kay Kulmala reported that the Town does not meet EOCD criteria for grants from the Commonwealth and, as a result, is ineligible for development funds. Executive Order 215 is the culprit.

Minutes

Those of December 10, 1984 were unanimously accepted as were those of December 24, 1984.

Open Space and Recreation Report

Peg Megowen has asked that the Board contribute \$1,000.00 toward an update of this report, \$500 in this fiscal year and \$500 in the next year. The total cost is \$2,500.00 estimated with Kay Kulmala having been hired to do the task of updating. This item will be discussed at the next meeting.

Public Hearing: Common Driveway, Curve Street - Chris Hart

The Public Hearing opened at 8:30 P.M. Christopher Hart's application for a common driveway was discussed. It was mentioned that the approach from Westford Road had a poor sight line. Mr. Hart indicated the sight line was to be improved by grading. The steepest slope is a 6% grade for a length of 75 feet or so. Drainage is to the right of drive and is natural. The alternative is two driveways. The public hearing closed at 8:52 P.M. It was suggested that an obligation to maintain permanent markers at branches of the driveway be included in the covenant.

It was moved to approve the application upon the conditions that (1) the covenant include an obligation to maintain permanent markers at branches of the driveway, (2) the lots be numbered off Curve Street, (3) the permit be

recorded within one year and (4) the driveway-Curve Street connection be reduced to 25 feet by shortening the Lowell Road side of the driveway. The motion was unanimously approved.

Public Hearing: Common Driveway, East Street for Cutters Ridge Subdivision

Joseph W. Moore and Company indicated that a proposed common driveway would serve 5 lots (Lots 5, 6, 7, 8 and 9). Every lot in the subdivision is served by a common driveway. The common driveway serving Lots 5 through 9 would be built on the esker shown on the topographical plan. Enlightenment as to history of the subdivision and Tophet Road extension was provided by Mrs. Cutter. The Conservation Commission has purportedly approved the subdivision plan and the two common driveway plans with certain conditions. The longer driveway would be built upon a portion of an existing cart path. The driveway has been staked for approximately a month. The cut will vary in the esker.

Dick Shohet expressed concern about the pines which provide a natural backdrop to his land. Mrs. Cutter pointed out that the natural backdrop was on her land.

Tom Arnold indicated that an issue was whether the common driveway or the existing cart path provided better access. Mrs. Cutter indicated the sight lines of the cart path-East Street connection are poorer than the proposed driveway. The proponent indicated that the driveway was laid out to have the minimal impact.

The Board will meet on Saturday at 3:00 P.M. to view the layout. The public hearing was continued to January 28.

Woodbine Place

Mr. Ludwin came to discuss fire protection for the subdivision. He states that at the corner of Meadowbrook and Partridge Lane there is a fire hole. He also found that an East Street fire hole was less than 2500 feet away. This will be brought to the attention of the town's engineers. Ms. Sillers indicates that she spoke with Chief Koning who said it was 2286 feet to the subdivision beginning. Mr. Ludwin requested that the Board waive the requirement that the fire protection be provided by a well and tank. A motion was made to deny the request. It was unanimously denied.

Canterbury Court

The developer came to discuss the fence around the water hole. Frank Hannaford reported that the fence is usually a problem according to Chief Koning. Mr. Corbin reported that grades cannot be changed without affecting the capacity. It was suggested that the Selectmen and Fire Chief be notified that we are considering waiving the fence requirement and suggesting that they consider the issue of potential liability.

Woodbine Place

Mr. Ludwin returned to suggest that Meadowbrook and Partridge Lane fire hole be dug out at his expense. The Board will ask the Fire Chief about this.

ANR Plan - Simpson, School Street

An ANR Plan was submitted for Simpson on School Street to correct a lot line problem with regard to setbacks. The Plan was drawn by Stamski and McNary, Inc. dated January 14, 1985. The Plan was unanimously approved.

ANR - Flannery, Cross Street

An ANR Plan was submitted for Flannery on Cross Street to correct a lot line problem with regard to setbacks. The Plan was drawn by Stamski and McNary, Inc. dated January 9, 1985. The plan was unanimously approved.

Application for Extension of Common Driveway - Carpenter

The application was approved for an extension of one year from this date upon unanimous vote. The common drive will serve two lots on Nathan Lane.

Master Planning Committee

The Committee is going to begin to focus on locations for town facilities. Ideas are welcome from the Board.

A motion to adjourn was made at 11:10 P.M.

Respectfully submitted,

Thomas J. Raftery